Appendices

Appendix A

Initial Study, Notice of Preparation (NOP), and NOP Comment Letters

Appendix A.1

Initial Study

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

INITIAL STUDY

Wilshire and Cloverdale Project

Case Number: ENV-2022-7530-EIR

Project Location: 5350–5376 Wilshire Boulevard, 706–716 Cloverdale Avenue, and 721–725 Detroit Street, Los Angeles, California 90036

Community Plan Area: Wilshire

Council District: 5—Yaroslavsky

Project Description: The Project would construct a residential tower and podium comprised of up to 419 residential units, including 47 units for Extremely Low-Income households, and a 2,645-square-foot ground-floor restaurant. Existing commercial buildings along Wilshire Boulevard, including Los Angeles Historic-Cultural Monument (HCM) #451 which is limited to the façade of the Dark Room storefront, would be retained, and would provide 42,092 square feet of office and restaurant uses. Additionally, 6,137 square feet of existing commercial floor area would be removed. The Project would have a maximum building height of 46 stories and 530 feet and would include four levels of below grade parking and five levels of above grade parking. Upon completion, the Project would result in a total floor area of 420,201 square feet on a 58,465-net-square-foot site.

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

PREPARED BY:
Eyestone Environmental, LLC

APPLICANT:
Onni Group

May 2023

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1 INTRODUCTION

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

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

1.1 PURPOSE OF AN INITIAL STUDY

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

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

[1] State CEQA Guidelines Section 15063(b)(1) identifies the following three options for the Lead Agency when there is substantial evidence that the project may cause a significant effect on the environment: "(A) Prepare an EIR, or (B) Use a previously prepared EIR which the Lead Agency determines would adequately analyze the project at hand, or (C)
(Footnote continued on next page)

1.2 ORGANIZATION OF THE INITIAL STUDY

This Initial Study is organized into sections as follows:

1 INTRODUCTION

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

2 EXECUTIVE SUMMARY

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

3 PROJECT DESCRIPTION

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

4 EVALUATION OF ENVIRONMENTAL IMPACTS

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

1.3 CEQA PROCESS

Below is a general overview of the CEQA process. The CEQA process is guided by the CEQA statutes and guidelines, which can be found on the State of California's website (http://files.resources.ca.gov/ceqa).

1.3.1 Initial Study

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

A Notice of Preparation (NOP) is prepared to notify public agencies and the general public that the Lead Agency is starting the preparation of an EIR for the proposed project. The NOP and Initial Study are circulated for a 30-day review and comment period. During this review period, the Lead Agency requests comments from agencies and the public on the scope and content of the environmental information to be included in the EIR. After the close of the 30-day review and comment period, the

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Determine, pursuant to a program EIR, tiering, or another appropriate process, which of a project's effects were adequately examined by an earlier EIR or negative declaration.

Lead Agency continues the preparation of the Draft EIR and any associated technical studies, which may be expanded in consideration of the comments received on the NOP.

1.3.2 Draft EIR

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

1.3.3 Final EIR

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

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

2 EXECUTIVE SUMMARY

PROJECT TITLE	**Wilshire and Cloverdale**
ENVIRONMENTAL CASE NO.	ENV-2022-7530-EIR
RELATED CASES	ZA-2022-7529-TOC-MCUP-SPR-CDO-VHCA; VTT-83768-CN-VHCA

PROJECT LOCATION	
COMMUNITY PLAN AREA	Wilshire
GENERAL PLAN DESIGNATION	Regional Commercial, High Medium Residential
ZONING	[Q]C4-2-CDO, [Q]C2-1-CDO, [Q]R4-1
COUNCIL DISTRICT	5—Yaroslavsky

LEAD AGENCY	**City of Los Angeles**
CITY DEPARTMENT	Department of City Planning
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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

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

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

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

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

Paul Caporaso, City Planner	May 16, 2023
PRINTED NAME, TITLE	**DATE**

EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less that significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross referenced).

5) Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.

9) The explanation of each issue should identify:

   a) The significance criteria or threshold, if any, used to evaluate each question; and

   b) The mitigation measure identified, if any, to reduce the impact to less than significance.

3 PROJECT DESCRIPTION

3.1 PROJECT SUMMARY

The Wilshire and Cloverdale Project (Project) would include a mixed-use development comprised of residential and commercial uses with associated parking on an approximately 59,168 gross square foot (1.36 acre) [2] site located at 5350–5376 Wilshire Boulevard, 706–716 Cloverdale Avenue, and 721–725 Detroit Street (Project Site) within the Wilshire Community Plan Area of the City of Los Angeles (City). The Project would utilize the City's Transit Oriented Communities (TOC) Guidelines to construct a podium tower (Residential Tower) comprised of up to 419 residential units, including 47 Extremely Low-Income affordable units, a 2,645 square-foot restaurant, and 47,533 square feet of open space. Existing commercial buildings, including Los Angeles Historic-Cultural Monument (HCM) #451 which is limited to the façade of the Dark Room storefront along Wilshire Boulevard would be retained and would provide 42,092 square feet of office and restaurant uses. In total, the Project would include 44,737 square feet of commercial floor area. Additionally, 6,137 square feet of existing building area that were rear additions to the southwestern portion of the commercial building along Wilshire Boulevard would be removed. The Project would provide up to 443 vehicle parking spaces, comprised of 377 residential parking spaces and 66 commercial parking spaces within four levels of below grade parking and five levels of above grade parking. In addition, approximately 202 bicycle parking spaces would be provided. Upon completion, the Project would result in a total floor area of 420,201 square feet, with an overall project FAR of 7.51:1, and a maximum building height of 46 stories at approximately 530 feet.

3.2 ENVIRONMENTAL SETTING

3.2.1 Project Location

The Project Site is located at 5350–5376 Wilshire Boulevard, 706–716 Cloverdale Avenue, and 721–725 Detroit Street within the Wilshire Community Plan Area. As shown in Figure 1 page 10, the Project Site is bound by Wilshire Boulevard to the north, residential buildings and surface parking to the south, Detroit Street the east, and Cloverdale Avenue to the west. Regional access to the Project Site is provided by the Interstate-10 Freeway, which is accessible approximately 1.9 miles south of the Project Site. Local access to the Project Site is provided by several major local streets and avenues, including Wilshire Boulevard, La Brea Avenue, and Olympic Boulevard. Additionally, the future Metro D Line (Purple) station stop at Wilshire and La Brea is currently under construction to the immediate east of the Project Site across Detroit Street and is anticipated to be completed in 2023.

3.2.2 Surrounding Land Uses

The Project Site is located in the Wilshire Community Plan Area with the majority of the Project Site located in the Miracle Mile Community Design Overlay. As shown in Figure 2 on page 11, the area surrounding the Project Site is developed primarily with a mix of low- to high-rise commercial, and

[2] Lot area after proposed vacation and merger of alley into the Project Site. The existing lot area prior to vacation is 56,366 square feet.

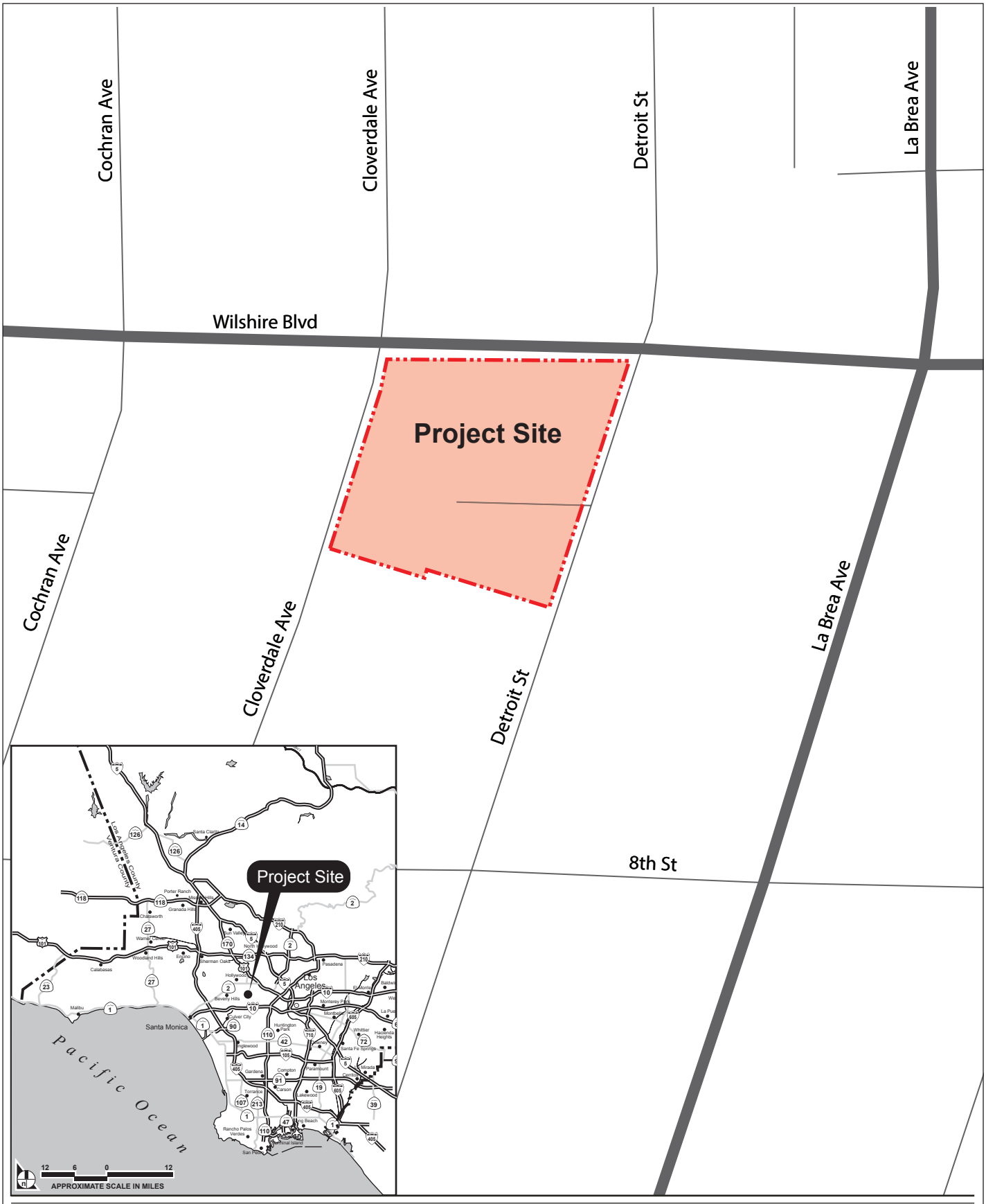


Figure 1
Project Location Map

Source: ArcGIS, 2022; Eyestone Environmental, 2022.

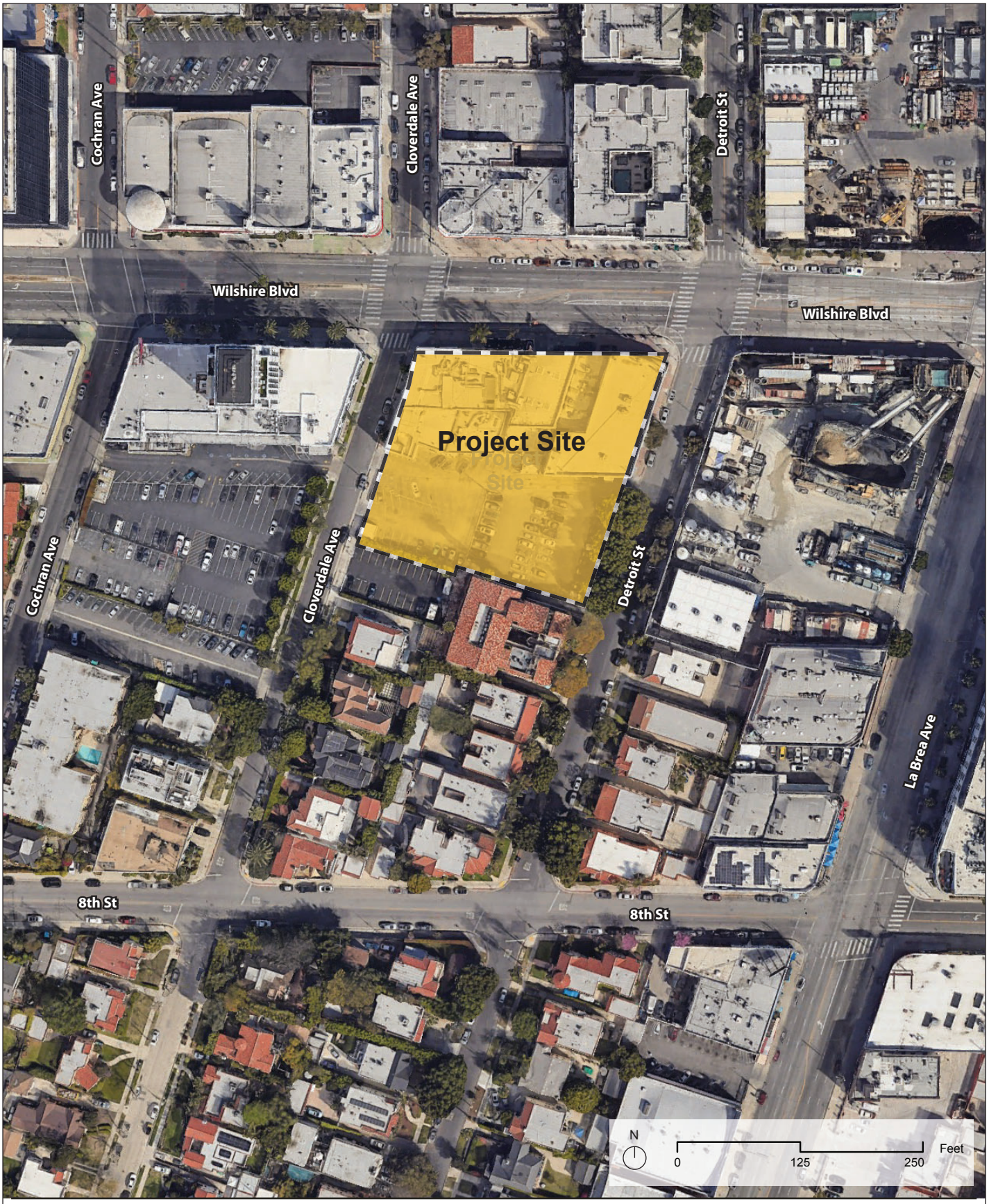


Figure 2
Aerial Photograph of the Project Vicinity

Source: Google Maps, 2022; Eyestone Environmental, 2022.

residential uses. Uses located adjacent to the Project Site include two- to six-story buildings comprised of commercial and residential uses across Wilshire Boulevard to the north, two- and three-story residential buildings to the south, and a two- and ten-story commercial building and surface parking to the west. There are several existing and proposed high rise towers in the Miracle Mile area located along Wilshire Boulevard, including the 31-story building at 5900 Wilshire Boulevard and the proposed 42-story tower at 5411 Wilshire Boulevard. The land uses surrounding the Project Site are Regional Commercial and High Medium Residential, and have varying zoning designations, including [Q]C4-2-CDO, [Q]C2-1-CDO, [Q]R4-1-HPOZ, and [Q]R4-1.

3.2.3 Existing Conditions

3.2.3.1 Existing Project Site Conditions

As shown in Figure 2 on page 11, the Project Site is currently developed with four historic commercial buildings along Wilshire Boulevard and surface parking areas to the south of these buildings. The existing buildings range from one to two stories and include approximately 48,229 square feet commercial uses. The existing buildings on the Project Site are located within the boundary of the Miracle Mile Historic District, which was formally determined eligible for listing in the National Register of Historic Places in 1983 through the federal Section 106 review process and, as a result, is listed in the California Register of Historical Resources. Additionally, a portion of the façade of the building located at 5366–76 Wilshire Boulevard is designated as Los Angeles Historic-Cultural Monument No. 451. Vehicular access to the Project Site is provided via two driveways on Cloverdale Avenue and a dead end 20-foot alley that is accessed from Detroit Street and terminates at the middle of the Site. Pedestrian access to the Project Site is located along Wilshire Boulevard, Detroit Street, and Cloverdale Avenue. Existing landscaping within the Project Site includes 17 non-protected trees. In addition, nine street trees and two empty tree wells are located in the public right of way along the perimeter of the Project Site.

3.2.3.2 Land Use and Zoning Designations

The Project Site is located within the planning boundary of the Wilshire Community Plan[3] Area and is designated as Regional Commercial and High Medium Residential. Table 1 on page 13 shows the existing lot areas broken down by zoning designation prior to the proposed vacation and merger of the alley into the Project Site. The northern portion of the Project Site, comprised of 34,817 square feet of existing lot area, is zoned [Q]C4-2-CDO (Qualified Condition, Commercial Zone, Height District 2, Miracle Mile Community Design Overlay District). The southern portion of the Project Site, comprised of 14,847 square feet of existing lot area, is zoned [Q]C2-1-CDO (Qualified Condition, Commercial zone, Height District 1, Miracle Mile Community Design Overlay). The southeastern corner of the Project Site, comprised of 6,702 square feet of existing lot area, is zoned [Q]R4-1 (Qualified Condition, Residential zone, Height District 1). The [Q]C4-2-CDO and [Q]C2-1-CDO zoned parcels are designated Regional Commercial and the [Q]R4-1 zoned parcel is designated High Medium Residential.

[3] The City is currently in the process of updating the Wilshire Community Plan.

Table 1
Project Site Zoning Square Footage Allocations

Zone Designation	Existing Lot Areas without Alley Merger
[Q]C4-2-CDO	34,817 sf
[Q]C2-1-CDO	14,847 sf
[Q]R4-1	6,702 sf
Total Existing Lot Area	56,366 sf

sf = square feet

Source: Eyestone Environmental, 2023.

Pursuant to the LAMC, the C4 zone permits a wide array of land uses including commercial, office, residential, retail, and hotel uses. Height District 2, in conjunction with the C4 zone, does not impose any height limit with an allowable maximum Floor area Ratio (FAR) of 6:1. The C2 zone permits the same array of land uses as C4. Height District 1, in conjunction with the C2 zone, does not impose a height limit with an allowable maximum FAR of 1.5:1. Pursuant to LAMC Section 12.22 A.18, the C4 zoned portion of the Site permits a residential density of one dwelling unit per 200 square feet of lot area for a mixed-use development. The [Q] conditions limit the use of the C2 lots to parking and residential up to an R4 density (400 SF of lot area per dwelling unit). In addition, the Q conditions limit market-rate residential projects on the R4 zoned lot to an R3 density (800 SF of lot area per unit). Other Q conditions address site planning, circulation, architecture, parking, signage, and landscaping.

The "CDO" designation indicates that the Project Site is located within the boundaries of the Miracle Mile Community Design Overlay District (CDO), which provides guidance and direction in the design of new and exterior rehabilitation of existing buildings and storefronts in order to improve the appearance, enhance the identity, and promote the pedestrian environment of the district. The CDO also provides guidelines and standards for elements, such as site planning, architectural treatment, roof lines, building articulation, parking, entry treatment, ground floor lighting, and landscape. The R4 zone permits churches, schools, childcare, apartment homes, and one-family dwellings land uses. Height District 1, in conjunction with the R4 zone, does not impose any height limit with an allowable FAR of 3:1.

The Project Site is located in a Transit Priority Area (TPA), as defined by the Senate Bill (SB) 743 and the City Zoning Information File (ZI) 2452.[4] Additionally Assembly Bill 2097, effective January 1, 2023, prohibits a public agency from imposing any minimum automobile parking requirement on any residential, commercial, or other development project that is located within 0.5 mile of public transit. The Project Site is well served by a variety of public transit options along Wilshire Boulevard provided by the Los Angeles County Metropolitan Transit Authority (Metro) and the Los Angeles Department of

[4] SB 743 established new rules for evaluating aesthetic and parking impacts under CEQA for certain types of projects. Specifically, Public Resources Code Section 21099(d) states: "Aesthetic and parking impacts of a residential, mixed-use residential, or employment center on an infill site within a transit priority area (TPA) shall not be considered significant impacts on the environment." TPAs are areas within 0.5 mile of a major transit stop that are existing or planned. Thus, in accordance with SB 743 and the City's Zoning Information (ZI) No. 2452, the Project's aesthetic and parking impacts are not considered significant as a matter of law.

Transportation (LADOT). In particular, the Project Site is located adjacent to the future Metro D Line (Purple) station stop at Wilshire and La Brea that is currently under construction. As such, a portion of the Project Site is identified as being located within a Metro right-of-way (ROW) Project Area. As described by ZI-1117, adopted by City Council on May 20, 2018, and revised on December 19, 2019, prior to the issuance of any building permit, Metro must review applicable projects within 100 feet of Metro-owned Rail or Bus Rapid Transit ROW to ensure safe access to, and operations of, transportation services and facilities.

3.3 DESCRIPTION OF PROJECT

3.3.1 Project Proposed Lot Area

As described in Section 3.2.3.2 above, the existing lot area of the Project Site is 56,366 square feet. As part of the proposed Vesting Tentative Tract Map, the Project proposes to vacate and merge a 20-foot public alley comprised of 2,802 square feet that bisects the Project Site, which would result in 59,168 square feet of lot area. Upon the approval of a Vesting Tentative Tract Map, half of the vacated alley (1,401 square feet) would be zoned [Q]C4-2-CDO and the other half of the vacated alley (1,401 square feet) would be zoned [Q]C2-1-CDO. In addition, a 5-foot street dedication would be required along the portion of Cloverdale Avenue not occupied by the existing building to remain. This dedication occurs in the [Q]C4-2-CDO and [Q]C2-1-CDO zoned portion of the Project Site. Table 2 on page 15 shows the proposed lot areas by zoning designation after the vacation and merger of the alley into the Project Site and the lot area after the street dedication on Cloverdale.

3.3.2 Project Overview

As shown in Figure 3 on page 16, the Project would include a mixed-use development comprised of residential and commercial uses with associated parking. The Residential Tower would provide up to 419 residential units comprised of 206 1-bedroom units, 208 2-bedroom units, and five penthouse units consisting of two 3-bedroom units and three 4-bedroom units. Additionally, the Residential Tower would include 2,645 square feet of floor area for ground floor restaurant, located north adjacent to the residential entrance. Existing commercial buildings, including Los Angeles Historic-Cultural Monument (HCM) #451 which is limited to the façade of the Dark Room storefront, along Wilshire Boulevard would be retained and would provide 42,092 square feet of commercial uses. Specifically, 15,306 square feet of existing retail uses and 1,358 square feet of office uses would be converted to 16,664 square feet of restaurant space within the existing commercial buildings. Additionally, 6,137 square feet of existing building area that were rear additions to the southwestern portion of the commercial building along Wilshire Boulevard would be removed. As shown in Table 3 on page 17, upon completion, the Project would include 44,737 square feet of commercial floor area. The Project would provide up to 443 vehicle parking spaces, comprised of 377 residential parking spaces and 66 commercial parking spaces within four levels of below grade parking and five levels of above grade parking. In addition, approximately 202 bicycle parking spaces would be provided. Upon completion, the Project would result in a total floor area of 420,201 square feet, an overall project FAR of 7.51:1, and a maximum building height of 46 stories at approximately 530 feet. The Project would also include 26,584 square feet of common open space, as well as 20,950 square feet of private open space, for a total of 47,533 square feet of open space.

Table 2
Proposed Lot Area by Zoning Designation

Zone Designation	Lot Areas with Alley Merger prior to Dedication	Lot Area with Alley Merger after Dedications
[Q]C4-2-CDO	36,218 sf	35,813 sf
[Q]C2-1-CDO	16,248 sf	15,950 sf
[Q]R4-1	6,702 sf	6,702 sf
Totals	59,168 sf	58,465 sf

sf = square feet

Source: Eyestone Environmental, 2023.

3.3.3 Design and Architecture

As shown in Figure 3 and Figure 4 on pages 16 and 18, respectively, the Project would retain the existing historic buildings along Wilshire Boulevard, with the exception of small rear additions on the existing at 5366–76 Wilshire Boulevard building. The Residential Tower located within the southwestern portion of the Project Site and new parking facilities to support the existing and proposed uses would include 46 levels with a building height of approximately 530 feet. Parking would be provided within four below-grade and five above grade levels that would be located to the south of the existing commercial buildings to remain. The western portion of the parking area would form the base of the Residential Tower and the eastern portion of the parking area would form a podium that would provide an expansive outdoor open space amenity area inclusive of a pool deck that would be accessed from the 5th level of the Residential Tower. At the street level, commercial and residential uses would screen the parking area along Cloverdale Avenue. Above the ground level, the parking levels would be architecturally screened with geometric inspired metal compatible with the Residential Tower's overall design.

The Project would be designed to relate contextually to its immediate neighborhood as well as Miracle Mile as a whole. The contextually sensitive design would be achieved by limiting construction to existing surface parking lots, combining density into a singular tower, locating retail and other active spaces along Cloverdale Avenue and retaining the existing buildings with active commercial uses along Wilshire Boulevard. By setting back the tower, the main project mass would occur on the southwestern portion of the site, limiting shadows on neighboring structures. In addition, the Residential Tower would feature clear glass, black carbon aluminum, and dark bronze features in a contemporary interpretation of Art Deco style that would respect the eclectic and historic nature of Miracle Mile's architectural significance and urban design through the use of symmetry, layering of vertical and geometric lines, and repeated patterns. Refer to Figure 5 and Figure 6 on pages 19 and 20, which depict the Project's design elements.

3.3.4 Historic Preservation

The Project would retain the existing buildings that are contributors to the Historic District. All aspects of integrity would remain; however, the non-character-defining rear additions to the building at 5366–5376 Wilshire Boulevard would be removed. Until tenants are identified it is not possible to fully and appropriately determine the extent of necessary or desired work on the contributing buildings.



Figure 3
Conceptual Site Plan

Source: MVE + Partners, 2022.

Table 3
Summary of Existing and Proposed Floor Area[a]

Land Use	Existing Floor Area	Existing Floor Area to Be Removed	Existing and Reconfigured Floor Area to be Renovated/ Converted	Proposed New Construction Floor Area	Proposed Floor Area Upon Completion
Retail	**20,001** [b]	**(4,695 sf)**	0 [b]	0	0
Restaurant	**18,870**	**(1,442 sf)**	**34,092** [b,d]	**2,645**	**36,737**
Office	**9,358** [c]	**0**	**8,000** [c]	**0**	**8,000 sf**
Total Commercial	48,229 sf	(6,137 sf)	**42,092**	2,645 sf	44,737 sf
Residential	—	—	**—**	375,464 sf	375,464 sf
Total	**48,229 sf**	**(6,137 sf)**	**42,092**	**378,109 sf**	**420,201 sf**

sf = square feet

[a] *Square footage is calculated pursuant to the LAMC definition of floor area for the purpose of calculating FAR. In accordance with LAMC Section 12.03, floor area is defined as "[t]he area in square feet confined within the exterior walls of a building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing building-operating equipment or machinery, parking areas with associated driveways and ramps, space for the landing and storage of helicopters, and basement storage areas."*

[b] *15,306 square feet of existing retail use would be converted to restaurant use.*

[c] *1,358 square feet of existing office use would be converted to restaurant use.*

[d] *18,870 square feet of existing restaurant use – 1,442 square feet of existing restaurant use to be removed + 15,306 square feet of existing retail use to be converted to restaurant use + 1,358 square feet of existing office use to be converted to restaurant use = 34,092 square feet of uses to be renovated/converted to restaurant.*

Source: Eyestone Environmental, 2023.

However, any work shall conform to the Secretary of the Interior's Standards including retention and rehabilitation of the character-defining features as identified in the Historic Report. In particular, any tenant improvements to the storefronts shall be of a compatible contemporary design or be based on accurate reconstruction of the storefronts from the period of significance as documented through historic photographs or original drawings. Compliance with the Standards shall be determined by a qualified preservation expert who meets the Secretary's professional qualification standards. Any façade work on the Los Angeles Historic-Cultural Monument No. 451 shall be approved as set forth in the City's Cultural Heritage Ordinance.

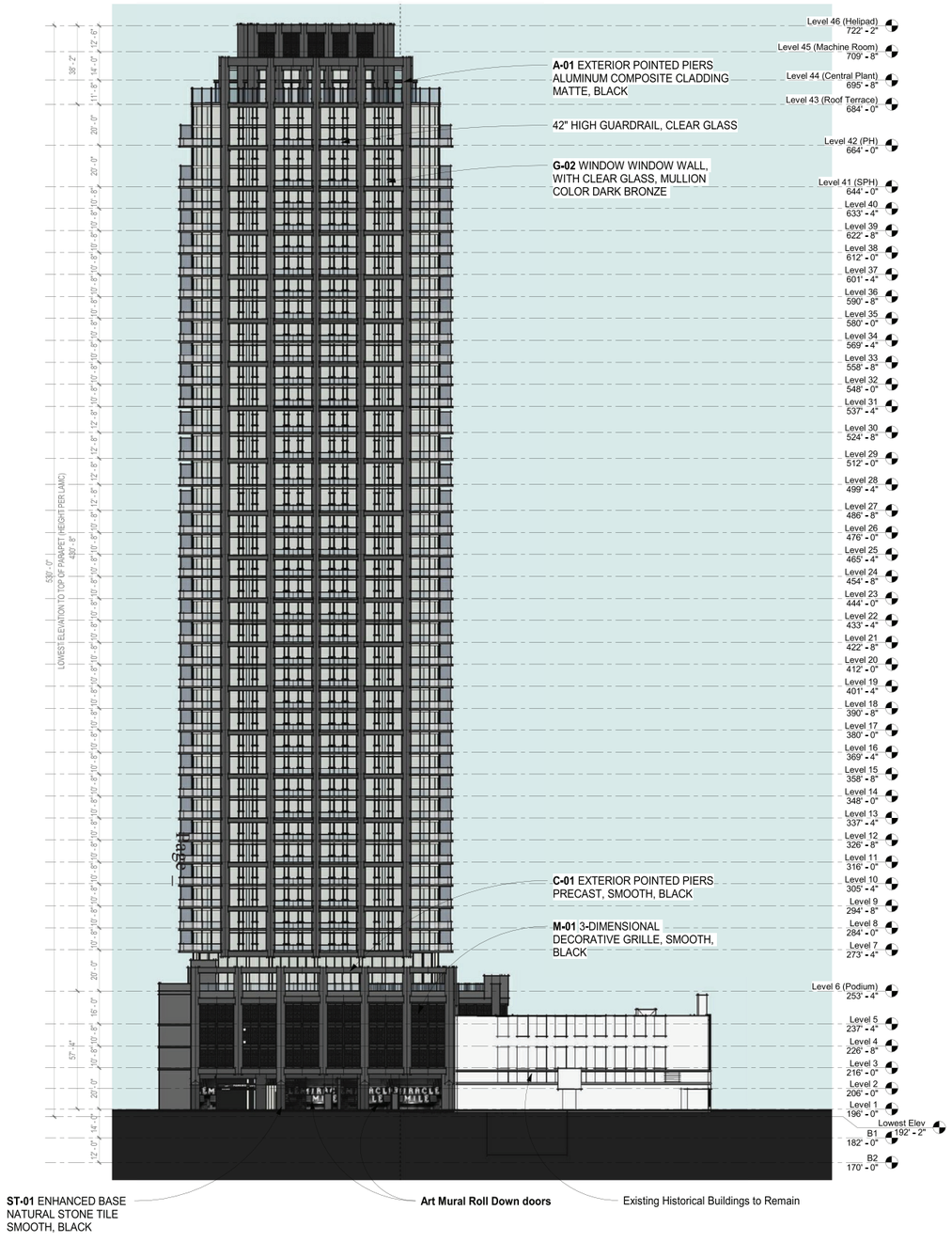
3.3.5 Open Space and Landscaping

LAMC Section 12.21 G requires open space for new developments with six or more dwelling units. Per LAMC Section 12.21 G, there shall be 100 square feet of open space provided for each residential unit having less than three habitable rooms; 125 square feet of open space provided for each residential unit containing three habitable rooms; and 175 square feet of open space provided for each residential unit containing more than three habitable rooms. The Project is required to provide a total of 47,475 square feet of open space. The Project would provide a minimum of 47,534 square feet of open space including 11,868 square feet of common indoor open space, 14,716 square feet of common outdoor open space, and 20,950 square feet of private open space including residential balconies and decks. The indoor common open space may include lounge areas, meeting room space, and a fitness center. Outdoor open space would be comprised of a pool, seating

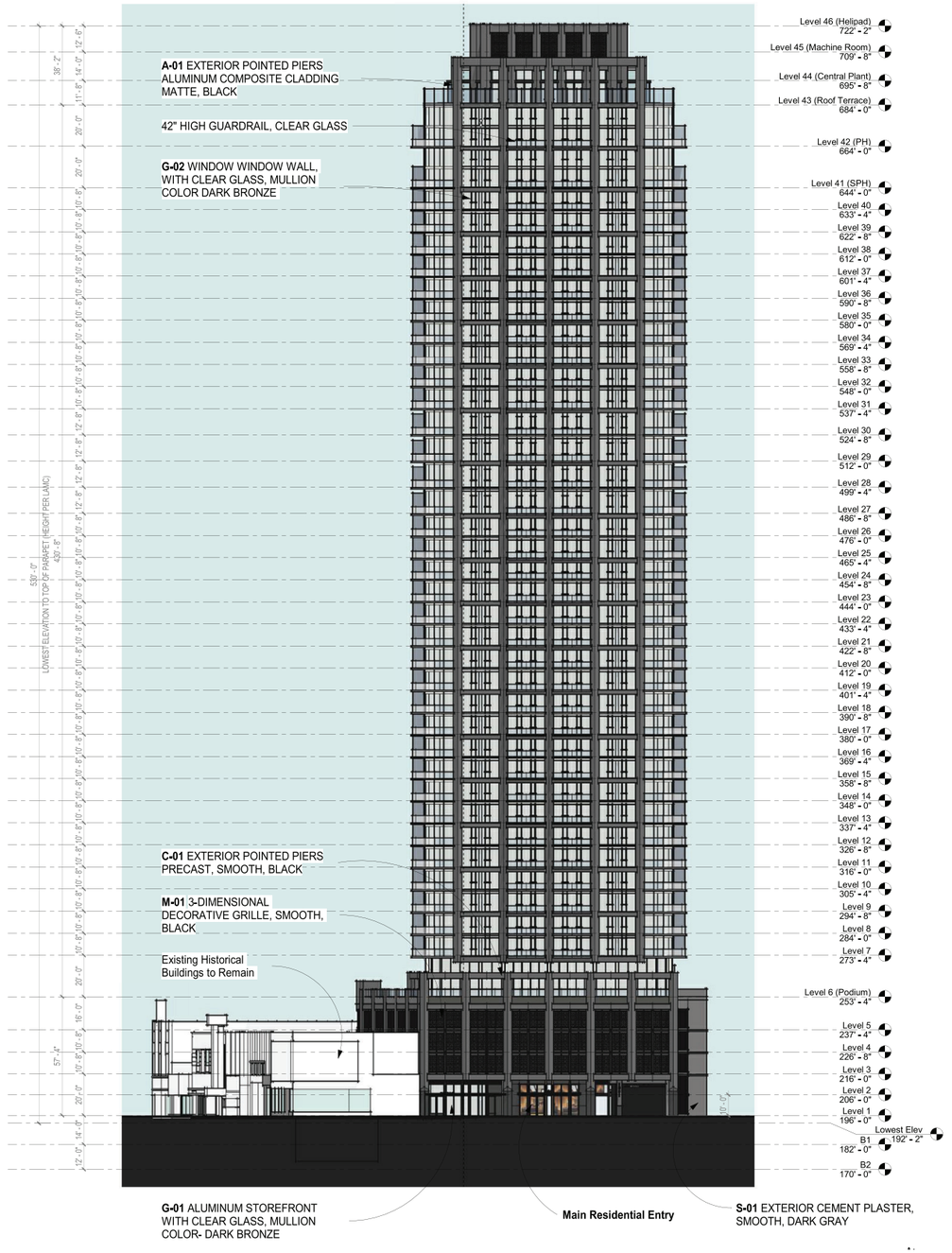


Figure 4
Ground Floor View Facing Wilshire

Source: MVE + Partners, 2022.



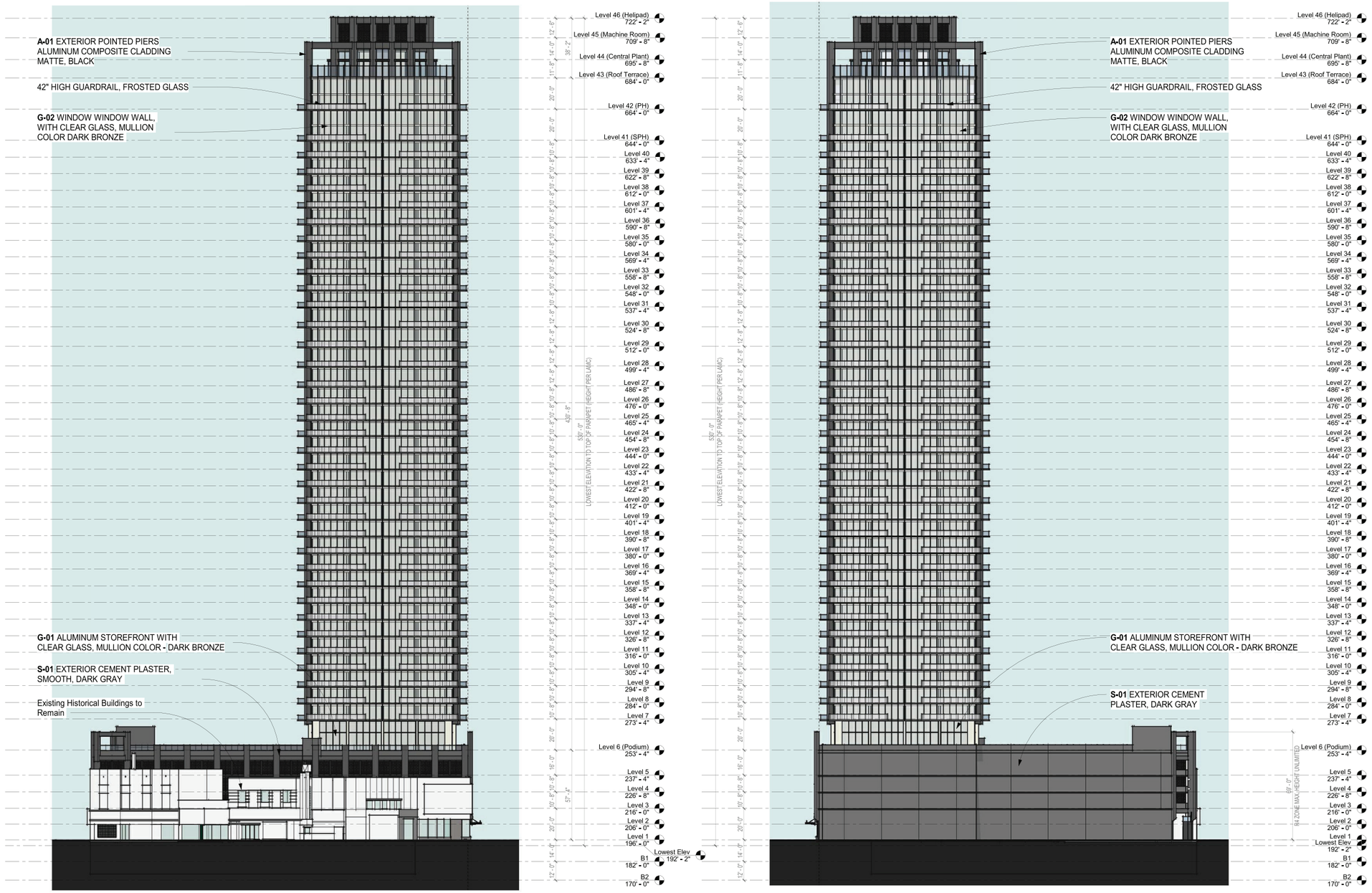
EAST ELEVATION 1/32" = 1'-0"



WEST ELEVATION 1/32" = 1'-0"

Figure 5
East and West Elevation

Source: MVE + Partners, 2022.



NORTH ELEVATION 1/32" = 1'-0"

SOUTH ELEVATION 1/32" = 1'-0"

Figure 6
North and South Elevation

Source: MVE + Partners, 2022.

areas, fitness areas, and deck areas primarily located on levels 6 (podium) and 43 (private roof top deck areas).

The Project Site has 18 on-site trees as well as nine street trees and two empty tree wells located in the public right of way. The Project would remove the existing 18 on-site trees and three street trees located on Detroit Street, none of which are protected trees under the City's Protected Tree and Shrubs Ordinance No. 186,873. Pursuant to the requirements of the City's Urban Forestry Division and subject to approval of the Board of Public Works, the on-site trees to be removed would be replaced at a 1:1 ratio, and the street trees to be removed would be replaced at a 2:1 basis. Overall, the Project would provide 105 new trees (10 street trees and 95 rooftop trees) consisting of Queen Palm and Desert Willow street trees, and Desert Museum Palo Verde, Wilson Fruitless Olive Tree, Foxtail Palm, Crape Myrtle, and Acacia Bailey for the amenity deck trees. Further, this analysis gives no rights to the applicant to remove any street tree. No street trees may be removed without prior approval of Urban Forestry based on compliance with LAMC Section 62.169 and 62.170 and applicable findings.

3.3.6 Access, Circulation, and Parking

Vehicular access to the Project Site would be provided via two, two-way driveways along Cloverdale Avenue and Detroit Street that would provide access to parking area. Primary pedestrian access to the Residential Tower would be provided along Cloverdale Avenue.

The Project would provide a total of 377 residential spaces and 66 commercial spaces within five above-grade levels and four below-grade levels. Residential parking would be located on levels B4, B3, B2, B1, 2, 3, 4, and 5, and commercial parking would be located on levels B1 and 1. The Project would remove the existing surface parking containing 82 spaces. Further, 35 percent of the Project's parking spaces would be designated as electric vehicle (EV) spaces capable of supporting future electric vehicle supply equipment (EVSE) and 10 percent of the spaces would be equipped with EV Charging Stations.

The Project would also include 38 short-term and 200 long-term bicycle parking spaces, in accordance with LAMC section 12.21 A.16(a)(2), for a total of 238 bicycle parking spaces.

3.3.7 Lighting and Signage

Project lighting would incorporate architecturally integrated low-level exterior lights on the building and along walkways for security and wayfinding purposes. In addition, low-level lighting to accent signage, architectural features, and landscaping elements would be incorporated throughout the site. Project lighting would be designed to minimize light trespass from the Project Site and would comply with all LAMC requirements. All new street and pedestrian lighting within the public right-of-way would comply with applicable City regulations and would require approval from the Bureau of Street Lighting in order to maintain appropriate and safe lighting levels on sidewalks and roadways while minimizing light and glare on adjacent properties.

Proposed signage would include identity signage, building and tenant signage, and general ground level and way-finding pedestrian signage that would comply with LAMC. The Project would not include signage with flashing or mechanical properties. Project signage would be illuminated via low-level,

low-glare external lighting, internal halo lighting, or ambient light. Exterior lighting for signage would be directed onto signs to avoid creating off-site glare. Illumination used for Project signage would comply with light intensities set forth in the LAMC and as measured at the property line of the nearest residentially zoned property.

3.3.8 Site Security

During construction of the Project, temporary security measures, including security fencing, lighting, and locked entry, would be implemented to ensure security of the Project Site. During operation of the Project, the Applicant would implement the following features to enhance on-site safety:

- Lobby areas that are designed to be visible from the public streets or entry ways;
- Building entrances and exits, spaces around buildings, and pedestrian walkways that are designed to be open and in view of surrounding sites;
- Sufficient lighting of building entries and walkways to facilitate pedestrian orientation and clearly identify a secure route between parking areas and points of entry into buildings;
- Sufficient lighting of parking areas, elevators, and lobbies to maximize visibility and reduce areas of concealment; and
- Access controls in the forms of private on-site security, alarm systems, a closed-circuit security camera system, and keycard entry for residents.

3.3.9 Residential Density, Floor Area Ratio (FAR), and Setbacks

As previously discussed, the northern portion of the Project Site is zoned [Q]C4-2-CDO, and the southern portion of the Project Site is zoned [Q]C2-1-CDO, except for the southeast lot which is zoned [Q]R4-1. Pursuant to LAMC Section 12.21.1 A.1, the portion of the Project Site zoned [Q]C2-1-CDO shall not exceed 1.5 times the Buildable Area and the portion of the Project Site zoned [Q]R4-1 shall not exceed 3.0 times the Buildable Area. Pursuant to LAMC Section 12.21.1 A.2, the portion of the Project Site zoned [Q]C4-2-CDO shall not exceed 6.0 times the Buildable Area. Pursuant to the definition of Buildable Area in LAMC Section 12.03, for the [Q]C4-2-CDO and [Q]C2-1-CDO zones, Buildable Area is same as lot area after street dedications. In the [Q]R4-1 zoned portion, Buildable Area is the lot area (no street dedication is required in the R4 zone) subtracting the setback area required for a one-story building. Table 4 on page 23, shows the Buildable Area of the Project Site for the purpose of calculating floor area.

Residential Density

The C4 zoned portion of the Project Site permits a base density of one dwelling unit per 200 square feet of lot area for a mixed-use development, the C2 zoned portion permits a base density of one dwelling unit per 400 square feet of lot area, and the R4 zoned portion of permits one dwelling unit per 800 square feet of lot area. By providing 11 percent of the total units as Extremely Low Income Units as required by the TOC Guidelines, the Project is entitled to an 80-percent density increase. In addition, the Project request approval of a TOC Additional Incentive to calculate the maximum dwelling unit based on the lot area prior to street dedication. As shown in Table 5 on page 23, the

Table 4
Proposed Base Floor Area

Zone Designation	Lot Area with Alley Merger After Dedications	Buildable Area (Floor Area)	Base FAR	Base Floor Area
[Q]C4-2-CDO	35,813 sf	35,813 sf	6.0	214,878 sf
[Q]C2-1-CDO	15,950 sf	15,950 sf	1.5	23,925 sf
[Q]R4-1	6,702 sf	4,162 sf	3.0	12,486 sf
Totals	58,465 sf	55,925 sf	—	251,289 sf

sf = square feet

Source: Eyestone Environmental, 2023.

Table 5
Proposed Residential Density

Zone Designation	Lot Areas with Alley Merger Prior to Dedication	Base Density Ratio	Base Density	80-Percent TOC Incentive
[Q]C4-2-CDO	36,218 sf	1 du/200 sf	182 du	328 du
[Q]C2-1-CDO	16,248 sf	1 du/400 sf	41 du	74 du
[Q]R4-1	6,702 sf	1 du/800 sf	9 du	17 du
Totals	59,168 sf	—	232 du	419 du

du = dwelling units

sf = square feet

Source: Eyestone Environmental, 2023.

allowable base density is 232 dwelling units and a total of 419 dwelling units are allowed with the 80-percent density increase.

FAR

By providing 11 percent of the total units as Extremely Low Income Units as required by the TOC Guidelines, the Project is entitled to a floor area increase of 55 percent in the [Q]C4-2-CDO and [Q]R4-1 zoned portion and a 4.25 FAR in the [Q]C2-1-CDO zoned portion, which allows up to 420,201 square feet of floor area. Upon completion, the Project would result in a total floor area of approximately 420,201 square feet with an allowable floor area ratio of 9.3:1 for the C4 parcels, 4.25:1 for the C2 parcels, and 4.65:1 for the R4 parcel. As part of the Project entitlements, a TOC Additional Incentive is requested to average floor area across the different zone designations. As shown in Table 4, a total of 251,289 square feet of floor area is allowed.

Setbacks

As defined in LAMC Section 12.03, the Site is considered a Through Lot. The Detroit and Cloverdale frontages are designated front yards, and the Wilshire Boulevard and south frontage are designated side yards. No front yard is required for the portion of the Site located in the C4 and C2 zones. For the portion of the front yard along Detroit zoned R4, a 15-foot front yard is required and provided. No side yard is required along Wilshire Boulevard pursuant to LAMC Section 12.22 A.18. For the south frontage in the C2 and R4 zones, a 16-foot side yard is required. The Project requests a TOC Additional Incentive to permit the proposed 5-foot side yard in the C2 zone consistent with the RAS3 setbacks, and a 30-percent yard reduction for a 10-foot 4-inch setback in the R4 zone.

3.3.10 Sustainability Features

The Project would incorporate sustainable building features and construction protocols required by the Los Angeles Green Building Code (LAMC Chapter IX, Article 9), the California Green Building Standards Code (California Code of Regulations, Title 24, Part 11; referred to as the CALGreen Code), and the California Building Energy Efficiency Standards (California Code of Regulations, Title 24, Part 6; California Energy Code). The Project also represents an infill development in close proximity to future and existing rail and bus lines and would utilize and/or improve existing pedestrian and utility infrastructure to service the proposed uses. Sustainability features would include, but are not limited to, water conservation features that include the use of native plants, passive cooling strategies, Energy Star–labeled appliances, a bicycle-friendly site design, and waste reduction features.

In addition, the Project Site's adjacency to the future Metro D Line (Purple) Wilshire/La Brea Station, as well as several bus lines within 0.25 mile, including Metro Bus Lines 20 and 720, LADOT DASH Fairfax Line, and Antelope Valley Transit Authority (ATVA) Bus Line 786, would encourage and support the use of public transportation and a reduction in vehicle miles traveled by Project residents, employees, and visitors.

Furthermore, as discussed above, 35 percent of the Project's parking spaces will be designated as Electric Vehicle (EV) spaces capable of supporting future electric vehicle supply equipment (EVSE) and 10 percent of the spaces will be equipped with EV Charging Stations.

3.3.11 Anticipated Construction Process and Schedule

Construction of the Project would commence with the removal of small additions on the southwest portion of the existing buildings and the surface parking lot. This would be followed by excavation activities associated with the installation of building footings and subterranean parking. Building foundations would then be laid, followed by building construction, paving/concrete installation, and landscape installation. It is estimated that approximately 115,796 cubic yards of export would be hauled from the Project Site. Project construction is anticipated to begin in 2026 with completion in 2029.

3.4 Requested Permits and Approvals

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

1. Pursuant to LAMC Section 12.22 A.31, a **Transit Oriented Communities (TOC) Determination for Additional Incentives** for:

    a. Utilization of RAS3 zone setbacks for a 5-foot side yard on the south side yard on the commercially-zoned portion of the site ;

    b. A 35 percent setback reduction for the side yard setback along the southern property line of the R4 zone portion of the site, from 16 feet to 10 feet 4 inches;

    c. Density to be calculated based on lot area to include land required to be dedicated for street or alley purposes; and

    d. Averaging of FAR, density, parking and/or open space, and permitting vehicle access;

2. Pursuant to LAMC Section 16.05, **Site Plan Review** for the development of more than 50 dwelling units;

3. Pursuant to LAMC Section 12.24 W.1, a **Main Conditional Use Permit** to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption within five commercial spaces;

4. Pursuant to LAMC Section 13.08 E, a **Design Overlay Plan Approval** for compliance with the Miracle Mile Community Design Overlay (CDO);

5. Pursuant to LAMC Section 17.15, a **Vesting Tentative Tract Map** for the vacation of the existing alley, and merger and resubdivision of the Project Site and alley public right-of-way into one lot, for residential and commercial condominium purposes, and a Haul Route for the export of approximately 116,000 cubic yards of soil;

6. Pursuant to Los Angeles Administrative Code Section 22.171.14 (a) approval of work on a portion the façade of the building located at 5366–5376 Wilshire Boulevard which is designated Los Angeles Historic-Cultural Monument No. 451; and

7. Pursuant to LAMC Section 91.106.4.5. approval of permits for any work on buildings determined eligible for the National Register of Places and the Historic Cultural Monument.

3.5 RESPONSIBLE PUBLIC AGENCIES

A Responsible Agency under CEQA is a public agency with some discretionary authority over a project or a portion of it, but which has not been designated the Lead Agency (State CEQA Guidelines

Section 15381). The list below identifies whether any responsible agencies have been identified for the Project.

- No responsible public agencies have been identified for this Project.

A Trustee Agency under CEQA is a public agency having jurisdiction by law over natural resources affected by a project which are held in trust for the people of the State.

- No trustee agencies have been identified for this Project.

4 ENVIRONMENTAL IMPACT ANALYSIS

I. AESTHETICS

Senate Bill (SB) 743 [Public Resources Code (PRC) §21099(d)] sets forth new guidelines for evaluating project transportation impacts under CEQA, as follows: "Aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area (TPA) shall not be considered significant impacts on the environment." PRC Section 21099 defines a "transit priority area" as an area within 0.5 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 morning and afternoon peak commute periods." PRC Section 21099 defines an "employment center project" as "a project located on property zoned for commercial uses with a floor area ratio of no less than 0.75 and that is located within a transit priority area. PRC Section 21099 defines an "infill site" as a lot located within an urban area that has been previously developed, or on a vacant site where at least 75 percent of the perimeter of the site adjoins, or is separated only by an improved public right-of-way from, parcels that are developed with qualified urban uses.

PRC Section 21099 applies to the Project since, consistent with Section 21099, the Project is a mixed-use residential development on an infill site within a transit priority area. The City's Zone Information and Map Access System (ZIMAS) also confirms the Project Site's location within a transit priority area, as defined in the ZI No. 2452. Therefore, the Project's aesthetics and parking impacts shall not be considered significant impacts on the environment.

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

a. Would the project have a substantial adverse effect on a scenic vista?

Less than Significant Impact. Pursuant to PRC Section 21099, the Project is a mixed-use residential project that would be located on an infill site within a TPA. Therefore, in accordance with PRC Section 21099(d)(1), the Project's aesthetic impacts shall not be considered significant impacts on the environment and therefore do not have to be evaluated under CEQA. Project impacts to aesthetic resources would be less than significant, and no further analysis is required.

b. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Less than Significant Impact. Pursuant to PRC Section 21099, the Project is a mixed-use residential project that would be located on an infill site within a TPA. Therefore, in accordance with PRC Section 21099(d)(1), the Project's aesthetic impacts shall not be considered significant impacts on the environment and therefore do not have to be evaluated under CEQA. Project impacts to aesthetic resources would be less than significant, and no further analysis is required.

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

Less than Significant Impact. Pursuant to PRC Section 21099, the Project is a mixed-use residential project that would be located on an infill site within a TPA. Therefore, in accordance with PRC Section 21099(d)(1), the Project's aesthetic impacts shall not be considered significant impacts on the environment and therefore do not have to be evaluated under CEQA. Project impacts to aesthetic resources would be less than significant, and no further analysis is required.

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

Less than Significant Impact. Pursuant to PRC Section 21099, the Project is a mixed-use residential project that would be located on an infill site within a TPA. Therefore, in accordance with PRC Section 21099(d)(1), the Project's aesthetic impacts shall not be considered significant impacts on the environment and therefore do not have to be evaluated under CEQA. Project impacts to aesthetic resources would be less than significant, and no further analysis is required.

II. AGRICULTURE AND FOREST 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. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The Project Site is located in an urbanized area of the City. As discussed in Section 2, Project Description, of this Initial Study, the Project Site is developed with one- to two-story commercial buildings and a surface parking lot. No agricultural uses or operations occur on-site or in the vicinity of the Project Site. Furthermore, the Project Site and surrounding area are not mapped as

Prime Farmland, Unique Farmland, or Farmland of Statewide Importance pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency Department of Conservation.[5,6] As such, the Project would not convert farmland to a non-agricultural use. No impacts would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

b. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. As discussed in Section 2, Project Description, of this Initial Study, the northern portion of the Project Site is zoned [Q]C4-2-CDO (Qualified Condition, Commercial Zone, Height District 2, Miracle Mile Community Design Overlay District), the southern portion of the Project Site is zoned [Q]C2-1-CDO (Qualified Condition, Commercial zone, Height District 1, Miracle Mile Community Design Overlay), and the southeastern corner of the Project Site is zoned [Q]R4-1 (Qualified Condition, Residential zone, Height District 1). The Project Site is not zoned for agricultural use. Furthermore, no agricultural zoning is present in the surrounding area. The Project Site and surrounding area are also not enrolled under a Williamson Act Contract.[7] Therefore, the Project would not conflict with any zoning for agricultural uses or a Williamson Act Contract. No impacts would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

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

No Impact. As previously discussed, the Project Site is located in an urbanized area and is currently developed with one- to two-story commercial buildings and a surface parking lot. The Project Site does not include any forest land or timberland. In addition, as discussed above, the Project Site is not zoned for forest land and is not used as forest land.[8] Therefore, the Project would not conflict with existing zoning for, or cause rezoning of, forest land or timberland as defined by the Public Resources Code. No impacts would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

d. Would the project result in the loss of forest land or conversion of forest land to non-forest use?

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5 City of Los Angeles Department of City Planning, Zone Information and Map Access System (ZIMAS), Parcel Profile Report for APN 5089002025, 5089002026, 5089002002, 5089002003, 5089002019, 5089002004, 5089002005, http://zimas.lacity.org/, accessed April 20, 2023.

6 California Department of Conservation, California Important Farmland Finder, https://maps.conservation.ca.gov/DLRP/CIFF/App/index.html?marker=-118.29152006048791%2C34.02551004278704%2C%2C%2C%2C&markertemplate=%7B%22title%22%3A%22%22%2C%22longitude%22%3A-118.29152006048791%2C%22latitude%22%3A34.02551004278704%2C%22isIncludeShareUrl%22%3Atrue%7D&level=14, accessed April 20, 2023.

7 California Department of Conservation, The Williamson Act Status Report 2016–17, www.conservation.ca.gov/dlrp/wa/Documents/stats_reports/2018%20WA%20Status%20Report.pdf, accessed April 20, 2023.

8 City of Los Angeles Department of City Planning, ZIMAS, Parcel Profile Report for APN 5089002025, 5089002026, 5089002002, 5089002003, 5089002019, 5089002004, 5089002005, http://zimas.lacity.org/, accessed April 20, 2023.

No Impact. As previously discussed, the Project Site is located in an urbanized area and does not include any forest land. Therefore, the Project would not result in the loss or conversion of forest land to non-forest use. No impacts would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

e. Would the project 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. As discussed above, the Project Site is located in an urbanized area of the City and does not include farmland or forest land. Further, the Project Site and surrounding area are not mapped as farmland or forest land, are not zoned for farmland/agricultural use or forest land, and do not contain any agricultural or forest uses.[9] As such, the Project would not result in the conversion of farmland to non-agricultural use or in the conversion of forest land to non-forest use. No impacts would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

III. AIR QUALITY

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

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

[9] City of Los Angeles Department of City Planning, Zone Information and Map Access System (ZIMAS), Parcel Profile Report for APN 5089002025, 5089002026, 5089002002, 5089002003, 5089002019, 5089002004, 5089002005 http://zimas.lacity.org/, accessed April 20, 2023.

a. Would the project conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact. The Project Site is located within the 6,700-square-mile South Coast Air Basin (Basin). Within the Basin, the South Coast Air Quality Management District (SCAQMD) is required, pursuant to the federal Clean Air Act, to reduce emissions of criteria pollutants for which the Basin is in non-attainment (i.e., ozone, particulate matter less than 2.5 microns in size [$PM_{2.5}$], and lead[10]). SCAQMD's 2016 Air Quality Management Plan (AQMP) contains a comprehensive list of pollution control strategies directed at reducing emissions and achieving ambient air quality standards. These strategies are developed, in part, based on regional population, housing, and employment projections prepared by the Southern California Association of Governments (SCAG). SCAG is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino and Imperial Counties, and addresses regional issues relating to transportation, the economy, community development and the environment.[11] With regard to future growth, SCAG has prepared their Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), which provides population, housing, and employment projections for cities under its jurisdiction. The growth projections in the RTP/SCS are based on growth projections in local general plans for jurisdictions in SCAG's planning area. Construction and operation of the Project may result in an increase in stationary and mobile source air emissions. As a result, development of the Project could have a potential adverse effect on SCAQMD's implementation of the AQMP. Therefore, further evaluation of the Project's potential conflicts with the AQMP will be included in the EIR.

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

Potentially Significant Impact. As discussed above, construction and operation of the Project could result in the emission of air pollutants in the Basin, which is currently in non-attainment of federal air quality standards for ozone, $PM_{2.5}$ and lead, and state air quality standards for ozone, particulate matter less than 10 microns in size (PM_{10}), and $PM_{2.5}$. As a result, implementation of the Project could potentially contribute to air quality impacts, which could cause a cumulative impact in the Basin. Therefore, further evaluation of the Project's potential cumulative air pollutant emissions will be included in the EIR.

c. Would the project expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. As discussed above, the Project could result in increased short- and long-term air pollutant emissions from the Project Site during construction (short-term) and operation (long-term). Sensitive receptors located in the vicinity of the Project Site include residential uses. Therefore, further evaluation of the Project's potential to result in substantial adverse impacts to sensitive receptors will be included in the EIR.

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

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10 Partial Nonattainment designation for lead for the Los Angeles County portion of the South Coast Air Basin only.

11 SCAG serves as the federally designated metropolitan planning organization (MPO) for the Southern California region.

Less Than Significant Impact. No objectionable odors are anticipated as a result of either construction or operation of the Project. Specifically, construction of the Project would involve the use of conventional building materials typical of construction projects of similar type and size. Any odors that may be generated during construction would be localized and temporary in nature and would not be sufficient to affect a substantial number of people. With respect to Project operation, according to the SCAQMD *CEQA Air Quality Handbook*, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The Project would not involve operation of these types of uses. In addition, on-site trash receptacles would also be contained, located, and maintained in a manner that promotes odor control, and would not result in substantially adverse odor impacts.

Construction and operation of the Project would also comply with SCAQMD Rules 401, 402, and 403, regarding visible emissions violations.[12] In particular, Rule 402 provides that a person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.[13]

Based on the above, the Project would not result in other emissions such as those leading to odors. Impacts during construction and operation of the Project would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒

[12] SCAQMD, Visible Emissions, Public Nuisance, and Fugitive Dust, www.aqmd.gov/home/rules-compliance/compliance/inspection-process/visible-emissions-public-nuisance-fugitive-dust, accessed April 20, 2023.

[13] SCAQMD, Rule 402, Nuisance, adopted May 7, 1976.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

The following analysis is based, in part, on the *Tree Survey Report* (Tree Survey) prepared for the Project by Tree Case Management, dated October 6, 2022, and included as Appendix IS-1 of this Initial Study

a. Would the project 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?

No Impact. The Project Site is located in an urbanized area and is currently developed with one-to-two-story commercial buildings and a surface parking lot. Due to the urbanized and disturbed nature of the Project Site and the surrounding areas, and lack of large expanses of open space areas, species likely to occur on-site are limited to small terrestrial and avian species typically found in urbanized developed settings. Based on the lack of habitat on the Project Site, it is unlikely any special status species listed by the California Department of Fish and Wildlife (CDFW)[14] or by the U.S. Fish and Wildlife Service (USFWS)[15] would be present on-site. Furthermore, the Project Site is not located in or adjacent to a Biological Resource Area as defined by the City.[16] Therefore, the Project

[14] California Department of Fish and Wildlife, California Natural Diversity Database, Special Animals List, April 2021.

[15] United States Fish and Wildlife Service, ECOS Environmental Conservation Online System, Listed species believed to or known to occur in California, https://ecos.fws.gov/ecp0/reports/ad-hoc-species-report, accessed April 20, 2023.

[16] City of Los Angeles, Department of City Planning, Los Angeles Citywide General Plan Framework, Draft Environmental Impact Report, Figure BR-1C—Biological Resources Areas (Central Geographical Area), January 19, 1995, p. 2-18-5.

would not have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the CDFW or USFWS. No impact would occur and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

b. Would the project 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. The Project Site is located in an urbanized area and is currently developed one- to two-story commercial buildings and a surface parking lot. No riparian or other sensitive natural community exists on the Project Site or in the surrounding area.[17,18] Furthermore, the Project Site and surroundings are not located in or adjacent to a Biological Resource Area or Significant Ecological Area as defined by the City or County of Los Angeles.[19,20] In addition, there are no other sensitive natural communities identified by the CDFW or the USFWS.[21,22] Therefore, the Project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community. No impact would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

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

No Impact. As discussed above, the Project Site is located in an urbanized area and is currently developed with one- to two-story commercial buildings and a surface parking lot. No water bodies or state and federally protected wetlands exist on the Project Site.[23] As such, the Project would not have an adverse effect on state or federally protected wetlands. No impact would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

d. Would the project 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?

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17 City of Los Angeles Department of City Planning, ZIMAS, Parcel Profile Report for APN 5089002025, 5089002026, 5089002002, 5089002003, 5089002019, 5089002004, 5089002005, http://zimas.lacity.org/, accessed April 20, 2023.

18 United States Fish and Wildlife Service, National Wetlands Inventory, www.fws.gov/wetlands/data/Mapper.html, accessed April 20, 2023.

19 City of Los Angeles, Department of City Planning, Los Angeles Citywide General Plan Framework, Draft Environmental Impact Report, Figure BR-1C—Biological Resources Areas (Central Geographical Area), January 19, 1995, p. 2-18-5.

20 County of Los Angeles, Department of Regional Planning, Figure 9.3 Significant Ecological Areas and Coastal Resource Areas Policy Map, February 2015.

21 California Department of Fish and Wildlife, Biogeographic Information and Observation System (BIOS), https://apps.wildlife.ca.gov/bios/, accessed April 20, 2023.

22 California Department of Fish and Wildlife, CDFW Lands, https://apps.wildlife.ca.gov/lands/, accessed April 20, 2023.

23 United States Fish and Wildlife Service, National Wetlands Inventory, www.fws.gov/wetlands/data/Mapper.html, accessed April 20, 2023.

Less Than Significant Impact. As described above, the Project Site is located in an urbanized area and is currently developed with one- to two-story commercial buildings and a surface parking lot. In addition, the areas surrounding the Project Site are fully developed and there are no large expanses of open space areas within or surrounding the Project Site that provide linkages to natural open spaces areas which may serve as wildlife corridors. Furthermore, the Project Site is not located in or adjacent to a Biological Resource Area or Significant Ecological Area as defined by the City or County of Los Angeles.[24,25]

According to the Tree Survey, there are a total of 17 non-protected trees within the Project Site and three street trees would be removed during construction of the Project. Although unlikely, these trees could potentially provide nesting sites for migratory birds. However, the Project would comply with the Migratory Bird Treaty Act, which prohibits the take, possession, import, export, transport, sell, purchase, barter, or offer for sale, purchase, or barter, of any migratory bird, or the parts, nests, or eggs of such a bird except under the terms of a valid permit issued pursuant to federal regulations. Additionally, California Fish and Game Code Section 3503 states that "[i]t is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto." No exceptions are provided in the code and CDFW has never promulgated any regulations interpreting these provisions.

In accordance with the Migratory Bird Treaty Act and California Fish and Game Code, tree removal activities associated with the Project would take place outside of the nesting season (February 1–August 31), to the extent feasible. Should vegetation removal activities occur during the nesting season, a biological monitor would be present during the removal activities to ensure that no active nests would be impacted. If active nests are found, a buffer would be established until the fledglings have left the nest. The size of the buffer area varies with species and local circumstances (e.g., presence of busy roads) and is based on the professional judgement of the monitoring biologist, in coordination with the CDFW.

With compliance with the Migratory Bird Treaty Act, the Project would not 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. Impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

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

Less Than Significant Impact. The City of Los Angeles Protected Tree and Shrub Ordinance (Ordinance 186873, LAMC Chapter IV, Article 6) regulates the relocation or removal of all Southern California native oak trees (excluding scrub oak), California black walnut trees, Western sycamore

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[24] City of Los Angeles, Department of City Planning, Los Angeles Citywide General Plan Framework, Draft Environmental Impact Report, Figure BR-1C—Biological Resources Areas (Central Geographical Area), January 19, 1995, p. 2-18-5.

[25] County of Los Angeles, Department of Regional Planning, Figure 9.3 Significant Ecological Areas and Coastal Resource Areas Policy Map, February 2015.

trees, California Bay trees, Mexican Elderberry shrubs, and Toyon shrubs of at least 4 inches in diameter at breast height or 4.5 feet above the ground level at the base of the tree or shrub. These tree and shrub species are defined as "protected" by the City. Trees or shrubs that have been planted as part of a tree planting program are exempt from the City's Protected Tree and Shrub Ordinance and are not considered protected. The City's Protected Tree and Shrub Ordinance prohibits, without a permit, the removal of any regulated protected tree, including "acts that inflict damage upon root system or other parts of the tree or shrub…." The protected tree or shrub must be replaced within the property by at least four specimens of a protected variety, except where the protected species is relocated pursuant to the LAMC. In addition, a protected tree shall only be replaced by other protected tree varieties and shall not be replaced by shrubs. A protected shrub shall only be replaced by other protected shrub varieties and shall not be replaced by trees, to the extent feasible as determined by the Advisory Agency, Board of Public Works, or a licensed or certified arborist.

According to the Tree Survey, there are a total of 17 *Pittosporum undulatum* (Victorian box) trees within the Project Site, and nine other non-protected street trees including two *Afrocarpus gracilior* (Fern pine) trees, two *Syagrus romanzoffiana* (Queen palm) trees, one *Platanus x acerifolia* (London planetree) tree, one *Agonis flexuosa* (Peppermint willow) tree, and three *Ficus nitida* (Ficus) trees. and two empty tree wells adjacent to the Project Site within the public rights-of-way. None of the trees within the Project Site or within the public rights-of-way are considered protected species by the City. As part of the Project, 21 trees would be removed, including 18 onsite trees and three street trees. All other trees would be avoided or preserved in place. On-site trees to be removed would be replaced at a 1:1 ratio, and street trees would be replaced on a 2:1 basis in accordance with the Bureau of Street Services, Urban Forestry Division's requirements. Therefore, the Project would not conflict with any local policies or ordinances protecting biological resources. Impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

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

No Impact. As described above, the Project Site is located in an urbanized area and is currently developed with one- to two-story commercial buildings and a surface parking lot. As previously discussed, landscaping within the Project Site is limited, consisting of ornamental trees and shrubs and the Project Site does not support any habitat or natural community.[26,27] No Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plans apply to the Project Site.[28] Thus, the Project would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other related plans. No impact would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

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[26] City of Los Angeles Department of City Planning, Zone Information and Map Access System (ZIMAS), Parcel Profile Report for APN 5089002002, 5089002003, 5089002004, 5089002005, 5089002019, 5089002025, and 5089002026 http://zimas.lacity.org/, accessed April 20, 2023.

[27] United States Environmental Protection Agency, NEPAssist, https://nepassisttool.epa.gov/nepassist/nepamap.aspx, accessed April 20, 2023.

[28] California Department of Fish and Wildlife, California Natural Community Conservation Plans, April 2019.

V. CULTURAL RESOURCES

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

a. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

Potentially Significant Impact. Section 15064.5 of the CEQA Guidelines generally defines a historical resource as a resource that is: (1) listed in, or determined to be eligible for listing in the California Register of Historical Resources (California Register); (2) included in a local register of historical resources (pursuant to PRC Section 5020.1(k)); or (3) identified as significant in an historical resources survey (meeting the criteria in PRC Section 5024.1(g)). In addition, any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register. The California Register automatically includes all properties listed in the National Register of Historic Places (National Register) and those formally determined to be eligible for listing in the National Register. The City of Los Angeles Historic-Cultural Monument designation is maintained by the Los Angeles Office of Historic Resources, which also administers SurveyLA, a comprehensive program to identify significant historical resources throughout the City.

As previously discussed, the Project Site is currently developed with one- to two-story commercial buildings and a surface parking lot. The existing buildings on the Project Site are located within the boundary of the Miracle Mile Historic District, which was formally determined eligible for listing in the National Register of Historic Places in 1983 through the federal Section 106 review process and, as a result, are listed in the California Register of Historical Resources. Thus, the existing buildings are historical resources for the purposes of CEQA. Additionally, a portion of the façade of the building located at 5366–76 Wilshire Boulevard is designated Los Angeles Historic-Cultural Monument No. 451. This building as well as the others are proposed to remain as part of the Project. Additionally, based on the HistoricPlacesLA database there are three potential historic districts in the vicinity of the Project Site: the Burnside Avenue-Cloverdale Avenue Residential Historic District is to the south and

southwest, the Detroit Street Multi-Family Residential Historic District is to the south and southeast, and the Ridgeley Drive-Detroit Street Multi-Family Residential Historic District is to the north.[29] The views of all three potential historic districts would be maintained. As buildings located within the Project Site are historical resources for the purposes of CEQA, further evaluation of the Project's direct and indirect impacts to historical resources will be included in the EIR.

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

Potentially Significant Impact. CEQA Guidelines Section 15064.5(a)(3)(D) generally defines archaeological resources as any resource that "has yielded, or may be likely to yield, information important in prehistory or history." Archaeological resources are features, such as tools, utensils, carvings, fabric, building foundations, etc., that document evidence of past human endeavors and that may be historically or culturally important to a significant earlier community. The Project Site is located within an urbanized area of the City and has been subject to grading, excavation and fill activities, and development in the past. Therefore, surficial archaeological resources that may have existed at one time have likely been previously disturbed. Nevertheless, the Project would result in excavation depths of up to 80 feet below existing grade. Therefore, further evaluation of the Project's potential to disturb previously undiscovered archaeological resources impacts on historical resources will be included in the EIR.

c. Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

Less Than Significant Impact. The Project Site is located within an urbanized area and has been subject to previous grading and development. No known traditional burial sites have been identified on the Project Site. Nevertheless, as the Project would require excavation at depths greater than those that have previously occurred on site, the potential exists to uncover existing but undiscovered human remains. If human remains are discovered during Project construction, work in the immediate vicinity of the construction area would be halted, and the County Coroner, construction manager, and other entities would be notified per California Health and Safety Code Section 7050.5. In addition, disposition of the human remains and any associated grave goods would occur in accordance with PRC Section 5097.98 and CEQA Guidelines Section 15064.5(e), which requires that work stop near the find until a coroner can determine that no investigation into the cause of death is required and if the remains are Native American. Specifically, in accordance with CEQA Guidelines Section 15064.5(e), if the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission who shall identify the most likely descendent. The most likely descendent may make recommendations regarding the treatment of the remains and any associated grave goods in accordance with PRC Section 5097.98. Therefore, due to the low potential that any human remains are located on the Project Site and because compliance with the regulatory standards described above would ensure appropriate treatment of any potential human remains unexpectedly encountered during grading and excavation activities, the Project's impact related to human remains would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

[29] Los Angeles Historic Resources Inventory, www.historicplacesla.org/reports/5551f51a-3058-48c8-82cc-704175f93509, accessed April 20, 2023.

VI. ENERGY

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

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

Potentially Significant Impact. The Project would generate an increased demand for electricity, and potentially natural gas services, provided by the Los Angeles Department of Water and Power (LADWP) and the Southern California Gas Company, respectively, compared to existing conditions. While development of the Project would not be anticipated to cause wasteful, inefficient, and unnecessary consumption of energy resources due to compliance with existing regulations, further evaluation of the Project's demand on existing energy resources will be provided in the EIR. Additionally, the Project would be required to comply with the City's All-Electric Buildings Ordinance No. 187714, which requires all new buildings permitted after April 1, 2023 (or June 1, 2023, for an Affordable Housing Project) to be all-electric, with exceptions.

b. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Potentially Significant Impact. First established in 2002 under SB 1078, California's Renewables Portfolio Standard (RPS) is one of the most ambitious renewable energy standards in the country. The RPS program requires all electric load serving entities to procure 60 percent of its electricity portfolio from eligible renewable energy resources by 2030. The LADWP provides electrical service throughout the City. LADWP generates power from a variety of energy sources, including hydropower, coal, gas, nuclear sources, and renewable resources, such as wind, solar, and geothermal sources.

Regarding energy efficiency, the California Building Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations, Title 24, Part 6) were adopted to ensure that building construction, system design, and installation achieve energy efficiency and preserve outdoor and indoor environmental quality. The current California Building Energy Efficiency Standards (Title 24 standards) are the 2019 Title 24 standards, which became effective on January 1, 2020.[30] The

[30] CEC, 2019 Building Energy Efficiency Standards, www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2019-building-energy-efficiency, accessed April 20, 2023.

2019 Title 24 standards include efficiency improvements to the residential standards for attics, walls, water heating, and lighting and efficiency improvements to the non-residential standards include alignment with the American Society of Heating and Air-Conditioning Engineers (ASHRAE) 90.1 2013 national standards.[31]

As previously described, the Project Site is currently developed with one- to two-story commercial buildings and a surface parking lot. The Project Site does not include any renewable energy sources used by LADWP. The Project has been designed and would be constructed to incorporate environmentally sustainable building features and construction protocols required by the Los Angeles Green Building Code and CALGreen. While the Project would not be anticipated to conflict with or obstruct a state or local plan for renewable energy or energy efficiency, further evaluation of the Project's compliance with LADWP's plans for renewable energy, as well as the Project's compliance with California Building Energy Efficiency Standards, will be provided in the EIR.

VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause 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.				
ii. Strong seismic ground shaking?	☐	☐	☒	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv. Landslides?	☐	☐	☐	☒
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c. Be located on a geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐

[31] CEC, 2019 Building Energy Efficiency Standards for Residential and Nonresidential Buildings, December 2018.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 analysis is based, in part, on the *Geotechnical Investigation Report Proposed Mixed-Use Development 708 S Cloverdale Avenue* (Geotechnical Report) prepared for the Project by GeoPentech, dated October 17, 2022, and included as Appendix IS-2 of this Initial Study.

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. Fault rupture occurs when movement on a fault deep within the earth breaks through to the surface. Based on criteria established by the California Geological Survey (CGS), faults can be classified as active, potentially active, or inactive. Active faults are those having historically produced earthquakes or shown evidence of movement within the past 11,700 years (during the Holocene Epoch). Potentially active faults have demonstrated displacement within the last 1.6 million years (during the Pleistocene Epoch) while not displacing Holocene Strata. Inactive faults do not exhibit displacement within the last 1.6 million years. In addition, buried thrust faults, which are faults with no surface exposure, may exist in the vicinity of the Project Site; however, due to their buried nature, the existence of buried thrust faults is usually not known until they produce an earthquake.

CGS establishes regulatory zones around active faults, called Alquist-Priolo Earthquake Fault Zones (previously called Special Study Zones). These zones, which extend from 200 feet to 500 feet on each side of a known fault, identify areas where a potential surface fault rupture could prove hazardous for buildings used for human occupancy. Development projects located within an Alquist-Priolo Earthquake Fault Zone are required to prepare special geotechnical studies to characterize hazards from any potential surface ruptures. In addition, the City designates Fault Rupture Study Areas along the sides of active and potentially active faults to establish areas of potential hazard due to fault rupture.

Based on the Geotechnical Report, the Project Site is not located within a City-designated Fault Rupture Study Area or an Alquist-Priolo Earthquake Fault Zone as mapped by CGS. The closest fault zone is associated with the Newport-Inglewood Fault and is located approximately 11,000 feet west of the Project Site. Impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

ii. Strong seismic ground shaking?

Less Than Significant Impact. The Project Site is located in the seismically active region of Southern California and would potentially be subject to strong seismic ground shaking if a moderate to strong earthquake occurs on a local or regional fault. As discussed above, no active faults are known to pass directly beneath the Project Site, and further, the Project Site is not located in an Alquist-Priolo Earthquake fault Zone. As previously stated, the closest fault zone associated with the Project Site is the Newport-Inglewood Fault located approximately 11,000 feet west of the Project Site. State and local code requirements ensure that buildings are designed and constructed in a manner that, although the buildings may sustain damage during a major earthquake, would reduce the substantial risk that buildings would collapse. Specifically, the state and City mandate compliance with numerous rules related to seismic safety, including the Alquist-Priolo Earthquake Fault Zoning Act, Seismic Safety Act, Seismic Hazards Mapping Act, the City's General Plan Safety Element, and the Los Angeles Building Code. Pursuant to those laws, the Project must demonstrate compliance with the applicable provisions thereof before permits can be issued for construction of the Project. Accordingly, the design and construction of the Project would comply with all applicable existing regulatory requirements, the applicable provisions of the Los Angeles Building Code relating to seismic safety, and the application of accepted and proven construction engineering practices. The Los Angeles Building Code incorporates current seismic design provisions of the 2022 California Building Code, with City amendments, to minimize seismic impacts. The 2022 California Building Code incorporates the latest seismic design standards for structural loads and materials, as well as provisions from the National Earthquake Hazards Reduction Program to mitigate losses from an earthquake and maximize earthquake safety. The Los Angeles Department of Building and Safety is responsible for implementing the provisions of the Los Angeles Building Code, and the Project would be required to comply with the plan review and permitting requirements of the Los Angeles Department of Building and Safety, including the recommendations provided in the geotechnical report for the Project, which will be subject to review and approval by the Los Angeles Department of Building and Safety. Therefore, the Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. Impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

iii. Seismic-related ground failure, including liquefaction?

No Impact. Liquefaction occurs when loose, saturated, granular soils lose their strength due to excess water pressure that builds up during repeated movement from seismic activity. Liquefaction usually results in horizontal and vertical movements from lateral spreading of liquefied materials and post-earthquake settlement of liquefied materials. Factors that contribute to the potential for liquefaction include a low relative density of granular materials, a shallow groundwater table, and a long duration and high acceleration of seismic shaking. The effects of liquefaction include the loss of the soil's ability to support footings and foundations which may cause buildings and foundations to buckle.

According to the 2018 California Geological Survey map of Earthquake Zones of Required Investigation for the Hollywood Quadrangle, and the County of Los Angeles Seismic Safety Element, the Project Site is not located within an area identified as having a potential for liquefaction.[32] Therefore, with adherence to existing regulations and site-specific design recommendations, impacts related to liquefaction would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

iv. Landslides?

No Impact. Landslides generally occur in loosely consolidated, wet soils and/or rocks on steep sloping terrain. The Project Site and surrounding area are fully developed and characterized by relatively level topography. According to the California Department of Conservation's Seismic Hazard Zones Map for the Hollywood Quadrangle, the Project Site is not located within an earthquake-induced landslide area.[33] Furthermore, the Los Angeles General Plan Safety Element does not map the Project Site in a landslide area.[34] Development of the Project also would not include altering the existing topography of the Project Site such that steep slopes would be introduced. As such, no impact would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

b. Would the project result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. The Project Site is currently fully developed with buildings and surface parking. As such, there are no extensive open spaces with exposed topsoil. However, construction of the Project would require grading, excavation associated with the installation of subterranean parking, and other construction activities that have the potential to disturb soils underneath the Project Site and expose these soils to rainfall and wind, which can result in soil erosion. However, this potential soil erosion would be reduced by the implementation of standard erosion controls during site preparation and grading activities. Specifically, all grading activities would require grading permits from the LADBS, which would include requirements and standards designed to limit potential effects associated with erosion to acceptable levels. In addition, on-site grading and site preparation would comply with all applicable provisions of Chapter IX, Article 1 of the LAMC, which addresses grading, excavation, and fills. The Project would also be required to comply with the City's Low Impact Development (LID) ordinance and implement standard erosion controls to limit stormwater runoff, which can contribute to erosion. Regarding soil erosion during Project operations, the potential is negligible since the Project Site would mostly remain fully developed, except for some landscaping located throughout the Project Site. However, the landscaping would include trees to prevent soil erosion. Therefore, with compliance with applicable regulatory requirements, impacts related to substantial soil erosion or the loss of topsoil would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

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[32] *The Geotechnical Investigation Report for 708 Cloverdale Development included at Appendix IS-2 to this Initial Study.*

[33] California Department of Conservation, California Geological Survey, *Earthquake Fault Zones and Seismic Hazards Zones Map, Hollywood 7.5 Minute Quadrangle*, November 6, 2014.

[34] Department of City Planning Los Angeles, General Plan Safety Element, November 1996, Exhibit C, Landslide Inventory & Hillside Areas, p. 51.

c. Would the project 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?

Less Than Significant Impact. As discussed above, the Project Site is not located near slopes or geologic features that would result in on- or off-site landsliding. Therefore, no impacts related to landslides would occur, and no mitigation measures are required.

Liquefaction-related effects include lateral spreading. As evaluated in the Geotechnical Report and discussed above, the Project Site is not susceptible to liquefaction and would not potentially result in lateral spreading. Impacts related to liquefaction and lateral spreading would be less than significant, and no mitigation measures are required.

Subsidence generally occurs when a large portion of land is displaced vertically, usually due to the withdrawal of groundwater, oil, or natural gas. No large-scale extraction of groundwater, gas, oil or geothermal energy is occurring or planned at the Project Site or in the general vicinity of the Project Site. Therefore, there is no potential for ground subsidence due to withdrawal of fluid or gas at the Project Site. Thus, no impacts related to subsidence would occur, and no mitigation measures are required.

Collapsible soils consist of loose, dry, low-density materials that collapse and compact under the addition of water or excessive loading. Soil collapse occurs when the land surface is saturated at depths greater than those reached by typical rain events. According to the Geotechnical Report, the artificial fill underlying the Project Site consists of a thin layer (less than 1 foot) generally associated with the pavement section. The upper portion of the alluvium from the ground surface to depths of about 20 feet predominantly consists of clays and clayey sands, and from 20 feet to a depth of about 60 feet below the ground surface is dominantly consisted of clays and some clayey sands. The lower portion of the alluvium, from 60 to 90-95 feet below the ground surface predominantly consists of sands with varying percentages of silt. Additionally, the alluvium generally increases in density/stiffness with greater depth. Due to the type and density of the soils underlying the Project Site, the Project Site would not be considered to have collapsible soils. Therefore, the Project Site is not 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 collapse. As such, no impacts associated with collapsible soils would occur, and no mitigation measures are required.

Based on the above, the Project would not cause a geologic unit or soil to become unstable. Impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

d. Would the project 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. Expansive soils are typically associated with fine-grained clayey soils that have the potential to shrink and swell with repeated cycles of wetting and drying. Due to high clay content, expansive soils expand with the addition of water and shrink when dried, which can cause damage to overlying structures. As provided in the Geotechnical Report, the onsite geologic materials are in the moderately expansion range. Project design and construction would comply with all

applicable requirements of the LADBS for a site with underlying expansive soils. Such requirements may include excavation and replacement of upper soils (for any expansive soils at the street level), deepening of foundations, cement treatment, and/or moisture conditioning of the upper soils. These specific requirements would be determined as part of review and approval of the site-specific design-level geotechnical investigation by LADBS. Thus, compliance with regulatory requirements would ensure that potential impacts associated with expansive soils would be less than significant. No further evaluation of this topic in an EIR is required.

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

No Impact. The Project Site is located within a community served by existing wastewater infrastructure. As such, the Project would not require the use of septic tanks or alternative wastewater disposal systems. Therefore, the Project would have no impact related to the ability of soils to support septic tanks or alternative wastewater disposal systems. No impact would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

f. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Potentially Significant Impact. No unique geologic features are located on-site. Paleontological resources are the fossilized remains of organisms that have lived in a region in the geologic past and whose remains are found in the accompanying geologic strata. This type of fossil record represents the primary source of information on ancient life forms, since the majority of species that have existed on earth from this era are extinct. Although the Project Site has been previously graded and developed, the Project would require grading, excavation up to a depth of up to 80 feet, and other construction activities that could have the potential to disturb existing but undiscovered paleontological resources. Therefore, further evaluation of the Project's potential impacts to paleontological resources will be provided in the EIR.

VIII. GREENHOUSE GAS EMISSIONS

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

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

Potentially Significant Impact. Gases that trap heat in the atmosphere are called greenhouse gases (GHGs) 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 affects the earth's temperature. The State of California has undertaken initiatives designed to address the effects of GHG emissions, and to establish targets and emission reduction strategies for greenhouse gas emissions in California. Activities associated with the Project, including construction and operational activities, could result in GHG emissions that may have a significant impact on the environment. Therefore, further evaluation of the Project's GHG emissions will be provided in the EIR.

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

Potentially Significant Impact. The Project would have the potential to emit GHGs. Therefore, further evaluation of Project-related emissions and associated emission reduction strategies to determine whether the Project conflicts with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs will be included in an EIR.

IX. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 analysis is based, in part, on the *Phase I Environmental Site Assessments* (Phase 1 ESAs) prepared for the Project by Nova Group, dated November 25, 2019, and included as Appendix IS-3.1, Appendix IS-3.2, of this Initial Study.

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

Less Than Significant Impact. The types and amounts of hazardous materials to be used for the Project would be typical of those used during construction activities and those typically used in the operation of residential and commercial uses, as discussed in the following analysis.

Construction

The Project would not involve the routine (long-term) transport of hazardous materials to and from the Project Site during construction. During demolition, grading, and building construction, hazardous materials such as fuel and oils associated with construction equipment, as well as coatings, paints, adhesives, and caustic or acidic cleaners could be routinely used on the Project Site through the duration of construction. While some hazardous materials used during construction could require disposal, such activity would occur only for the duration of construction and would cease upon completion of the Project. As such, construction of the Project would not involve the routine (long-term) disposal of hazardous materials. Notwithstanding, all potentially hazardous materials used during construction of the Project would be used and disposed of in accordance with manufacturers' specifications and instructions, thereby reducing the risk of hazardous materials use. In addition, existing regulations are aimed at establishing specific guidelines regarding risk planning and accident prevention, protection from exposure to specific chemicals, and the proper storage of hazardous materials. The Project would comply with all applicable federal, state, and local requirements concerning the use, storage, and management of hazardous materials. Consequently, Project construction activities would not create a significant hazard to the public or the environment through the use of hazardous materials during construction. Therefore, impacts related to the routine

transport, use, or disposal of hazardous materials during construction would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

Operation

Operation of the Project would involve the routine use of small quantities of potentially hazardous materials typical of those used in residential and commercial uses, including cleaning products, paints, and those used for maintenance of landscaping. Such use would be consistent with that currently occurring at other nearby developments. In addition, as with Project construction, all hazardous materials used on the Project Site during operation would be used, stored, and disposed of in accordance with all applicable federal, state, and local requirements. Due to the type of development proposed (e.g., residential and commercial uses), operation of the Project would not involve the routine transport of hazardous materials to and from the Project Site. Therefore, with compliance with all applicable local, state, and federal laws and regulations relating to environmental protection and the management of hazardous materials, impacts associated with the routine transport, use, or disposal of hazardous materials during operation of the Project would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

b. Would the project 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. Phase I ESAs were prepared to assess the Project Site's potential for the presence of hazards and/or the handling of hazardous materials. These concerns are classified as Recognized Environmental Conditions (RECs), which are defined in Section 1.1.1 of the ASTM Standard Practice as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, past release, or material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.

As discussed in the Phase I ESAs, based on available historical sources, as early as 1927 the Project Site appears to have been developed and was developed in its approximate current configuration with two commercial building and associated parking area in 1937. Based on a review of available documents and database records search, no Historical Recognized Environmental Conditions (HRECs), Recognized Environmental Conditions (RECs), or Controlled Recognized Environmental Conditions (CRECs) were identified in connection with the Project Site.

Provided below is a summary of the findings of the Phase I ESAs as well as an evaluation of other potential hazardous materials that may be present on the Project Site during construction and operation of the Project.

Construction

Hazardous Waste Generation, Handling, and Disposal

During demolition, on-site grading, and building construction, hazardous materials such as fuel and oils associated with construction equipment, as well as coatings, paints, adhesives, and caustic or acidic cleaners, could be used, and therefore, would require proper handling and management and, in

some cases, disposal. The use, handling, storage, and disposal of these materials could increase the opportunity for hazardous materials releases and, subsequently, the exposure of people and the environment to hazardous materials. However, as previously discussed, all potentially hazardous materials used during construction of the Project would be used and disposed of in accordance with manufacturers' specifications and instructions, thereby reducing the risk of hazardous materials use. In addition, the Project would comply with all applicable federal, state, and local requirements concerning the use, storage, and management of hazardous materials. Consequently, Project construction activities would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of potentially hazardous materials used during construction. Therefore, impacts associated with hazardous waste generation, handling, and disposal during construction would be less than significant, and no mitigation measures are required. No further analysis of this topic in an EIR is required.

Based on the above, construction of the Project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, and impacts associated with hazardous waste generation, handling, and disposal during construction would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

Underground and Aboveground Storage Tanks

According to the Phase I ESAs, based on available LAFD records, no evidence of existing Aboveground Storage Tanks (AST) or Underground Storage Tanks (UST) was observed on the Project Site. In the unlikely event that USTs are found during construction, suspect materials would be removed in accordance with all applicable federal, state, and local regulations. For example, if underground storage tanks are encountered, prior to removal, applicable permits would be obtained from the LAFD. Therefore, with compliance with applicable regulations, the Project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, and impacts related to the potential removal of USTs during construction would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

Polychlorinated Biphenyls

Typical sources of polychlorinated biphenyls (PCBs) include electrical transformer cooling oils, fluorescent light fixture ballasts, and hydraulic oil. In 1976, the USEPA banned the manufacture and sale of PCB-containing transformers. As detailed in the Phase I ESAs, no electrical equipment expected to contain PCBs was observed on the Project Site. In the event that PCBs are found within areas proposed for demolition, suspect materials would be removed in accordance with all applicable federal, state, and local regulations. Therefore, with compliance with applicable regulations, the Project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, and impacts related to the removal of PCBs during demolition would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

Asbestos-Containing Materials

Asbestos was widely used in the building industry starting in the late 1800s and up until the late 1970s for a variety of uses, including acoustic and thermal insulation and fireproofing, and is often found in ceiling and floor tiles, linoleum, pipes, structural beams, and asphalt. Any building, structure, surface asphalt driveway, or parking lot constructed prior to 1979 could contain asbestos or asbestos containing materials (ACMs). As discussed in the Phase I ESAs, based on the age of the structures on the Project Site (pre-1979), there is a potential for asbestos-containing building materials at the Project Site. In the event ACMs are found within areas proposed for demolition, suspect materials would be removed by a certified asbestos abatement contractor in accordance with applicable regulations. With compliance with applicable regulations and requirements, Project construction activities would not expose people to a substantial risk resulting from the release of asbestos fibers into the environment. Therefore, with compliance with applicable regulations, the Project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, and impacts related to the removal of ACMs during demolition would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

Lead-Based Paint

Lead is a naturally occurring element and heavy metal that was widely used as a major ingredient in most interior and exterior oil-based paints prior to 1950. Lead compounds continued to be used as corrosion inhibitors, pigments, and drying agents from the early 1950s to 1972, when the Consumer Products Safety Commission specified limits on lead content in such products. As noted in the Phase I ESAs, based on the age of the onsite structures (pre-1970), there is a potential for lead-based paint (LBP) at the Project Site. In the event that LBP is found within areas proposed for demolition, suspect materials would be removed in accordance with procedural requirements and regulations for the proper removal and disposal of LBP prior to demolition activities, including standard handling and disposal practices pursuant to OSHA regulations. Example procedural requirements include the use of respiratory protection devices while handling lead-containing materials, containment of lead or materials containing lead on the Project Site or at locations where construction activities are performed, and certification of all consultants and contractors conducting activities involving LBP or lead hazards. With compliance with relevant regulations and requirements, Project construction activities would not expose people to a substantial risk resulting from the release of LBP into the environment. Therefore, with compliance with applicable regulations, the Project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, and impacts related to the removal of LBP during demolition would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

Methane

The Project Site is located within a designated Methane Zone mapped by the City.[35] Requirements for the control of methane intrusion in the City are specified in Division 71 of Article 1, Chapter IX of the LAMC (Division 71). Since the Project Site is located within the methane zone, the LADBS has the

[35] Methane Specialists, Methane Investigation Report—5350 Wilshire Boulevard, October 19, 2022

authority to withhold permits for construction unless detailed plans for adequate protection against methane are submitted. The level of methane protection required (if any) is based upon the "design methane concentration" which is defined in Division 71 as "the highest concentration of methane gas found during site testing". Site testing is required to determine the design concentration, unless the developer accepts the most stringent methane mitigation requirements ("Level V") with any site testing required to follow the protocols established by LADBS', "Site Testing Standards for Methane."[36]

In accordance with LADBS requirements, subsurface methane was conducted on the Project Site, with the results summarized and evaluated in a Methane Investigation Report (Methane Report) prepared for the Project and included as Appendix IS-4 of this Initial Study. As indicated in Exhibit 2, Probe Locations Map, of the Methane Report, six shallow (4-feet deep) and three multiple-depth (5- to 20-feet deep) gas probes were installed on the Project Site. As indicated in Exhibit 4, Methane Test Data, of the Methane Report, detectible levels of methane gas levels requiring a methane mitigation system did not occur. Therefore, in accordance the minimum methane mitigation requirements outlined in the Methane Code Table included as Exhibit 5 of the Methane Report, the report concludes that the Project falls under Design Level II which, per the table, does not require a methane mitigation system.

Therefore, the Project Site does not contain significantly elevated concentrations of methane, and there would not be unacceptable health risk to Project occupants. In addition, adherence to standard construction safety measures, as well as compliance with California Occupational Safety and Health Act (OSHA) safety requirements, would serve to reduce the risk in the event that elevated levels of gases are encountered during grading and construction. Therefore, with compliance with applicable regulatory measures, impacts related to methane would be less than significant, and no mitigation measures are required. No further analysis of this topic in an EIR is required.

Operation

Hazardous Waste Generation, Handling, and Disposal

Operation of the Project would involve the routine use of small quantities of potentially hazardous materials typical of those used in residential and commercial uses. As stated previously, activities involving the handling and disposal of hazardous wastes would occur in compliance with all applicable federal, state, and local requirements concerning the handling and disposal of hazardous waste. Therefore, with compliance with applicable regulations and requirements, operational activities 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, and impacts associated with hazardous waste generation, handling, and disposal during operation of the Project would be less than significant. No further evaluation of this topic in an EIR is required.

Underground and Aboveground Storage Tanks

The Project does not propose the installation of underground or aboveground storage tanks. As such, operation of the Project would not create a significant hazard to the public or the environment through

[36] Methane Specialists, Methane Investigation Report—5350 Wilshire Boulevard, October 19, 2022.

reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, and impacts associated with underground and aboveground storage tanks during operation of the Project would be less than significant. No further evaluation of this topic in an EIR is required.

Polychlorinated Biphenyls (PCBs)

In accordance with existing regulations which ban the manufacture of PCBs, the new electrical systems to be installed as part of the Project would not contain PCBs. Therefore, during operation of the Project, maintenance of such electrical systems would not expose people to PCBs and operation of the Project would not expose people to any risk resulting from the release of PCBs in the environment. Therefore, the Project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, and no impacts related to PCBs during Project operation would occur. No further evaluation of this topic in an EIR is required.

Asbestos-Containing Materials

Development of the Project would include the use of commercially-sold construction materials that would not include asbestos or ACMs. Project operation is, therefore, not anticipated to increase the occurrence of friable asbestos or ACMs at the Project site. Therefore, operation of the Project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, and no impacts associated with asbestos or ACMs during operation of the Project would occur. No further evaluation of this topic in an EIR is required.

Lead-Based Paint

Development of the Project would include the use of commercially-sold construction materials that would not include LBP. Project operation is, therefore, not anticipated to increase the occurrence of LBP at the Project site. Operation of the Project would not expose people to LBP as no LBPs would be used. Thus, the Project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, and impacts associated with LBP during operation of the Project would not occur. No further evaluation of this topic in an EIR is required.

Methane Gas

The Project Site is located within a Methane Zone and would comply with the City of Los Angeles' Methane Mitigation Ordinance No. 175790. As the permitting process would ensure that new development would comply with the City's Methane Mitigation Ordinance and the Project does not include uses that would produce methane gas, the Project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, and impacts associated with the release of methane gas during operation would be less than significant. No further analysis of this topic in an EIR is required.

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

Less Than Significant Impact. There is an existing school within 0.25 mile of the Project site. Cathedral Chapel School is located approximately 450 feet west of the Project Site at 755 South Cochran Avenue. As previously discussed, the types and amounts of hazardous materials that would be used in connection with the Project would be typical of those used during construction of residential and commercial developments, including vehicle fuels, paints, oils, and transmission fluids. Similarly, the types and amounts of hazardous materials used during operation of the proposed uses would be typical of residential and commercial developments and would include cleaning solvents, pesticides for landscaping, painting supplies, and petroleum products. In addition, the Project would not involve the use or handling of acutely hazardous materials, substances, or waste. Specifically, the Project does not involve the development of industrial or other uses that would emit large amounts of chemicals or acutely hazardous materials. Furthermore, all materials used during both the construction and operation of the Project would be used in accordance with manufacturers' instructions and handled in compliance with applicable federal, state, and local regulations. As such, the Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school. Impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

d. Would the project 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?

No Impact. California Government Code Section 65962.5 requires the California Environmental Protection Agency (CalEPA) to develop and update annually the Cortese List, which is a "list" of hazardous waste sites and other contaminated sites. While California Government Code Section 65962.5 makes reference to the preparation of a "list," many changes have occurred related to web-based information access since 1992 and information regarding the Cortese List is now compiled on the websites of the California Department of Toxic Substances Control (DTSC), the State Water Board, and CalEPA. The DTSC maintains the EnviroStor database, which includes sites on the Cortese List and also identifies potentially hazardous sites where cleanup actions or extensive investigations are planned or have occurred. The database provides a listing of federal Superfund sites, state response sites, voluntary cleanup sites, and school cleanup sites.

The Phase I ESAs prepared for the Project Site included as Appendix IS-3.1 and Appendix IS-3.2 obtained a database search report that documents findings of various federal, state, and local regulatory database searches regarding properties with known or suspected releases of hazardous materials. Based on the database records search, the Project Site is not listed on the applicable databases. Therefore, no impact would occur, and no mitigation measures are required.

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

No Impact. The Project Site is not located within an airport land use plan. The Project Site is located approximately 6.5 miles northeast of the Santa Monica Airport. As discussed above, based on a

report published by the Santa Monica Municipal Airport, the Project Site is not located within the 2018 65 dB CNEL noise contours for the airport, indicating airport noise is not an issue at the Project Site.[37] As a result, the Project would not expose people working on the Project Site to excessive noise. Therefore, no impact would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

f. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The City of Los Angeles' General Plan Safety Element addresses public protection from unreasonable risks associated with natural disasters (e.g., fires, floods, earthquakes) and sets forth guidance for emergency response. Specifically, the Safety Element includes Exhibit H, Critical Facilities and Lifeline Systems, which identifies emergency evacuation routes, or disaster routes, along with the location of selected emergency facilities. The nearest emergency/disaster routes to the Project Site are Olympic Boulevard located 0.29 mile to the south and La Brea located 0.06 mile to the east.[38] While it is expected that the majority of construction activities for the Project would be confined to the Project Site, limited off-site construction activities may occur in adjacent street rights-of-way during certain periods of the day, which could potentially require temporary lane closures. However, if lane closures are necessary, both directions of travel would continue to be maintained in accordance with standard construction management plans that would be implemented to ensure adequate circulation and emergency access. With regard to operation, the Project would not require the permanent closure of any local public or private streets and would not impede emergency vehicle access to the Project Site or surrounding area. In addition, the Project would comply with LAFD access requirements and applicable LAFD regulations regarding safety. Therefore, the Project would not impede emergency access within the Project Site or vicinity that could cause an impediment along City designated disaster routes such that the Project would impair the implementation of the City's emergency response plan. As such, the Project's impact related to the implementation of the City's emergency response plan would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

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

No Impact. There are no wildlands located in the vicinity of the Project Site. The Project Site is not located within a City-designated Very High Fire Hazard Severity Zone, nor is it located within a City-designated fire buffer zone. Therefore, the Project would not exacerbate conditions that would subject people or structures to a significant risk of loss, injury, or death as a result of exposure to wildland fires. Furthermore, the Project would be developed in accordance with LAMC requirements pertaining to fire safety. Specifically, Section 57.106.5.2 of the LAMC provides that the Fire Chief shall have the authority to require drawings, plans, and sketches as necessary to identify access points, fire suppression devices and systems, utility controls, and stairwells; Section 57.118 of the LAMC establishes LAFD's fire/life safety plan review and LAFD's fire/life safety inspection for new construction projects; and Section 57.507.3.1 establishes fire water flow standards. Therefore, no

[37] Santa Monica Municipal Airport, Calendar Year 2018 CNEL Contours Santa Monica Municipal Airport, April 2019.

[38] City of Los Angeles, Safety Element of the Los Angeles City General Plan, November 1996, Exhibit H, Critical Facilities and Lifeline Systems.

impacts would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

X. HYDROLOGY AND WATER QUALITY

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

The following analysis is based, in part, on the *Hydrology & Water Resources Technical Report* (Hydrology Report) prepared for the Project by KPFF Consulting Engineers, dated February 21, 2023, and included as Appendix IS-5 of this Initial Study.

a. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact. As provided by the following analysis, the Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.

Surface Water Quality

Construction

During Project construction, particularly during the grading phase, stormwater runoff from precipitation events could cause exposed and stockpiled soils to be subject to erosion and convey sediments into municipal storm drain systems. In addition, on-site watering activities to reduce airborne dust could contribute to pollutant loading in runoff. Pollutant discharges relating to the storage, handling, use and disposal of chemicals, adhesives, coating, lubricants, and fuel could also occur. However, as Project construction would disturb more than one acre of soil, the Project would be required to obtain coverage under the National Pollutant Discharge Elimination System (NPDES). Construction General Permit. In accordance with the requirements of the NPDES Construction General Permit, the Project would implement a Stormwater Pollution Prevention Plan (SWPPP) adhering to the California Stormwater Quality Association BMP Handbook. The SWPPP would set forth Best Management Practices (BMPs) to be used during construction for stormwater and non-stormwater discharges, including, but not limited to, sandbags, storm drain inlets protection, stabilized construction entrance/exit, wind erosion control, and stockpile management, to minimize the discharge of pollutants in stormwater runoff during construction. In addition, Project construction activities would occur in accordance with City grading permit regulations (Chapter IX, Division 70 of the LAMC), such as preparation of an erosion control plan, to reduce the effects of sedimentation and erosion.

As discussed in Section 3, Project Description, of this Initial Study, the Project would require excavations of up to 80 feet deep. Based on a review of the Seismic Hazard Evaluation Report for the Hollywood Quadrangle, the historically highest groundwater level for the Project Site is estimated to be 10 feet below the ground surface. In addition, groundwater was encountered at depths between 53.4 and 60 feet below the existing ground surface. Thus, Project construction activities could encounter groundwater and require installation of a temporary dewatering system. Dewatering operations are practices that discharge non-stormwater, such as groundwater, that must be removed from a work location and discharged into the storm drain system to proceed with construction. Discharges from dewatering operation can contain high levels of fine sediments, which, if not properly treated, could lead to exceedance of the NPDES requirements. If groundwater is encountered during construction, temporary dewatering systems such as dewatering tanks, sand media particulate, pressurized bag filters, and cartridge filters would be utilized in compliance with the NPDES permit. Furthermore, the treatment and disposal of the dewatered water would occur in accordance with the Los Angeles Regional Water Quality Control Board (LARWQCB) Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties.

With the implementation of site-specific BMPs included as part of an erosion control plan required to comply with the City grading permit regulations, the Project would significantly reduce or eliminate the discharge of potential pollutants from stormwater runoff. Therefore, with compliance with NPDES

requirements and City grading regulations, construction of the Project would not violate any water quality standard or waste discharge requirements or otherwise substantially degrade surface water quality. Furthermore, construction of the Project would not result in discharges that would cause regulatory standards to be violated. Thus, temporary construction-related impacts on surface water quality would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

Operation

As is typical of most urban existing uses and proposed developments, stormwater runoff from the Development Area has the potential to introduce pollutants into the stormwater system. Anticipated and potential pollutants generated by the Project are sediment, nutrients, pesticides, metals, pathogens, and oil and grease.

Under the City's Low Impact Development (LID) Ordinance, post-construction stormwater runoff from new projects must be infiltrated, evapotranspirated, captured and used and/or treated through high efficiency BMPs on-site for the volume of water produced by the greater of the 85th percentile storm event or the 0.75-inch storm event (i.e., "first flush"). The implementation of BMPs required by the City's LID Ordinance would target the pollutants that could potentially be carried in stormwater runoff. According to the LID Ordinance requirements, the order of priority for selected BMPs is infiltration systems, stormwater capture and use, high efficiency biofiltration/bioretention systems, and any combination of any of the above. As discussed in the Hydrology Report, the Project would comply with the City's LID Ordinance and install a capture and use system and/or biofiltration planters. Any stormwater that bypasses the capture and use system would discharge to an approved discharge point in the public right-of-way.

As discussed in the Hydrology Report, Project Site currently does not have any structural or LID BMPs to treat or infiltrate stormwater. Therefore, implementation of the LID features proposed as part of the Project would result in an improvement in surface water quality runoff as compared to existing conditions. Implementation of the proposed BMP system would result in the treatment of the entire required volume for the Project Site and the elimination of pollutant runoff up to the 85th percentile storm event. Therefore, with the incorporation of LID BMPs, operation of the Project would not result in discharges that would violate any surface water quality standards or waste discharge requirements. Impacts to surface water quality during operation of the Project would be less than significant, and no mitigation measures are required. No further analysis of this topic in an EIR is required.

Groundwater Quality

Construction

As discussed above, based on the historically highest groundwater level, Project construction activities could encounter groundwater and temporary dewatering may be required. In the event groundwater is encountered during construction, temporary dewatering systems such as dewatering tanks, sand media particulate, pressurized bag filters, and cartridge filters would be utilized in compliance with the NPDES permit. These temporary systems would comply with all relevant NPDES requirements related to construction. As such, groundwater quality would not be impacted from dewatering activities.

Other potential effects to groundwater quality could result from the presence of an underground storage tank (UST) or during the removal of a UST. While no UST or USTs are anticipated to be present within the Project Site, in the unlikely event that USTs are found, suspect materials would be removed in accordance with all applicable federal, state, and local regulations. For example, if underground storage tanks are encountered, prior to removal, applicable permits would be obtained from the LAFD to ensure handling and removal in accordance with applicable standards. Therefore, USTs would not pose a significant hazard on groundwater quality.

There are also risks associated with contaminated soil impacting groundwater quality. In the event contaminated soils are encountered during construction, the nature and extent of the contamination would be determined and appropriate handling, disposal, and/or treatment would be implemented in accordance with applicable regulatory requirements, including SCAQMD Rule 1166. Therefore, compliance with existing regulations would ensure the Project would not create a significant hazard to groundwater quality associated with potentially contaminated soil.

As previously discussed, during on-site grading and building construction, hazardous materials, such as fuels, oils, paints, solvents, and concrete additives, could be used and would therefore require proper management and, in some cases, disposal. The management of any resultant hazardous wastes could increase the potential for hazardous materials to be released into groundwater. Compliance with all applicable federal, state, and local requirements concerning the handling, storage and disposal of hazardous waste would reduce the potential for the construction of the Project to release contaminants into groundwater. Therefore, while there are existing groundwater production or public supply wells within 1 mile of the Project Site, construction activities would not be anticipated to affect existing wells.

Based on the above, construction of the Project would not result in discharges that would violate any groundwater quality standard or waste discharge requirements. Therefore, construction-related impacts on groundwater quality would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

Operation

Operational activities which could affect groundwater quality include spills of hazardous materials and leaking USTs. Surface spills from the handling of hazardous materials most often involve small quantities and are cleaned up in a timely manner, thereby resulting in little threat to groundwater. Other types of risks such as leaking underground storage tanks have a greater potential to affect groundwater. However, as discussed above, the Project would not introduce any new USTs that would have the potential to expose groundwater to contaminants. In addition, the Project would comply with all applicable existing regulations that would prevent the Project from affecting or expanding any potential areas of contamination, increasing the level of contamination, or causing regulatory water quality standards at an existing production well to be violated, as defined in the California Code of Regulations, Title 22, Division 4, Chapter 15 and the Safe Drinking Water Act. The Project's potential impact on groundwater quality during operation would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

b. Would the project 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. As discussed above, based on the historically highest groundwater level, Project construction activities could encounter groundwater and temporary dewatering may be required. As discussed above, if groundwater is encountered during construction, temporary pumps and filtration would be utilized in compliance with all applicable regulations and requirements. Therefore, the Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin.

With regard to groundwater recharge, as discussed in the Hydrology Report, the Project Site is 98-percent impervious under existing conditions, and there is minimal groundwater recharge potential. With implementation of the Project, the impervious areas within the Project Site would decrease to 95 percent. As previously discussed, any stormwater that bypasses the capture and use system would discharge to an approved discharge point in the public right-of-way and would not result in infiltration of a large amount of rainfall that would affect groundwater hydrology, including the direction of groundwater flow. Therefore, the Project would not interfere substantially with groundwater recharge such that groundwater management would be impeded.

Based on the above, the Project would not substantially deplete groundwater supplies or interfere with groundwater recharge. Impacts on groundwater supplies would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

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

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

Less Than Significant Impact. Construction activities have the potential to temporarily alter existing drainage patterns and flows within the Project Site by exposing underlying soils, modifying flow direction, and making the Project Site more permeable. Exposed and stockpiled soils could also be subject to erosion and conveyance into nearby storm drains during storm events. In addition, on-site watering activities to reduce airborne dust could contribute to pollutant loading in runoff. However, as discussed above in Response to Checklist Question X.a, the Project would be required to obtain coverage under the NPDES Construction General Permit. In accordance with the requirements of this permit, the Project would implement a SWPPP that specifies BMPs and erosion control measures to be used during construction to manage runoff flows. These BMPs are designed to contain stormwater or construction watering on the Project Site such that runoff does not impact off-site drainage facilities or receiving waters. In addition, Project construction activities would occur in accordance with City grading permit regulations (Chapter IX, Division 70 of the LAMC), such as the preparation of an erosion control plan, to reduce the effects of sedimentation and erosion. Thus, through compliance with all NPDES Construction General Permit requirements, including preparation of a SWPPP and implementation of BMPs, as well as compliance with applicable City grading permit regulations, construction activities for the Project would not substantially alter the Project Site drainage patterns in a manner that would result in substantial erosion or siltation on- or off-site. As such, construction-

related impacts to hydrology would be less than significant, and no mitigation measures are required. No further analysis of this topic in an EIR is required.

No streams or rivers are located on or within the immediate vicinity of the Project Site. Additionally, as previously discussed, the Project Site is 98-percent impervious in the existing condition. The Project would include development of new buildings, paved areas, and landscaped areas. As such, the Project would result in an overall decrease in the amount of impervious surface within the Project Site. Specifically, with implementation of the Project, the amount of impervious area within the Project Site is expected to lower to 95 percent. As stated in the Hydrology Report, included as Appendix IS-5 of this Initial Study, surface water runoff from the Project would be directed to the existing storm drain main that runs along 8th Street. Furthermore, in accordance with requirements of the City's LID Ordinance, BMPs would be implemented throughout the operational life of the Project to reduce erosion.

Based on the above, the Project would not substantially alter the existing drainage pattern of the Project site or surrounding area such that substantial erosion or siltation on-site or off-site would occur. Operational impacts to hydrology would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

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

Less Than Significant Impact. As indicated above, there are no streams or rivers within or immediately surrounding the Project Site. Construction activities have the potential to temporarily alter existing drainage patterns on the Project Site by exposing the underlying soils, modifying flow direction, and making the Project Site temporarily more permeable. As noted above, through compliance with all NPDES Construction General Permit requirements, including preparation of a SWPPP and implementation of BMPs, as well as compliance with applicable City grading permit regulations, construction activities for the Project would not substantially alter the Project Site drainage patterns in a manner that would result in flooding on- or off-site. As such, construction-related impacts to hydrology would be less than significant, and no mitigation measures are required. No further analysis of this topic in an EIR is required.

As discussed in the Hydrology Report, the Project Site is comprised of mostly of impervious surfaces under existing conditions. With implementation of the Project, with implementation of the Project, the amount of impervious area within the Project Site is expected to lower to 95 percent. Under the City's LID Ordinance, post-construction stormwater runoff from new projects must be infiltrated, evapotranspirated, captured and used, and/or treated through high efficiency BMPs on site for the volume of water produced by the greater of the 85th percentile storm event or the 0.75-inch storm event (i.e., "first flush"). Consistent with LID requirements to reduce the quantity and improve the quality of rainfall runoff that leaves the Project Site, the Project is expected to include the installation of a capture and use system and/or biofiltration plantersas established by the LID Manual. The stormwater which bypasses the BMP systems would discharge to an approved discharge point in the public right-of-way. Therefore, with implementation of BMPs to capture and treat stormwater that are not currently present within the Project Site, the Project would decrease the rate or amount of surface runoff in a manner which would not increase runoff and not result in or otherwise increase the

potential for flooding on- or off-site. Impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

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

Less Than Significant Impact. As previously discussed, the Project Site is 98-percent impervious in the existing condition. The Project would include development of new buildings, paved areas, and landscaped areas. As such, the Project would result in an overall decrease in the amount of impervious surface within the Project Site to 95 percent. As detailed in the Hydrology Report, included as Appendix IS-5 of this Initial Study, runoff flows would be reduced from 4.16 cubic feet per second (cfs) to 4.15 cfs. As the Project Site currently does not have BMPs for the management of pollutants or runoff, the Project BMPs required under the City's LID Ordinance would control stormwater runoff and ultimately result in a minor decrease in runoff compared to existing conditions. Consequently, the Project would not increase the amount of stormwater runoff discharging into the existing storm drainage infrastructure. Therefore, the Project would not 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. Impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

iv. Impede or redirect flood flows?

No Impact. As discussed in the Hydrology Report, the Project Site is not located within a 100-year flood hazard area as mapped by the Federal Emergency Management Agency (FEMA) or by the City of Los Angeles.[39] Thus, the Project would not impede or redirect flood flows. No impacts would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

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

Less Than Significant Impact. As discussed above, the Project Site is not located within a 100-year flood hazard area as mapped by FEMA or by the City of Los Angeles.[40] In addition, the Safety Element of the City of Los Angeles General Plan does not map the Project Site as being located within a tsunami hazard area.[41] Therefore, no tsunami or tsunami events would be expected to impact the Project Site. Additionally, there are no standing bodies of water near the Project Site that may experience a seiche.

Earthquake-induced flooding can also result from the failure of dams or other water-retaining structures resulting from earthquakes. As discussed in the Geotechnical Report, the Project Site is located within a potential inundation area associated with the Hollywood Reservoir, which is held by

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39 City of Los Angeles, Safety Element of the Los Angeles City General Plan, November 26, 1996, Exhibit F, p. 57.

40 City of Los Angeles, Safety Element of the Los Angeles City General Plan, November 26, 1996, Exhibit F, p. 57.

41 City of Los Angeles, Safety Element of the Los Angeles City General Plan, November 26, 1996, Exhibit G, Inundation & Tsunami Hazard Areas, p. 59.

the Mulholland Dam. The Mulholland Dam is located in the Hollywood Hills approximately 4 miles north of the Project Site. Although the Project Site is mapped within an inundation zone for the dam, catastrophic failure of this dam is expected to be a very unlikely event in that dam safety regulations exist and are enforced by the Division of Safety of Dams, Army Corp of Engineers, and the Department of Water Resources. Inspectors would require dam owners to perform work, maintenance or implement controls if issues are found with the safety of the dam. The dams are under continuous monitoring for safety against failure and the potential for seismically-induced flooding to affect the Project Site due to dam failure is low. Therefore, the risk of flooding from inundation by dam failure is considered low.

Considering the above information and risk reduction projects, the risk of flooding from a tsunami, inundation by a seiche or dam failure is considered low. Impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

e. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. Under Section 303(d) of the Clean Water Act, states are required to identify water bodies that do not meet their water quality standards. Biennially, the Los Angeles Regional Water Quality Control Board (LARWQCB) prepares a list of impaired waterbodies in the region, referred to as the 303(d) list. The 303(d) list outlines the impaired waterbody and the specific pollutant(s) for which it is impaired. All waterbodies on the 303(d) list are subject to the development of a Total Maximum Daily Load (TMDL). As discussed in the Hydrology Report, the Project Site is located within the Ballona Creek Watershed in the Los Angeles Basin. According to the State Water Resources Control Board (SWRCB), constituents of concern listed for the Ballona Creek Watershed under California's Clean Water Act Section 303(d) List include cadmium (sediment), chlordane (tissue and sediment), copper (dissolved), cyanide, lead, PCBs, silver, toxicity, trash, viruses (enteric), and zinc.

The County of Los Angeles, the City of Los Angeles, and all other cities in the Los Angeles Watershed are responsible for the implementation of watershed improvement plans or Enhanced Watershed Management Programs (EWMP) to improve water quality and assist in meeting the Total Maximum Daily Load (TMDL) milestones. The objective of the EWMP Plan for the Ballona Creek is to determine the network of control measures (often referred to as best management practices) that will achieve required pollutant reductions while also providing multiple benefits to the community and leveraging sustainable green infrastructure practices.

Potential pollutants generated by the Project would be typical of residential and commercial land uses and may include sediment, nutrients, pesticides, pathogens, trash and debris, oil and grease, and metals. The implementation of BMPs required by the City's LID Ordinance would target these pollutants that could potentially be carried in stormwater runoff. Since the existing Project Site does not have any structural or LID BMPs to treat or infiltrate stormwater, implementation of the LID features proposed as part of the Project would result in an improvement in surface water quality runoff as compared to existing conditions. As such, the Project would not introduce new pollutants or an increase in pollutants that could conflict with or obstruct any water quality control plans for Ballona Creek. With compliance with existing regulatory requirements and implementation of LID BMPs, the Project would not conflict with or obstruct implementation of a water quality control plan or a

sustainable groundwater management plan. Impacts would be less than significant, and no mitigation measures would be required. No further evaluation of this topic in an EIR is required.

XI. LAND USE AND PLANNING

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

a. Would the project physically divide an established community?

Less than Significant Impact. As discussed in Section 3, Project Description, of this Initial Study, the Project Site is surrounded by a mix of low- to medium-rise commercial, and residential uses. Uses located adjacent to the Project Site include two- to six-story buildings comprised of commercial and residential uses across Wilshire Boulevard to the north, two- and three-story residential buildings to the south, and a two- and ten-story commercial building and surface parking to the west. There are several existing and proposed high rise towers in the Miracle Mile area located along Wilshire Boulevard, including the 31-story building at 5900 Wilshire Boulevard and the proposed 42-story tower at 5411 Wilshire Boulevard. Additionally, the future Metro D (Purple) Line station stop at Wilshire and La Brea is currently under construction to the immediate east of the Project Site across Detroit Street and is anticipated to be completed in 2023. The land uses surrounding the Project Site are Regional Commercial and High Medium Residential, and have varying zoning designations, including [Q]C4-2-CDO, [Q]C2-1-CDO, [Q]R4-1-HPOZ, and [Q]R4-1.

As previously discussed, the Project includes development of the Residential Tower that would provide up to 419 residential units comprised of 206 1-bedroom units, 208 2-bedroom units, and five penthouse units. Additionally, the Residential Tower would include 2,645 square feet of floor area for ground floor commercial uses located north adjacent to the residential entrance. As part of the Project, existing commercial buildings along the Wilshire Boulevard frontage would be retained and would provide 42,092 square feet of commercial uses. In addition, 6,137 square feet of existing building area that were rear additions to the southwestern portion of the commercial building along Wilshire Boulevard would be removed. These uses would be consistent with other developments located adjacent to and in the general vicinity of the Project Site. Additionally, all proposed development would also occur within the boundaries of the Project Site. Furthermore, the Project does not propose a freeway or other large infrastructure that could divide the existing surrounding community. Therefore, the Project would not physically divide an established community. Impacts related to the physical division of an established community would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

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

Potentially Significant Impact. As discussed in Section 3, Project Description, of this Initial Study, the Project requires several discretionary approvals. Additionally, the Project could potentially conflict with land use plans, policies or regulations that were adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, further evaluation of this topic in an EIR is required.

XII. MINERAL RESOURCES

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

a. Would the project 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. No mineral extraction operations currently occur on the Project Site. The Project Site is located within an urbanized area and has been previously disturbed by development. As such, the potential for mineral resources to occur on-site is low. In addition, the Project Site is not located within a mineral producing area as classified by the California Geological Survey.[42] The Project Site is also not located within a City-designated oil field or oil drilling area.[43] Therefore, the Project would not result in the loss of availability of a mineral resource or a mineral resource recovery site, and, as such, no impact would occur. No further analysis of this topic in the EIR is required.

b. Would the project 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. No mineral extraction operations currently occur on the Project Site. Furthermore, the Project Site is not located within a City-designated Mineral Resource Zone where significant mineral deposits are known to be present, or within a mineral producing area as classified by the California

[42] California Geological Survey, Aggregate Sustainability in California, Fifty-Year Aggregate Demand Compared to Permitted Aggregate Reserves, 2018.

[43] City of Los Angeles Department of Public Works, Bureau of Engineering, NavigateLA, http://navigatela.lacity.org/navigatela/, accessed July 24, 2022.

Geological Survey. The Project Site is also not located within a City designated oil field or oil drilling area. Therefore, the Project would not result in the loss of availability of a mineral resource or a mineral resource recovery site. No impact would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

XIII. NOISE

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

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

Potentially Significant Impact. During Project construction activities, the use of heavy equipment (e.g., bulldozers, backhoes, cranes, loaders, etc.) would generate noise on a short-term basis. In addition, noise levels from on-site sources may increase during operation of the Project. Furthermore, traffic attributable to the Project has the potential to increase noise levels along adjacent roadways. Therefore, further evaluation of this topic will be provided in the EIR.

b. Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. Due to the proposed land uses and vibration characteristics (rapid attenuation based on distance from source), operation of the Project would not be anticipated to result in operational vibration impacts. Construction of the Project could generate groundborne noise and vibration associated with demolition, site grading and excavation, other clearing activities, the installation of building footings, and construction truck travel. As such, the Project would have the potential to generate excessive groundborne vibration and noise levels during short-term construction activities. Therefore, further evaluation of this topic will be provided in the EIR.

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?

Less Than Significant Impact. The Project Site is not located within the vicinity of a private airstrip or airport land use plan. The nearest airport to the Project Site is the Santa Monica Airport, which is located approximately 6.5 miles southwest of the Project Site. As discussed above, based on a report published by the Santa Monica Municipal Airport, the Project Site is not located within the 2018 65 dB CNEL noise contours for the airport, indicating airport noise is not an issue at the Project Site.[44] Therefore, the Project would not expose people residing or working in the project area to excessive airport noise. Impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

XIV. POPULATION AND HOUSING

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

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

Less Than Significant Impact. The Project includes development of the Residential Tower that would provide up to 419 residential dwelling units within the Project Site and 2,645 square feet of ground floor commercial space. Additionally, 15,306 square feet of existing retail uses and 1,358 square feet of office uses would be converted to 16,664 square feet of restaurant space within the existing commercial buildings. Furthermore, 6,137 square feet of existing building area that were rear additions to the southwestern portion of the commercial building along Wilshire Boulevard would be removed. Upon completion, the Project Site would include 419 residential units, 36,737 square feet of restaurant uses, and 8,000 square feet of office uses.

[44] Santa Monica Municipal Airport, Calendar Year 2018 CNEL Contours Santa Monica Municipal Airport, April 2019.

The Southern California Association of Governments (SCAG) is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino and Imperial Counties and addresses regional issues relating to transportation, the economy, community development, and the environment. With regard to future growth, SCAG's 2020–2045 RTP/SCS, provides population, housing, and employment projections for cities under its jurisdiction through 2045. The growth projections in the 2020–2045 RTP/SCS reflects the 2017 American Community Survey, employment data from the California Employment Development Department, population, and household data from the California Department of Finance, and extensive input from local jurisdictions in SCAG's planning area. The Project Site is located in SCAG's City of Los Angeles Subregion.

According to SCAG's 2020–2045 RTP/SCS, the forecasted population for the City of Los Angeles Subregion in 2022 is approximately 4,107,076 persons.[45] As projected by the 2020–2045 RTP/SCS, the City of Los Angeles Subregion is anticipated to have a population of approximately 4,280,352 persons in 2028, the projected occupancy year of the Project.[46] Therefore, the projected population growth between 2022 and 2028 is approximately 173,276 persons. Based on a household size factor of 2.25 persons per household and 419 units, the Project could generate a new residential population of approximately 943 residents.[47] The estimated 943 new residents generated by the Project would represent approximately 0.54 percent of the population growth forecasted by SCAG's 2020–2045 RTP/SCS in the City of Los Angeles Subregion between 2022 and 2028. The Project does not include the extension of roads or other infrastructure that would indirectly induce substantial population growth in the area. Therefore, the Project's residents would be well within SCAG's 2020–2045 population projection for the City of Los Angeles Subregion.

According to the 2020–2045 RTP/SCS, the forecasted number of households for the City of Los Angeles Subregion in 2022 is approximately 1,455,138 households.[48] As projected by the 2020–2045 RTP/SCS, the City of Los Angeles Subregion is anticipated to have approximately 1,543,276 households in 2028, the projected occupancy year of the Project.[49] Therefore, the projected household growth in the City between 2022 and 2028 is approximately 88,138 households. The Project's 419 residential households added by the Project would constitute approximately 0.48 percent of the housing growth forecasted between 2022 and 2028 by SCAG's 2020–2045 RTP/SCS. The Project would also assist the City in meeting its required share of regional housing need included in the Regional Housing Needs Assessment (RHNA) 2021-2029 cycle, provide new housing opportunities, and conform to City and regional policies supporting higher density, compact, infill housing development in an area well-served by transit. The RHNA is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan. RHNA quantifies the need for housing within each jurisdiction during specified planning periods. Therefore, the Project's households would be well within SCAG's 2020–2045 household projection for the City of Los Angeles Subregion.

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45 Based on a linear interpolation of SCAG 2016–2045 data.

46 Based on a linear interpolation of SCAG 2016–2045 data.

47 Based on City of Los Angeles VMT Calculator Documentation (Version 1.3), May 2020, Table 1: Land Use and Trip Generation Base Assumptions. The rate of 2.25 persons per unit for "Multi-Family Residential" land use is applied to the 419 new residential units. Therefore, the Project would result in approximately 943 new residents.

48 Based on a linear interpolation of 2016–2045 data. SCAG forecasts "households," not housing units. As defined by the U.S. Census Bureau, "households" are equivalent to occupied housing units.

49 Based on a linear interpolation of SCAG 2020–2045 data.

Based on employee generation rates developed by the Los Angeles Department of Transportation (LADOT), the Project would generate approximately 26 net new employees.[50] According to the 2020–2045 RTP/SCS, the employment forecast for the City of Los Angeles Subregion in 2022 is approximately 1,907,803 employees.[51] As projected by the 2020–2045 RTP/SCS, the City of Los Angeles Subregion is anticipated to have approximately 1,967,307 employees in 2028, the projected occupancy year of the Project.[52] Therefore, the projected employment growth in the City between 2022 and 2028 is approximately 59,503 employees. Thus, the Project's estimated 26 net new employees would constitute approximately 0.04 percent of the employment growth forecasted between 2022 and 2028.

The provision of new jobs would constitute a small percentage of employment growth, would not be considered "unplanned growth" and would not produce such a high quantity of new jobs that it would have the possibility to induce unplanned residential growth. Therefore, the Project would not cause an exceedance of SCAG's employment projections or induce substantial indirect population or housing growth related to Project-generated employment opportunities.

As analyzed above, the net new population and housing that would be generated by the Project would be within SCAG's population and housing projections for the City of Los Angeles Subregion. Therefore, the Project would not induce substantial unplanned population or housing growth. Impacts related to population and housing would be less than significant. No further analysis of this topic in the EIR is required.

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

No Impact. As no housing currently exists on the Project Site, the Project would not cause the displacement of any existing people or housing and therefore likewise would not require the construction of replacement housing elsewhere. Therefore, no impact would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

XV. PUBLIC SERVICES

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

[50] Los Angeles Department of Transportation (LADOT) and Los Angeles Department of City Planning (DCP), City of Los Angeles VMT Calculator Documentation, May 2020, Table 1.

[51] Based on a linear interpolation of SCAG 2016–2045 data.

[52] Based on a linear interpolation of SCAG 2016–2045 data.

	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. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection services?

Potentially Significant Impact. LAFD provides fire protection and emergency medical services for the Project Site. The Project would increase the floor area and associated occupancy on-site which could result in the need for additional fire protection services during Project operation. Additionally, construction activities have the potential to result in accidental on-site fires by exposing combustible materials to fire risks from machinery and equipment sparks, and from exposed electrical lines, chemical reactions in combustible materials and coatings, and lighted cigarettes. Therefore, further evaluation of this topic in an EIR is required.

b. Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection services?

Potentially Significant Impact. Police protection for the Project Site is provided by the City of Los Angeles Police Department (LAPD). The Project would increase the floor area and associated occupancy on-site which could result in the need for additional police services during Project operation. Additionally, construction sites can be sources of nuisances and hazards and invite theft and vandalism. Therefore, further evaluation of this topic in an EIR is required.

c. Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for schools?

Less Than Significant Impact. The Project Site is located within the boundaries of the Los Angeles Unified School District (LAUSD). The LAUSD is divided into six local districts.[53] The Project Site is located in Local District–West.[54] The Project Site is currently served by Wilshire Crest Elementary School, John Burroughs Middle School, and Fairfax Senior High School.[55] As previously discussed, the Project includes the construction of 419 new residential units. Based on LAUSD Student Generation rates, the Project would result in approximately 96 elementary students, 26 middle school students, and 55 high school students in the project area, for a total of approximately 177 students.[56] As such, the Project would create new demand for capacity at the LAUSD schools that serve the Project Site. It should be noted, however, that this analysis does not include students who may enroll in private schools or participate in home-schooling. In addition, this analysis does not account for Project residents who may already reside in the school attendance boundaries and would move to the Project Site. Other LAUSD options that are not accounted for that may be available to Project-generated students include the following:

- Open enrollment that enables students anywhere within the LAUSD to apply to any regular, grade-appropriate LAUSD school with designated open enrollment seats;
- Magnet schools and centers, which are open to qualified students in the LAUSD;
- The Permits With Transportation Program, which allows students to continue to go to the schools within the same feeder pattern of the school they were enrolled in from elementary through high school. The LAUSD provides transportation to all students enrolled in the Permits With Transportation Program regardless of where they live within the LAUSD;
- Intra-district parent employment-related transfer permits that allow students to enroll in a school that serves the attendance area where the student's parent is regularly employed if there is adequate capacity available at the school;
- Sibling permits that enable students to enroll in a school where a sibling is already enrolled; and
- Child care permits that allow students to enroll in a school that serves the attendance area where a younger sibling is cared for every day after school hours by a known child care agency, private organization, or a verifiable child care provider.

Pursuant to SB 50, the Applicant would be required to pay development fees for schools to LAUSD prior to the issuance of the Project's building permit. Pursuant to Government Code Section 65995, the payment of these fees fully addresses Project-related school impacts. Thus, the Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities (i.e., schools), need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain

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53 LAUSD, Board of Education Districts Maps 2015–2016, http://achieve.lausd.net/Page/8652, accessed September 16, 2022.

54 LAUSD, Board of Education Local District—Central Map, May 2015.

55 Los Angeles Unified School District, Residential School Identifier, https://explorelausd.schoolmint.net/school-finder/home/, accessed October 5, 2022.

56 Los Angeles Unified School District, 2020 Developer Fee Justification Study, March 2020, Table 3.

acceptable service ratios or other performance objectives for schools. Therefore, the Project's impact on schools would be less than significant, and no mitigation measures are required. No further evaluation of this issue in an EIR is required.

d. Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for park services?

Less Than Significant Impact.

Construction

Construction of the Project would result in a temporary increase in the number of construction workers at the Project Site. Due to the employment patterns of construction workers in Southern California, construction workers are not likely to relocate their households as a consequence of the construction job opportunities presented by the Project because construction workers move from construction site to construction site throughout the region as specific jobs are temporary/short-term in nature. Therefore, the construction workers associated with the Project would not result in a notable increase in the residential population of the Project vicinity, or a corresponding permanent demand for parks and recreational facilities in the vicinity of the Project Site.

During Project construction, the use of public parks and recreational facilities by construction workers would be expected to be limited, as construction workers are highly transient in their work locations and are more likely to utilize parks and recreational facilities near their places of residence. There is a potential for construction workers to spend their lunch breaks at parks and recreational facilities that may be located in proximity to the Project Site; however, any resulting increase in the use of such parks and recreational facilities would be temporary and negligible. Furthermore, it is unlikely that workers would utilize parks and recreational facilities beyond a 0.5-mile radius from the Project Site, as lunch breaks typically are not long enough for workers to take advantage of such facilities and return to work within the allotted time (e.g., 30 to 60 minutes).

As such, there would be no impact related to construction activities, as construction workers would not demand and utilize parks services, and no facilities would be burdened such that new or expanded facilities would be required.

Operation

Parks and recreational facilities in the vicinity of the Project Site are primarily operated and maintained by the Los Angeles Department of Recreation and Parks (RAP). Nearby parks and recreational facilities within an approximate 2-mile radius of the Project Site include: Pan Pacific Park Pool and Senior Activity Center (located 0.84 mile from the Project Site), La High Memorial Park (located 0.86 mile from the Project Site), Queen Anne Recreation Center (located 1.07 miles from the Project Site), Pan Pacific Park and Recreation Center (located 1.07 miles from the Project Site), Eleanor Green Roberts Aquatic Center (located 1.13 miles from the Project Site), Carthay Circle Park (located 1.14 miles from the Project Site), Harold A. Henry Park (located 1.21 miles from the Project Site),

Mascot Park (located 1.46 miles from the Project Site), Poinsettia Recreation Center (located 1.78 miles from the Project Site), Washington Irving Pocket Park (located 1.79 miles from the Project Site), Fairfax Senior Citizen Center (located 1.81 miles from the Project Site), Country Club Park Heritage Plaza (located 1.89 miles from the Project Site), Burns Park (located 1.92 miles from the Project Site), Laces Aquatic and Recreation Center (located 1.95 miles from the Project Site), and Gladys Jean Wesson Park (located 1.99 miles from the Project Site). [57]

An increase in the use of existing parks and recreational facilities is directly associated with an increase in the population. As discussed above, the Project would develop 419 new residential units. Based on generation factors from the City of Los Angeles Department of Transportation (LADOT)'s Vehicle Miles Traveled Calculator, the Project's new residential units would generate approximately 943 residents.[58]

LAMC Section 12.21 -G requires open space for new developments with six or more dwelling units. Per LAMC Section 12.21 -G, there shall be 100 square feet of open space provided for each residential unit having less than three habitable rooms; 125 square feet of open space provided for each residential unit containing three habitable rooms; and 175 square feet of open space provided for each residential unit containing more than three habitable rooms. The Project is required to provide a total of 47,475 square feet of open space, but would provide a minimum of 47,534 square feet of open space, including 11,868 square feet of common indoor open space, 14,716 square feet of common outdoor open space, and 20,950 square feet of private open space. The indoor common open space may include lounge areas, meeting room space, and a fitness center. Outdoor open space would be comprised of a pool, seating areas, fitness areas, and deck areas primarily located on levels 6 (podium) and 43 (private roof top deck areas). Additionally, approximately 20,950 square feet of private open space, including residential balconies and decks would be provided.

Due to the Project exceeding the amount of public open space required pursuant to the LAMC, variety, and availability of the proposed open space to be provided within the Project Site, it is anticipated that Project residents would often utilize on-site open space to meet their recreational needs. While the Project's residents and visitors would be expected to use off-site public parks and recreational facilities to some degree, the Project would not be expected to cause or accelerate substantial physical deterioration of off-site public parks or recreational facilities given the provision of on-site open space and recreational amenities. Therefore, the Project would not be expected to cause or accelerate substantial physical deterioration of off-site public parks or recreational facilities. In addition, compliance with regulatory requirements, including the payment of park fees pursuant to LAMC Section 12.33, would ensure that the Project's potential impacts on parks would not be significant.

Based on the above, the Project would not substantially increase the demand for off-site public parks and recreational facilities and would not require the provision of new or physically altered parks and recreational facilities, the construction of which could cause significant environmental impacts. The

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[57] City of Los Angeles Department of Recreation and Parks, Facility Map Locator, www.laparks.org/maplocator?cat_id=All&geo%5Bradius%5D=2&geo%5Blatitude%5D=34.0619371&geo%5Blongitude%5D=-118.345428&address=5350%20Wilshire%20Blvd%2C%20Los%20Angeles%2C%20CA%2090036%2C%20USA, accessed September 15, 2022.

[58] City of Los Angeles VMT Calculator Documentation Guide, Table 1, May 2020.

payment of in-lieu fees in order to fulfill the Project's obligations under the provisions of LAMC 12.33 would further ensure that the Project's potential impacts on parks would be less than significant, and no mitigation measures are required. No further analysis of the issue in an EIR is required.

e. Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities?

Less Than Significant Impact. Other public facilities provided to the Project Site include library services. The Los Angeles Public Library (LAPL) provides library services to the City of Los Angeles through its Central Library, 72 branch libraries, as well as through Web-based resources.[59] The Project area is served by existing LAPL facilities including the Fairfax Branch Library, which is the nearest to the Project Site and located approximately 1.1 mile north of the Project Site. As previously discussed, the Project would develop 419 new residential units. Based on generation rates provided by the City's VMT Calculator Documentation, the Project would generate approximately 943 residents, which could result in a direct demand for libraries.[60] It is anticipated that a portion of the residential population generated by the Project that would visit library facilities would likely be dispersed among the various branch libraries serving the Project Site and it is not likely that all residents would visit the same library. Additionally, the Project's residential units would be equipped to receive individual internet service, which provides information and research capabilities that studies have shown to reduce demand at physical library locations.[61,62] Furthermore, the Project would generate revenues to the City's General Fund (in the form of property taxes, sales tax, and business tax, etc.) that could be applied toward the provision of new library facilities and related staffing for any one of the libraries serving the Project Site and vicinity, as deemed appropriate.[63] The Project's revenue to the General Fund would help offset the Project-related increase in demand for library services. With the installation of internet service capabilities throughout the Project Site and the generation of revenues to the City's General Fund that could be applied toward the provision of new library facilities and related staffing, impacts to library facilities would be less than significant. No further evaluation of this topic in an EIR is required.

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59 Los Angeles Public Library Strategic Plan, 2015–2020.

60 Based on City of Los Angeles VMT Calculator Documentation (Version 1.3), May 2020, Table 1: Land Use and Trip Generation Base Assumptions. The rate of 2.25 persons per unit for "Multi-Family Residential" land use is applied to the 419 new residential units. Therefore, the Project would result in approximately 943 new residents.

61 Denise A. Troll, How and Why Libraries are Changing: What We Know and What We Need to Know, Carnegie Mellon University, 2002.

62 Carol Tenopir, "Use and Users of Electronic Library Resources: An Overview and Analysis of Recent Research Studies," 2003.

63 City Administrative Officer, City of Los Angeles 2016–2017 Budget Overview, July 2016.

XVI. RECREATION

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

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

Less Than Significant Impact. As discussed above in Response Checklist Question XV.d, parks and recreational facilities in the vicinity of the Project Site are primarily operated and maintained by RAP. Nearby parks and recreational facilities within an approximate 2-mile radius of the Project Site include: Pan Pacific Park Pool and Senior Activity Center (located 0.84 mile from the Project Site), La High Memorial Park (located 0.86 mile from the Project Site), Queen Anne Recreation Center (located 1.07 miles from the Project Site), Pan Pacific Park and Recreation Center (located 1.07 miles from the Project Site), Eleanor Green Roberts Aquatic Center (located 1.13 miles from the Project Site), Carthay Circle Park (located 1.14 miles from the Project Site), Harold A. Henry Park (located 1.21 miles from the Project Site), Mascot Park (located 1.46 miles from the Project Site), Poinsettia Recreation Center (located 1.78 miles from the Project Site), Washington Irving Pocket Park (located 1.79 miles from the Project Site), Fairfax Senior Citizen Center (located 1.81 miles from the Project Site), Country Club Park Heritage Plaza (located 1.89 miles from the Project Site), Burns Park (located 1.92 miles from the Project Site), Laces Aquatic and Recreation Center (located 1.95 miles from the Project Site), and Gladys Jean Wesson Park (located 1.99 miles from the Project Site).

As previously discussed, while the population increase associated with the Project could generate additional demand for parks and recreational facilities in the vicinity of the Project Site, the Project would comply with the City's requirements in LAMC Section 12.33 through the payment of park fees. In addition, the Project would comply with applicable open-space requirements with respect to the Project's residential component. The Project would provide a minimum of 47,534 square feet of open space including 11,868 square feet of common indoor open space, 14,716 square feet of common outdoor open space, and 20,950 square feet of private open space. The indoor common open space may include lounge areas, meeting room space, and a fitness center. Outdoor open space would be comprised of a pool, seating areas, fitness areas, and deck areas primarily located on levels 6 (podium) and 43 (private roof top deck areas). Additionally, approximately 20,950 square feet of private open space including residential balconies and decks would be provided. The Project is

required to provide a total of 47,475 square feet of open space. Overall, the Project's proposed open space would exceed the requirements of the LAMC by 59 square feet.

Due to the Project exceeding the amount of public open space required pursuant to the LAMC, variety, and availability of the proposed open space and recreational amenities provided within the Project Site, including publicly accessible open space, it is anticipated that Project residents would often utilize on-site open space and common areas to meet the majority of their recreational needs. Thus, while the Project's residents would be expected to utilize off-site public parks and recreational facilities to some degree, the Project would not substantially increase the demand for off-site public parks and recreational facilities such that substantial physical deterioration of those facilities would occur or be accelerated. In addition, pursuant to Section 12.33 of the LAMC, the Applicant would be required to comply with applicable park fee requirements with regard to the residential component of the Project, which would be used to increase recreational opportunities for project residents and improve existing parks, both of which would reduce the Project resident's use of existing parks and recreational facilities and/or address any deterioration of those facilities. Thus, based on the above, the Project would not 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, and impacts would be less than significant. No mitigation measures are required, and no further analysis of the issue in an EIR is required.

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

Less Than Significant Impact. As discussed above, the Project would provide a minimum of 47,534 square feet of open space including 11,868 square feet of common indoor open space, 14,716 square feet of common outdoor open space, and 20,950 square feet of private open space. Thus, the Project would exceed the requirements of the LAMC by 59 square feet. The indoor common open space may include lounge areas, meeting room space, and a fitness center. Outdoor open space would be comprised of a pool, seating areas, fitness areas, and deck areas primarily located on levels 6 (podium) and 43 (private roof top deck areas). Additionally, approximately 20,950 square feet of private open space, including residential balconies and decks would be provided. Overall, the Project's proposed open space would exceed the requirements of the LAMC. The Project would not require the construction or expansion of recreational facilities beyond the limits of the Project Site. Although the Project may place some additional demands on park facilities as new residents are introduced into the area, the increase in demand would be met through a combination of on-site amenities, existing parks in the Project vicinity, and payment of park fees, as discussed above. The Project's potential increased incremental demand upon recreational facilities would not in and of itself result in the construction of a new park, which might have an adverse physical effect on the environment. Therefore, the Project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment and impacts would be less than significant. No mitigation measures are required, and no further analysis of the issue in an EIR is required.

XVII. TRANSPORTATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☒	☐	☐	☐
b. 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?	☐	☐	☒	☐

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

Potentially Significant Impact. The City requires the preparation and submission of a Transportation Assessment (TA) for projects that meet the following criteria:

- If the projects is estimated to generate a net increase of 250 or more daily vehicle trips and requires discretionary action, a transportation assessment for a Development Project is required.
- If a projects is likely to either: (1) induce additional vehicle miles traveled by increasing vehicle capacity; or (2) reduce roadway through-lane capacity on a street that exceeds 750 vehicles per hour per lane for at least two (2) consecutive hours in a 24-hour period after the project is completed, a transportation assessment is generally required.
- A transportation assessment is required by City ordinance or regulation.

Based on the above criteria, a TA is required for the Project and will be prepared in accordance with LADOT's Transportation Assessment Guidelines (TAG). In accordance with the TAG and consistent with the CEQA Transportation Analysis Update adopted July 30, 2019, the TA's CEQA-required analyses will include an assessment of whether the Project would result in potential conflicts with transportation-related plans, ordinances, or policies. Therefore, further evaluation of this topic will be included in the EIR.

b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

Potentially Significant Impact. SB 743, which went into effect in January 2014, requires the Governor's Office of Planning and Research to change the way public agencies evaluate transportation impacts of projects under CEQA. Under SB 743, the focus of transportation analysis has shifted from driver delay, which is typically measured by traffic level of service (LOS), to a new measurement that better addresses the State's goals on reduction of greenhouse gas emissions, creation of a multi-modal transportation, and promotion of mixed-use developments. CEQA Guidelines Section 15064.3 states that vehicle miles traveled (VMT) is the most appropriate measure of transportation impacts, replacing LOS.

The CEQA Transportation Analysis Update establishes VMT as the City's formal method of evaluating a project's transportation impacts. As discussed above, a TA will be prepared for the Project. The TA will include a VMT analysis that will be based on the methodology and thresholds identified in the TAG and the CEQA Transportation Analysis Update. Therefore, further evaluation of this topic will be provided in the EIR.

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

Less Than Significant Impact. The roadways adjacent to the Project Site are part of the urban roadway network and contain no sharp curves or dangerous intersections. The Project Site is located in a highly urbanized area developed with roadways and infrastructure. All access and circulation associated with the Project would be designed and constructed in conformance with all applicable requirements established by the City's Department of Building and Safety, the LAFD, and the LAMC. The Project would not include any new driveways and/or roads that would result in an increase in hazards due to a design feature. In addition, the Project would not result in incompatible uses as the proposed uses are consistent with the types of commercial uses already present on the Project Site and in the surrounding area. Thus, no impacts related to increased hazards due to a design feature or incompatible use would occur, and no mitigation measures are required. No further analysis of this topic in the EIR is required.

d. Would the project result in inadequate emergency access?

Less Than Significant Impact. The City of Los Angeles' General Plan Safety Element addresses public protection from unreasonable risks associated with natural disasters (e.g., fires, floods, earthquakes) and sets forth guidance for emergency response. Specifically, the Safety Element includes Exhibit H, Critical Facilities and Lifeline Systems, which identifies emergency evacuation routes, or disaster routes, along with the location of selected emergency facilities. The nearest emergency/disaster routes to the Project Site is Olympic Boulevard located 0.29 mile to the south and La Brea Avenue located 0.06 mile to the east.[64]

While it is expected that the majority of construction activities for the Project would be confined to the Project Site, limited off-site construction activities may occur in adjacent street rights-of-way during certain periods of the day, which could potentially require temporary lane closures. However, if lane closures are necessary, both directions of travel would continue to be maintained in accordance with

[64] City of Los Angeles, *Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems,* November 1996, Exhibit H.

standard construction management plans that would be implemented to ensure adequate circulation and emergency access. Regarding operation, the Project would not require the permanent closure of any local public or private streets and would not impede emergency vehicle access to the Project Site or surrounding area. In addition, the Project would comply with LAFD access requirements and applicable LAFD regulations regarding safety. Therefore, the Project would not result in inadequate emergency access. Impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

XVIII. TRIBAL CULTURAL RESOURCES

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

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

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

and;

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

Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Potentially Significant Impact (Checklist Questions XVIII.a. and b.). Assembly Bill (AB) 52 established a formal consultation process for California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in PRC Section 21074. As specified by AB 52, a lead agency must provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the tribe has submitted a written request to be notified. The tribe must respond to the lead agency within 30 days of receipt of the notification if it wishes to engage in consultation on the project, and the lead agency must begin the consultation process within 30 days of receiving the request for consultation.

As noted above, the Project would require excavations of up to 80 feet, which could have the potential to disturb existing but undiscovered tribal cultural resources. Therefore, the potential exists for the Project to impact a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American Tribe. In compliance with AB 52, the City will notify all applicable tribes, and the City will participate in any requested consultations for the Project. Further evaluation of this topic will be provided in the EIR.

XIX. UTILITIES AND SERVICE SYSTEMS

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

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

Potentially Significant Impact. Water, wastewater, electric power, and natural gas systems consist of two components, the source of the supply or place of treatment (for wastewater), and the conveyance systems (i.e., distribution lines and mains) that link the location of these facilities to an individual development site. Given the Project's increase in the amount of developed floor area on the Project Site and the potential corresponding increase in water, electricity, and natural gas demand and wastewater generation, further analysis of these topics in an EIR will be provided.

With regard to stormwater drainage, as discussed above in Checklist Section X, Hydrology and Water Quality, the Project would not result in an increase in impervious surfaces on the Project Site or an associated increase in stormwater flows. As such, the Project would not require or result in the relocation or construction of new or expanded storm water drainage.

With regard to telecommunication facilities, the Project would require construction of new or extension of existing on-site telecommunications infrastructure to serve the proposed residential and commercial uses. Construction impacts associated with the installation of telecommunications infrastructure would primarily involve trenching in order to place the lines below surface. When considering impacts resulting from the installation of any required telecommunications infrastructure, all impacts are of a relatively short duration and would cease to occur when installation is complete. Installation of new telecommunications infrastructure would be limited to on-site telecommunications distribution and minor off-site work associated with connections to the public system. No upgrades to off-site telecommunications systems are anticipated. Any work that may affect services to the existing telecommunications lines would be coordinated with service providers.

Based on the above, the Project would not require or result in the relocation or construction of new or expanded stormwater drainage or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. As such, impacts would be less than significant, and no mitigation measures are required. No further analysis of these topics in an EIR is required.

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?

Potentially Significant Impact. LADWP supplies water to the Project Site. Given the Project's increase in floor area on the Project Site and the associated resident and employee population, the

Project would increase demand for water provided by LADWP. Therefore, further evaluation of this topic will be provided in the EIR.

c. Would the project 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?

Potentially Significant Impact. Refer to Response to Checklist Question XIX.a., above. As discussed therein, the Project would result in an increase in wastewater generation from the Project Site. Therefore, further evaluation of this topic will be provided in the EIR.

d. Would the project 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. While the Bureau of Sanitation generally provides waste collection services to single-family and some small multi-family developments, private haulers permitted by the City provide waste collection services for most multi-family residential and commercial developments within the City. Solid waste transported by both public and private haulers is either recycled, reused, or transformed at a waste-to-energy facility, or disposed of at a landfill. Landfills within the County are categorized as either Class III or inert waste landfills. Non-hazardous municipal solid waste is disposed of in Class III landfills, while inert waste such as construction waste, yard trimmings, and earth-like waste are disposed of in inert waste landfills.[65] Nine Class III landfills and one inert waste landfill with solid waste facility permits are currently serving the County.[66] In addition, there is one solid waste transformation facility within Los Angeles County that converts, combusts, or otherwise processes solid waste for the purpose of energy recovery.[67]

Based on the 2020 Countywide Integrated Waste Management Plan (CoIWMP) Annual Report, the most recent report available, the total remaining permitted Class III landfill capacity in the County is estimated at 142.67 million tons, with a total estimated daily disposal rate of 36,544 tons per day. In addition, the remaining lifespan of each landfill ranges from eight to 35 years. The estimated remaining capacity for the County's Class III landfills open to the City of Los Angeles is approximately 132.58 million tons as of December 31, 2020.[68] In addition, the permitted inert waste landfill serving the County is Azusa Land Reclamation. This facility currently has 64.64 million tons of remaining

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65 Inert waste is waste which is neither chemically or biologically reactive and will not decompose. Examples of this are sand and concrete.

66 County of Los Angeles, Department of Public Works, Los Angeles County Integrated Waste Management Plan 2019 Annual Report, September 2020. The 9 Class III landfills serving the County include the Antelope Valley Landfill, the Burbank Landfill, the Calabasas Landfill, Chiquita Canyon Landfill, Lancaster Landfill, Pebbly Beach Landfill, Savage Canyon Landfill, the Scholl Canyon Landfill, and the Sunshine Canyon City and County Landfill. Azusa Land Reclamation is the only permitted Inert Waste Landfill in the County that has a full solid waste facility permit.

67 County of Los Angeles, Department of Public Works, Los Angeles County Integrated Waste Management Plan 2019 Annual Report, September 2020.

68 County of Los Angeles, Department of Public Works, Los Angeles County Integrated Waste Management Plan 2019 Annual Report, September 2020, Appendix E-2 Table 4. This total excludes Class III landfills not open to the City of Los Angeles for disposal (i.e., Scholl Canyon, Whittier, Burbank, Pebbly Beach, and San Clemente). In addition, this total excludes the Calabasas Landfill, as its wasteshed does not include the Project Site.

capacity and an average daily in-County disposal rate of 1,032 tons per day.[69] Los Angeles County continually evaluates landfill disposal needs and capacity through preparation of the CoIWMP Annual Reports. Within each annual report, future landfill disposal needs over the next 15-year planning horizon are addressed in part by determining the available landfill capacity.[70]

The following analysis quantifies the Project's construction and operation solid waste generation.

As previously discussed, the Project includes development of the Residential Tower that would provide up to 419 residential dwelling units within the Project Site and 2,645 square feet of ground floor restaurant space. Additionally, 15,306 square feet of existing retail uses and 1,358 square feet of office uses would be converted to 16,664 square feet of restaurant space within the existing commercial buildings. Furthermore, 6,137 square feet of existing building area that were rear additions to the southwestern portion of the commercial building along Wilshire Boulevard would be removed. Upon completion, the Project Site would include 419 residential units, 36,737 square feet of restaurant uses, and 8,000 square feet of office uses.

Construction

Pursuant to the requirements of SB 1374,[71] the Project would implement a construction waste management plan to recycle and/or salvage a minimum of 75 percent of non-hazardous demolition and construction debris. Materials that could be recycled or salvaged include asphalt, glass, and concrete. Debris not recycled could be accepted at the unclassified landfill (Azusa Land Reclamation) within Los Angeles County and within the Class III landfills open to the City. Furthermore, pursuant to LAMC Sections 66.32 through 66.32.5 (Ordinance No. 181,519), the Project's construction contractor would be required to deliver all remaining construction and demolition waste generated by the Project to a certified construction and demolition waste processing facility. Although the total diversion rate may ultimately exceed 75 percent, this analysis conservatively assumes a diversion rate of 75 percent.

As shown in Table 6 on page 84, based on construction and debris rates established by the USEPA and after accounting for mandatory recycling, the Project would generate approximately 334 tons of construction-related waste. It should be noted that soil export is not typically included in the calculation of construction waste to be landfilled since soil is not disposed of as waste but, rather, is typically used as a cover material or fill at other construction sites requiring soils import. Based on the amount of construction and debris waste would represent approximately 0.0005 percent of the Azusa Land Reclamation Landfill's remaining disposal capacity of 64.64 million tons.[72] Therefore, given the remaining permitted capacity at the Azusa Land Reclamation facility, which is approximately

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69 County of Los Angeles, Department of Public Works; Los Angeles County Integrated Waste Management Plan 2019 Annual Report, September 2020.

70 County of Los Angeles, Department of Public Works. Los Angeles County Integrated Waste Management Plan 2019 Annual Report, September 2020.

71 Senate Bill 1374 requires that jurisdictions include in their annual AB 939 report a summary of the progress made in diverting construction and demolition waste. The legislation also required that CalRecycle adopt a model ordinance for diverting 50 to 75 percent of all construction and demolition waste from landfills.

72 (334 tons ÷ 64.64 million tons) * 100 = 0.0005 percent.

Table 6
Project Demolition and Construction Waste Generation

Building	Size	Generation Rate (lbs/sf)[a]	Total (tons)
Construction Waste			
Residential	375,464 sf (419 du)	4.38	822
Restaurant (new)	2,645 sf	3.89	5
Restaurant (conversion of existing retail and office use)[b]	16,664 sf	3.89	32
Construction Waste Subtotal			860 [c]
Demolition Waste			
Retail	4,695 sf	155	476
Restaurant	1,442 sf	155	
Demolition Waste Subtotal	6,137		476
Total for Construction and Demolition Waste			***1,335***
Total After 75-Percent Recycling			**334**

du = dwelling unit

lbs/sf = pounds per square foot

sf = square feet

[a] *U.S. Environmental Protection Agency, Report No. EPA530-98-010, Characterization of Building-Related Construction and Demolition Debris in the United States, June 1998, Table 4 and Table 6. Generation rates used in this analysis are based on an average of individual rates assigned to specific building types.*

[b] *It is noted that approximately 15,306 square feet of existing retail uses and 1,358 square feet of office uses would be converted to approximately 16,664 square feet of restaurant space within the existing commercial buildings. No construction activities would occur related to the proposed 8,000 square feet of office space that would remain.*

[b] *Total has been rounded up from 859.8 to 860.*

Source: Eyestone Environmental, 2023.

64.64 million tons the landfills serving the Project Site would have sufficient capacity to accommodate the Project's construction solid waste disposal needs.

Based on the above, Project construction would not 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. Therefore, construction impacts to solid waste facilities would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

Operation

As shown in Table 7 on page 85, based on employee and residential generation factors from the City of Los Angeles Department of Transportation (LADOT)'s Vehicle Miles Traveled Calculator, the

Table 7
Estimated Project Solid Waste Generation

Building	Size	Employee Generation Rate per sf[a]	Estimated Number of Employees	Solid Waste Generation Rate[b]	Total Generation (tons/year)
Existing Uses					
Retail	20,001 sf	0.002	40 emp	1.05 tn/emp/year	42
Restaurant	18,870 sf	0.004	75 emp	2.98 tn/emp/year	225
Office	9,358 sf	0.004	37 emp	0.37 tn/emp/year	14
Total Existing					*281*
Proposed Uses Plus Existing Uses to Remain[c]					
Residential	419 du	N/A	N/A	2.23 tons/du/yr	934
Restaurant[c]	36,737 sf	0.004	147 emp	2.98 tn/emp/year	438
Office[d]	8,000 sf	0.004	32 emp	0.37 tn/emp/year	12
Total Upon Completion of Project					**1,384**
Total Net Increase (Total upon completion – Existing)					1,103 (does not account for diversion)

emp = employees

tn = tons

sf = square feet

[a] *Employee Generation Rates from Los Angeles Department of Transportation and Los Angeles Department of City Planning, City of Los Angeles VMT Calculator Documentation, Table 1, May 2020.*

[b] *Non-residential yearly solid waste generation factors from LASAN City Waste Characterization and Quantification Study, Table 4, July 2002. Assumes rate of 0.37 ton per employee per year (Services—Business) for office uses, 2.98 ton per employee per year (Retail—Restaurants) for restaurant uses, and 1.05 ton per employee per year (Overall Commercial Sector) for ground floor retail space.*

[c] *16,664 square feet of restaurant would be reconfigured within the existing buildings on site and 2,645 square feet of restaurant would be constructed within the Residential Tower. Additionally, 17,428 square feet of restaurant would remain on-site as part of the Project.*

[d] *8,000 existing square feet of office space would remain on-site as part of the Project.*

Source: Eyestone Environmental, 2023.

Project would result in a net increase in solid waste generation of 1,103 net tons per year.[73] The estimated solid waste is conservative because the waste generation factors used do not account for recycling or other waste diversion measures, such as compliance with AB 341, which requires California commercial enterprises and public entities that generate four cubic yards or more per week of waste, and multi-family housing with five or more units, to adopt recycling practices. Likewise, the

[73] LADOT and Los Angeles Department of City Planning (DCP), City of Los Angeles VMT Calculator Documentation, Version 1.3, May 2020.

analysis does not include implementation of the City's Zero Waste Plan, which is expected to result in a reduction of landfill disposal Citywide with a goal of reaching a Citywide recycling rate of 90 percent by the year 2025.[74]

The estimated net increase in solid waste that would be generated by the Project represents approximately 0.0008 percent of the remaining capacity (132.58 million tons) for the Class III landfills serving the County.[75] The Project's estimated solid waste generation would therefore represent a nominal percentage of the remaining daily disposal capacity of those landfills. As such, Project operation would not 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. Therefore, the Project's potential operational impacts to solid waste facilities would be less than significant, and no mitigation measures would be required.

The County will continue to address landfill capacity through the preparation of CoIWMP annual reports. The preparation of each annual report provides sufficient lead time (15 years) to address potential future shortfalls in landfill capacity. Solid waste disposal is an essential public service that must be provided without interruption in order to protect public health and safety, as well as the environment. Jurisdictions in the County of Los Angeles continue to implement and enhance the waste reduction, recycling, special waste, and public education programs identified in their respective planning directives. These efforts, together with countywide and regional programs implemented by the County and the cities, acting in concert or independently, have achieved significant, measurable results, as documented in the 2020 Annual Report.

Based on the above, the landfills that serve the Project Site would have sufficient permitted capacity to accommodate the solid waste that would be generated by the construction and operation of the Project. Therefore, impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic in the EIR is required.

e. Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. 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, AB 341, which became effective on July 1, 2012, requires businesses and public entities that

[74] LA Sanitation, Solid Waste Integrated Resources Plan, www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-s/s-lsh-wwd-s-zwswirp?_afrLoop=3608041245788654&_afrWindowMode=0&_afrWindowId=null&_adf.ctrl-state=8vrc5bges_179#!%40%40%3F_afrWindowId%3Dnull%26_afrLoop%3D3608041245788654%26_afrWindowMode%3D0%26_adf.ctrl-state%3D8vrc5bges_183, accessed April 20, 2023.

[75] (1,103 tons per year/132.58 million tons) x 100 ≈ 0.0008%

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 plan also calls for reductions in the quantity and environmental impacts of residue material disposed in landfills. In October 2014, Governor Jerry Brown signed AB 1826, requiring businesses to recycle their organic waste[76] 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 were required to arrange for organic waste recycling services. In addition, beginning January 1, 2017, businesses that generate four cubic yards of organic waste per week were required to arrange for organic waste recycling services.

The Project would be consistent with the applicable regulations associated with solid waste. Specifically, the 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.[77] The 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 Project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste, impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

XX. WILDFIRE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒

[76] Organic waste refers to food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste.

[77] Ordinance No. 171,687, adopted by the Los Angeles City Council on August 6, 1997.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

a. Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?,

and;

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

and;

c. Would the project 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?,

and;

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

No Impact (Checklist Questions XVIII.a. through d.). The Project Site is located in an urbanized, generally flat area, and there are no wildlands or steep slopes located in the vicinity of the Project Site. The Project Site is not located within a City-designated Very High Fire Hazard Severity Zone, nor is it located within a City-designated fire buffer zone.[78,79] Therefore, the Project Site is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. No impacts regarding wildfire risks or related post-fire conditions would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

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[78] City of Los Angeles Department of City Planning, ZIMAS, Parcel Profile Report for 5089002025, 5089002026, 5089002002, 5089002003, 5089002019, 5089002004, 5089002005, http://zimas.lacity.org/, accessed July 12, 2022. The Very High Fire Hazard Severity Zone was first established in the City of Los Angeles in 1999 and replaced the older "Mountain Fire District" and "Buffer Zone" shown on Exhibit D of the Los Angeles General Plan Safety Element.

[79] City of Los Angeles, Safety Element of the Los Angeles City General Plan, November 26, 1996, Exhibit D, p. 53.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

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

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

Potentially Significant Impact. As discussed above, the Project Site is located in a highly urbanized area and does not serve as habitat for fish or wildlife species. In addition, no sensitive plant or animal community or special status species occur on the Project Site. Therefore, the Project would not have the potential to 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.

As discussed above, the Project's potential environmental impacts for the following subject areas will be further analyzed in the EIR: air quality; cultural resources (historical and archaeological resources); geology and soils (paleontological resources); greenhouse gases emissions; energy; land use and planning; noise; public services (fire protection and police protection); recreation; transportation; tribal cultural resources; and utilities and service systems (water supply, wastewater, electric power, and natural gas systems).

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

Potentially Significant Impact. The potential for cumulative impacts occurs when the impacts of the Project are combined with impacts from related development projects and result in impacts that are greater than the impacts of the Project alone. Located in the vicinity of the Project Site are other current and reasonably foreseeable projects, the development of which, in conjunction with the Project, may contribute to potential cumulative impacts.

Impacts of the Project on both an individual and cumulative basis will be addressed in the EIR for the following subject areas: air quality; cultural resources (historic and archaeological resources); energy; geology and soils (paleontological resources); greenhouse gas emissions;; land use and planning; noise; public services (police protection,fire protection, schools, and parks); recreation, transportation; tribal cultural resources; and utilities and service systems (water supply, wastewater, electric power, and natural gas systems).

- **Aesthetics**—Regarding cumulative aesthetics impacts, related projects would be reviewed on a case-by-case basis by the City to comply with LAMC requirements regarding building heights, setbacks, massing and lighting or, for those projects that require discretionary actions, to undergo site-specific review regarding building density, design, and light and glare effects. Related projects are also subject to the City's design review process and review for consistency with zoning and regulatory documents governing scenic quality. Further, pursuant to SB 743 and ZI No. 2452, the Project is considered a mixed-use residential project on an infill site within a transit priority area, and thus in accordance with PRC Section 21099(d)(1), the Project's aesthetic impacts shall not be considered significant impacts on the environment. Given the level of urbanization and transit in the Project vicinity, the majority of related projects would likewise be subject to SB 743 and could not combine with the Project to generate cumulative impacts under CEQA. Additionally, any related projects that are not subject to SB 743 would require appropriate analysis of potential impacts and mitigation, as necessary, to reduce such impacts to the extent feasible.

- **Agriculture, Forestry Resources, and Mineral Resources**—With regard to agriculture, forest resources, and mineral resources, no such resources are located on the Project Site or in the surrounding area. The Project would have no impact on these resources, and therefore could not combine with other projects to result in cumulative impacts. As such, cumulative impacts to agriculture, forest resources, and mineral resources would be less than significant.

- **Air Quality (Odors)**—No objectionable odors are anticipated as a result of either construction or operation of the Project. Additionally, like the Project, any odors that may be generated during construction of the related projects would be localized and temporary in nature and would not be sufficient to affect a substantial number of people. Furthermore, it is anticipated that the related projects would also comply with SCAQMD Rules 401, 402, and 403, regarding visible emissions violations, like the Project. As such, the Project's contribution would not be cumulatively considerable, and cumulative impacts would be less than significant.

- **Biological Resources**—The Project vicinity is highly urbanized, and similar to the Project, other developments occurring in the vicinity would occur on previously disturbed land. The Project Site does not contain any sensitive biological resources, and there are no native or protected trees located on-site or within the adjacent rights-of-way. Like the Project, related projects involving tree removals would be required to comply with the Migratory Bird Treaty Act, which regulates vegetation removal during the nesting season to ensure significant impacts to migratory birds do not occur. As such, the Project would not contribute to a cumulative effect associated with biological resources.

- **Cultural Resources (Human remains)**—With regard to human remains, like the Project, if human remains are discovered during construction of the related projects, work in the immediate vicinity of the construction area would be halted, and the County Coroner, construction manager, and other entities would be notified per California Health and Safety Code Section 7050.5. In addition, disposition of the human remains and any associated grave goods would occur in accordance with PRC Section 5097.98 and CEQA Guidelines Section 15064.5(e) like the Project. Therefore, compliance with the regulatory standards would ensure appropriate treatment of any potential human remains unexpectedly encountered during grading and excavation activities. As such, the Project's contribution would not be cumulatively considerable, and cumulative impacts would be less than significant.

- **Geology and Soils (Excluding Paleo**)—Due to their site-specific nature, geology and soils impacts are typically assessed on a project-by-project basis or for a particular localized area. Therefore, as with the Project, related projects would address site-specific geologic hazards through the implementation of site-specific geotechnical recommendations and/or mitigation measures. Thus, impacts would not be cumulatively considerable and would be less than significant.

- **Hazards and Hazardous Materials**—Due to their site-specific nature, hazards and hazardous materials impacts are typically assessed on a project-by-project basis. Therefore, as with the Project, related projects would address site-specific hazards through the implementation of site-specific recommendations and/or mitigation measures. In addition, as with the Project, all related development located in the vicinity of the Project Site would be subject to local, regional, state, and federal regulations pertaining to hazards and hazardous materials. Therefore, with adherence to applicable regulations and implementation of site-specific recommendations and/or mitigation measures, cumulative would be less than significant.

- **Hydrology and Water Quality—** Related projects could potentially result in an increase in surface water runoff and contribute point and non-point source pollutants to nearby water bodies. However, as with the Project, related projects would be subject to the City's LID requirements. In addition, construction projects greater than one acre would be subject to NPDES permit requirements, including development of a Stormwater Pollution Prevention Plan, Standard Urban Stormwater Mitigation Plan requirements during operation, and other local requirements pertaining to hydrology and surface water quality, while smaller construction projects would be subject to local erosion control regulations, including the requirement to prepare a Local SWPPP. It is anticipated that related projects would also be evaluated on an individual basis by City of Los Angeles Department of Public Works to determine appropriate BMPs and treatment measures to avoid significant impacts to hydrology and surface water quality. The Project would also improve runoff conditions compared to existing conditions. Thus, with implementation of standard regulatory requirements, Project impacts related to hydrology and water quality would not be cumulatively considerable and, cumulative impacts would be less than significant.

- **Land Use and Planning (Physically divide an established community)**—As discussed above, the Project's scope of work is limited to the Project Site. Project-level impacts related to physically dividing an established community would be less than significant, and therefore could not combine with other projects to result in cumulative impacts. As such, cumulative impacts would be less than significant.

- **Noise (Private airstrip or an airport land use plan)**—Due to the site-specific nature, impacts related to projects exposing people that reside or work in the vicinity of related projects to excessive noise levels from a private airstrip or airport are typically assessed on a project-by-project basis. The Project Site is not located within the vicinity of a private airstrip or within an area subject to an airport land use plan. The Project would have no impact, and therefore could not combine with other projects to result in cumulative impacts. As such, cumulative impacts would be less than significant.

- **Population and Housing**—The Project's incremental contribution to potential cumulative impacts would not be cumulatively considerable. As discussed above, the estimated 943 new residents generated by the Project would represent approximately 0.54 percent of the population growth forecasted by SCAG in the City of Los Angeles Subregion between 2022 and 2028, the 419 new residential units would constitute up to approximately 0.48 percent of the housing growth forecasted in the Subregion between 2022 and 2028, and the 26 net new employees would constitute up to approximately 0.04 percent of the employment growth forecasted in the Subregion between 2022 and 2028. As discussed in the analysis above, the housing, population, and employees generated by the Project would be well within SCAG growth forecasts. While the Project would not displace housing or people, other projects might displace existing housing and people residing in them. However, even if construction of replacement housing were required elsewhere, such developments would likely occur on infill sites within the City and the appropriate level of environmental review would be conducted to analyze the extent to which the related projects could cause significant environmental impacts. Moreover, since the Project does not result in any displacement, the Project's contribution would not be cumulatively considerable. Overall, the Project's contribution would not be cumulatively considerable, and cumulative impacts related to population and housing would be less than significant.

- **Public Services (Schools, Parks, and Libraries)—**With regard to schools, the Project would include the development of new residential land uses, which directly generate school-aged children and an increase in the number of students within the service area of the LAUSD. However, the Project would be required to pay school fees in accordance with Section 65995 of the Government Code, which would constitute full and complete mitigation of a project's impacts on school facilities. Similarly, while the demand on school facilities from related projects could also directly generate school-aged children and result in an increased demand on LAUSD school facilities, such related projects would also be required to comply with fee requirements. As such, payment of fees by the related projects would also result in full and complete mitigation of impacts on school facilities. Therefore, Project impacts on the school facilities would not be cumulatively considerable, and cumulative impacts would be less than significant.

  With regard to parks, As discussed above, the Project would include the development of new residential land uses, which may result in an increase in the use of existing parks and recreational facilities. However, similar to the Project, each development project would be required to pay park fees pursuant to Section 12.33 of the LAMC, as appropriate to the project's location and proposed uses. The payment of fees would mitigate any potential impacts to park and recreational facilities. Therefore, overall, the cumulative impact

associated with parks would be less than significant, and the Project's contributions to cumulative impacts would not be cumulatively considerable.

Similar to the Project, construction of related projects would generate part-time and full-time jobs associated with construction of the related projects between the start of construction and buildout. However, due to the employment patterns of construction workers in Southern California and the operation of the market for construction labor, which require construction workers to commute to job sites that change many times in the course of a year, construction workers are not likely to relocate their households as a consequence of the construction job opportunities presented by the Project. Therefore, like the Project, the construction employment generated by the related projects would not result in a notable increase in the resident population or a corresponding demand for libraries in the vicinity of the Project Site. With regard to operation, the Project would include the development of new residential land uses, which may result in additional demand for library services provided by the LAPL. However, similar to the Project, each development project would generate revenues to the City's General Fund (in the form of property taxes, sales tax, business tax, etc.) that could be applied toward the provision of new library facilities, staffing, and materials for any one of the libraries serving the Project area, as deemed appropriate. These revenues to the City's General Fund would help offset the increase in demand for library services as a result of the Project and the related projects. Therefore, the Project and related projects would not result in significant cumulative impacts with respect to libraries.

- **Utilities and Service Systems–Stormwater Drainage, Telecommunications, and Solid Waste—**With regard to stormwater infrastructure, as with the Project, related projects would be required to comply with the requirements of the City's LID Ordinance. In accordance with the City's LID Ordinance, related projects would also implement BMPs to capture a specified amount of runoff within the Project Site and reduce the potential impact of increased runoff to existing drainage systems. Therefore, the Project and related projects would not result in significant cumulative impacts with respect to stormwater infrastructure. As such, the Project's contribution would not be cumulatively considerable, and cumulative impacts would be less than significant.

  Development of the Project and related projects could require new or expanded telecommunications infrastructure. As with the Project, the installation of any required telecommunications infrastructure associated with the related projects would occur during a relatively short duration and would be limited to on-site telecommunications distribution and minor off-site work associated with connections to the public system. Therefore, the Project and related projects would not result in significant cumulative impacts with respect to telecommunication infrastructure. As such, the Project's contribution would not be cumulatively considerable, and cumulative impacts would be less than significant.

  Given the level of urbanization present throughout the Project vicinity, it is anticipated that other projects would similarly represent a minor percentage of the remaining capacity of the County's Class III landfills open to the City. The demand for landfill capacity is continually evaluated by the County through preparation of the CoIWMP annual reports. Each annual CoIWMP report assesses future landfill disposal needs over a 15-year planning horizon. Based on the 2020 CoIWMP, the County anticipates that future disposal needs can be adequately met for the next 15 years (i.e., 2035) with implementation of strategies to maximize waste reduction and recycling, expand existing landfills, promote and develop alternative technologies, expand transfer and processing infrastructure, and use out of county disposal, including waste by rail. The preparation of each annual CoIWMP provides sufficient lead time (15 years) to address potential future shortfalls in

landfill capacity. Therefore, the Project would not contribute considerably to cumulative solid waste impacts, and cumulative solid waste impacts would be less than significant.

- **Wildfire**—As discussed above, the Project Site is located in an urbanized area and there are no wildlands located in the vicinity of the Project Site. Therefore, the Project would not contribute to an increased wildfire risk. Moreover, the Project and related projects would be developed in accordance with LAMC and LAFD requirements pertaining to fire safety. Therefore, the Project and related projects would not result in significant cumulative impacts with respect to wildfires. As such, the Project's contribution would not be cumulatively considerable, and 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?

Potentially Significant Impact. Based on the analysis contained in this Initial Study, the Project could result in potentially significant impacts with regard to the following topics: air quality; cultural resources (historic and archaeological resources); energy; geology and soils (paleontological resources); greenhouse gas emissions; land use and planning; noise; public services (police protection, fire protection, schools, and parks); recreation; transportation; tribal cultural resources; and utilities and service systems (water supply, wastewater, electric power, and natural gas systems). Further evaluation of the Project's potential impacts on this topic will be included in an EIR.

Appendices

Appendix IS-1

Tree Survey Report

Tree Case Management, Inc.
October 6, 2022

Report Prepared For:
Onni Group
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Los Angeles, CA 90015
C: +1 (213) 549-8369
cgaddie@onni.com
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Project Name and Address:
Tree Survey Report
708 Cloverdale Ave &
5350-76 Wilshire Blvd
Los Angeles, Ca

Community Plan Area:
Wilshire Community Plan

Related Entitlement and/or Environmental Number:
Not yet submitted

Project Team Information:
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2. **Project Location Table**
3. **Photo Index**
4. **Tree ID Map**
5. **Table of Street Trees**
6. **Table of On Site / Protected Trees**
7. **Site Survey**

Executive Summary-

Tree Case Management (TCM) visited the site on October 3, 2022, to develop a Tree Survey Report on the project site and below is our observations, findings, and recommendations. TCM spent 1.5 hours on the site and identified 18 private property trees that might need to be removed because they are at the edge of the footprint of the project. In addition, we are recommending that the 2 city trees (#2 and #7) be replanted (as they are empty wells). There are 3 Ficus trees on Detroit Street that have raised the sidewalks and these should be removed and replaced. The remaining 6 street trees can be preserved in place.

Observations

1. There are a total of 9 trees and 2 empty tree wells in the public right-of-way (city trees) as follows:
    - Cloverdale Ave- 2 Afrocarpus gracilior (Fern pine) trees and 1 empty tree well.
    - Wilshire Blvd- 2 Syagrus romanzoffiana (Queen palm) trees and 1 Platanus x acerifolia (London planetree) tree.
    - Detroit Street- 1 Agonis flexuosa (Peppermint willow) tree, 1 empty tree well, and 3 Ficus nitida (Ficus) trees.

2. There are 17 private property Pittosporum undulatum (Victorian box) trees along the south property line of the parking lot along Cloverdale Ave. There is also 1 Washingtonia robusta fan palm on the south edge of the parking lot.

3. TCM evaluated the preservation, removal, replacement, or relocation of all trees on site. The approximate location of all trees was placed on a site survey map.

4. TCM assessed their diameter, common name, size, and an indication as to their retention or destruction is also in this report. TCM determined how many trees are to be retained, protected, and removed (see attached matrix of the tree inventory).

Findings-

1. TCM identified 3 City trees that should be removed for sidewalk repair on Detroit Street. The 3 trees are large Ficus trees and there are growing in a 4-foot-wide parkway. They have main root buttress growing toward and under the sidewalk causing massive damage. If these roots are cut the trees will have a very high potential for failure and a high potential for damage to vehicles in their vicinity.

2. There are 18 private property trees, on the south end of the Cloverdale parking lot, that most likely will require removal to construct the new building. Only 9 of the trees are 8-inches in diameter or larger. The trees have been severely topped in the past and are in bad (fair) shape.

3. TCM viewed the adjacent properties and confirmed there are no Off Site (OS) protected trees that might have their canopies affected by the proposed construction project. Tree protection measures (see attached) shall be adhered to during the construction of the site.

4. There are no City of Los Angeles Protected Trees or Shrubs on the site or on an adjacent site where they might be impacted by this project. This project has no impacts on any adjacent trees.

Recommendations-

1. Obtain approval from the Urban Forestry Division to remove the 3 Ficus trees on Detroit Street. These trees shall be posted (by Urban Forestry) for a minimum of 30 days. The removal process can take from 90 days to 6 months, or longer.

2. Plant all available planting sites once construction is near its completion.

3. The tree construction guidelines & specifications shall be adhered to at all times (see attached guidelines below).

4. Approve the project to go forward as there will be no impact to any additional trees on the site.

Project Overview-

Purpose of Tree Report

The proposed project is a site where there will be demolition and then new construction with new buildings and parking. TCM developed this tree report to assist the developers and the city in making the proper decisions regarding the trees on the site.

Project Information

Project name

- Wilshire & Cloverdale

Project APNs, List of Parcel Numbers and Addresses

- 5089-002-002, 5089-002-003, 5089-002-005, -004, -019, -025, -026

- 5350, 5352, 5354, 5358, 5360, 5362, 5364, 5364 ½, 5366, 5368, 5370, 5374, and 5376 W Wilshire Blvd
- 721 & 725 S Detroit St
- 706, 708, 710, 712, 714, 716 S Cloverdale Ave

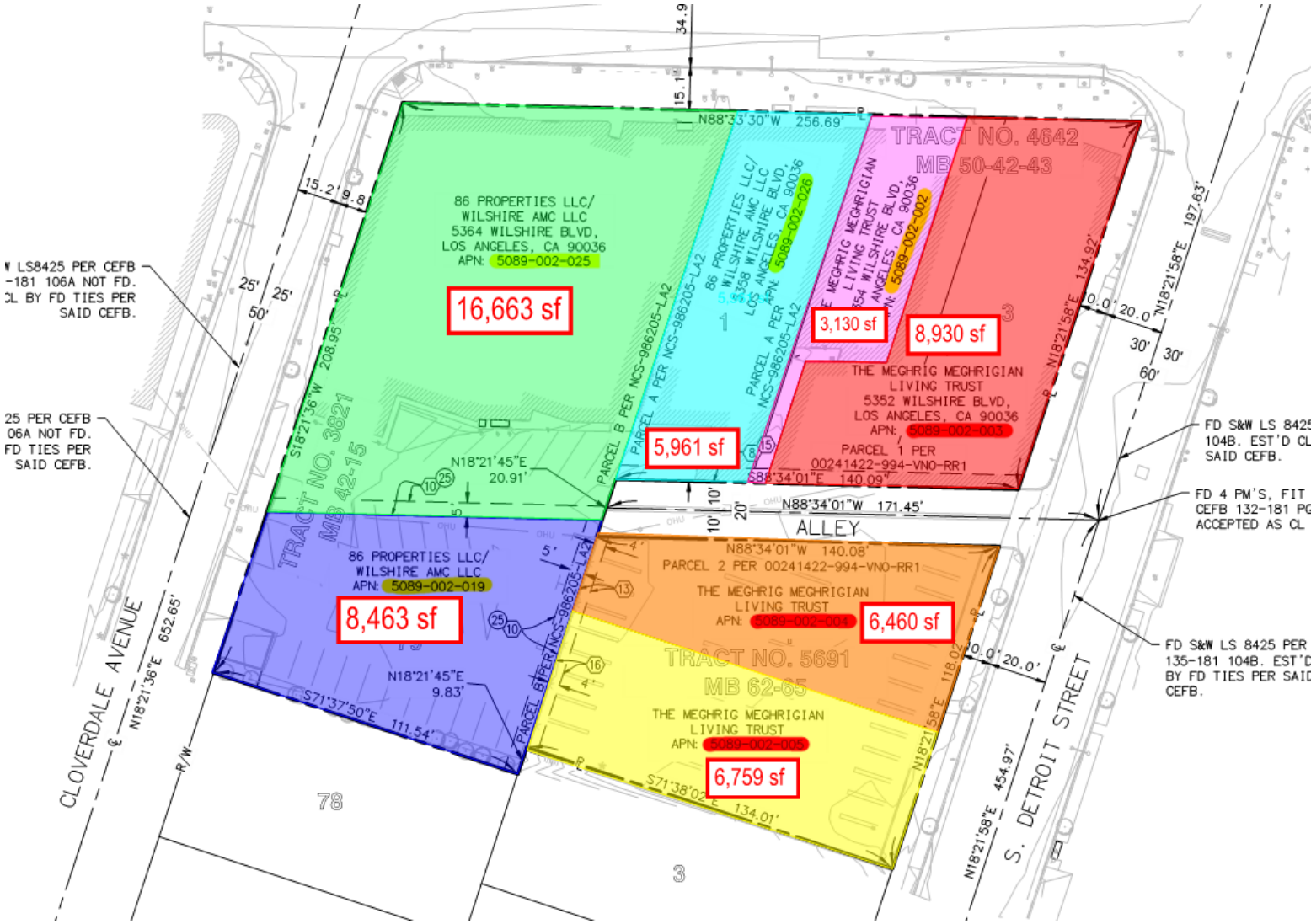
Related Entitlement and/or Environmental Case Number(s), as applicable

- Not yet submitted

Project Team (Owner/Applicant/Representative) Names and Contacts

- Mark Spector; mspector@onni.com
- Brigid Williams; bwilliams@onni.com
- Clayton Gaddie; cgaddie@onni.com

Project Location



APN	SF	Addresses
5089-002-002	3130	5354 W Wilshire Blvd
5089-002-003	8930	5350 W Wilshire Blvd 5352 W Wilshire Blvd
5089-002-004	6460	721 S Detroit St
5089-002-005	6759	725 S Detroit St
5089-002-019	8463	716 S Cloverdale Ave
5089-002-025	16663	5366 W Wilshire Blvd 5368 W Wilshire Blvd 5370 W Wilshire Blvd 5374 W Wilshire Blvd 5376 W Wilshire Blvd 706 S Cloverdale Ave 708 S Cloverdale Ave 710 S Cloverdale Ave 712 S Cloverdale Ave 714 S Cloverdale Ave
5089-002-026	5961	5364 1/2 W Wilshire Blvd 5358 W Wilshire Blvd 5360 W Wilshire Blvd 5364 W Wilshire Blvd 5362 W Wilshire Blvd

Proposed Development-

The Wilshire and Cloverdale Project (Project) is a mixed-use development comprised of residential and commercial uses with associated parking located on an approximately 59,168 gross square foot[1] (1.36 acre) site located within the Wilshire Community Plan Area of the City of Los Angeles (City). The Project proposes to a residential tower that would accommodate up to 419 residential units and 2,645 square feet of restaurant floor area. As part of the Project, existing commercial buildings along the Wilshire Boulevard frontage would be retained and would provide 42,092 square feet of commercial uses. Further, 377 residential parking spaces and 66 commercial parking spaces would be provided within four levels of below grade parking and five levels of above grade parking. Upon completion, the Project would result in a total floor area of 420,202 square feet. When including mechanical levels, an emergency helipad, and above grade parking levels, the Residential Tower would be comprised of 46 levels with a height of approximately 530 feet. The Residential Tower would also include 26,584 square feet of common open space, as well as 20,950 square feet of private open space. The project is designed to minimize impact to the street trees by not impacting any protected trees and by retaining the majority of the existing street trees. Construction on the project is anticipated to start in 2026 and conclude in 2029.

Tree Assessment-

Field Methodology

TCM walked the site on October 3, 2022, spending approximately 1.5 hours on the site. The weather was cloudy and overcast. TCM used a laptop computer, cameras, a tape measure, a diameter tape, and binoculars.

Data Analysis

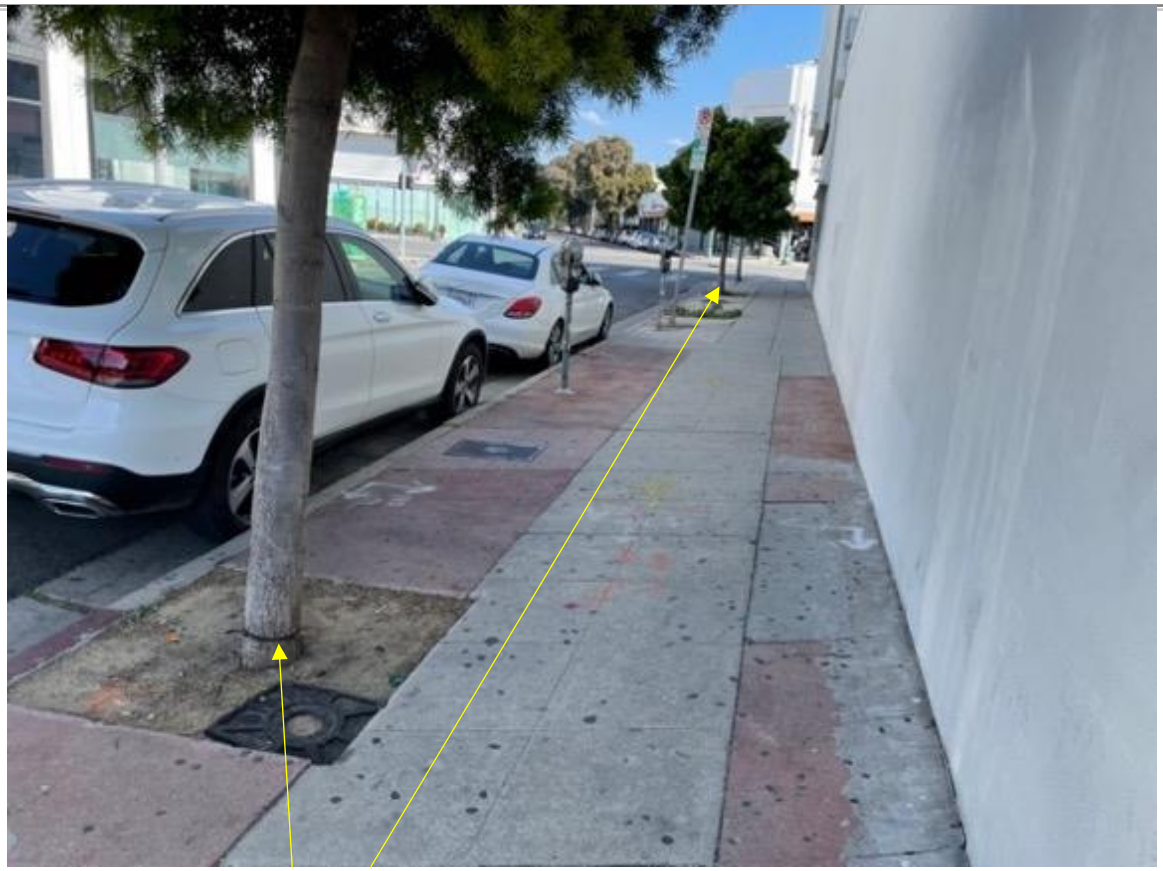
There are very limited tree species on this site and their condition ranges from fair to good (see the attached tables to view each tree's individual information). It would be a benefit to the site, the community, and to the city if the trees on this site were removed and replaced in accordance with the city's current mitigation measures for each tree, though this is not desperately needed. A photo index is provided below:

[1] Lot area after proposed vacation and merger of alley into the Project Site. The existing lot area prior to vacation is 56,366 square feet.

Photo Index



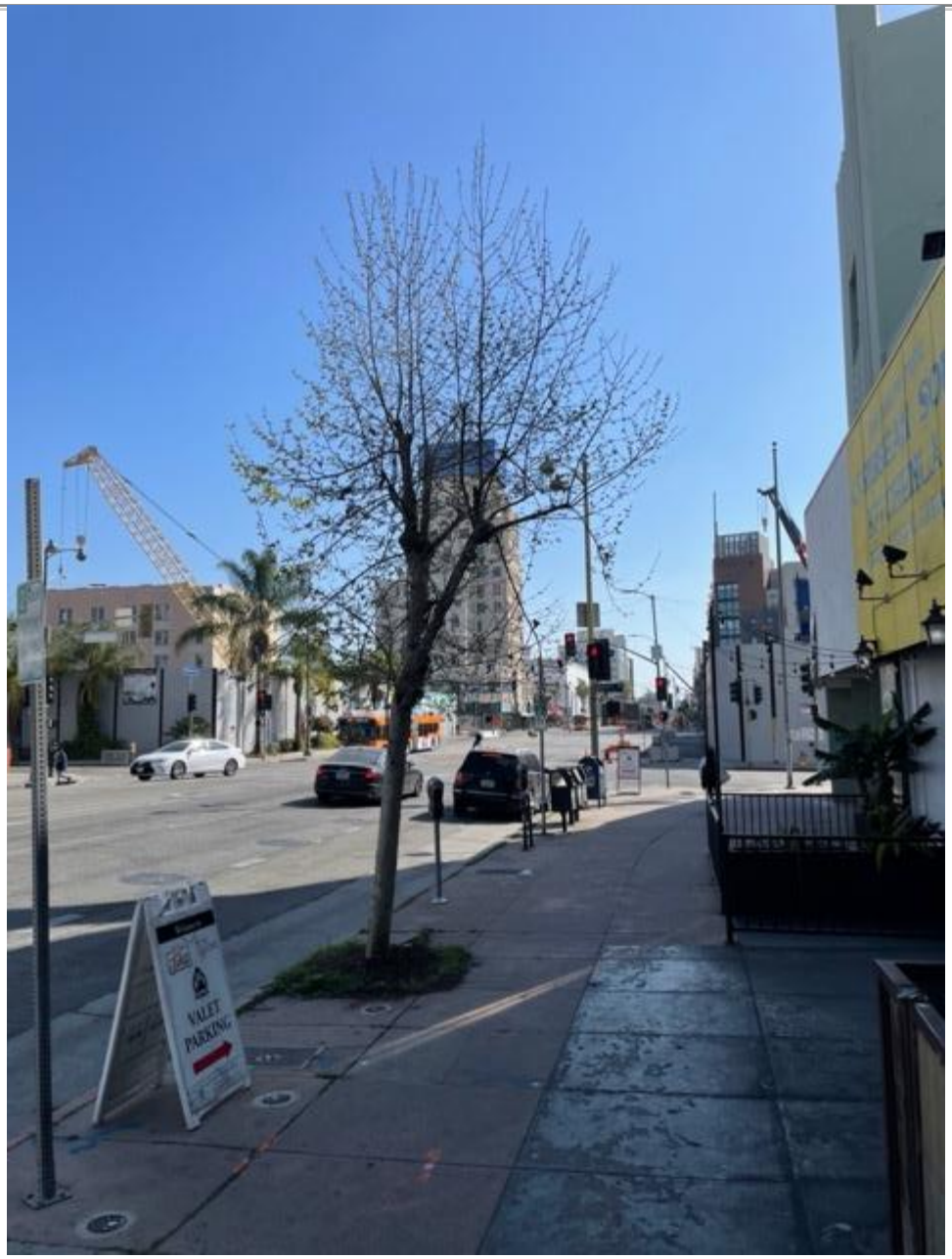
Afrocarpus trees #3 and #1 (with empty tree well #2 in middle) on Cloverdale Ave



Afrocarpus trees #1 and #3 (with empty tree well #2 in middle) on Cloverdale Ave



Queen palm trees #5 and #4 on Wilshire Blvd



London planetree #6 on Wilshire



The Peppermint willow tree #8 and empty tree well #7 on Detroit Street



The 3 Ficus trees #11, #10, and #9 on Detroit Street



Ficus tree #9 with sidewalk off-grade



Ficus tree #10 with sidewalk off-grade



Ficus tree #10 with sidewalk off-grade



Ficus tree #11 with sidewalk off-grade



Victorian box trees grown as a hedge on private property (Trees #12 thru #28)



Washingtonia robusta fan palm tree #29

Tables, copy of Site Survey, and Tree ID Map

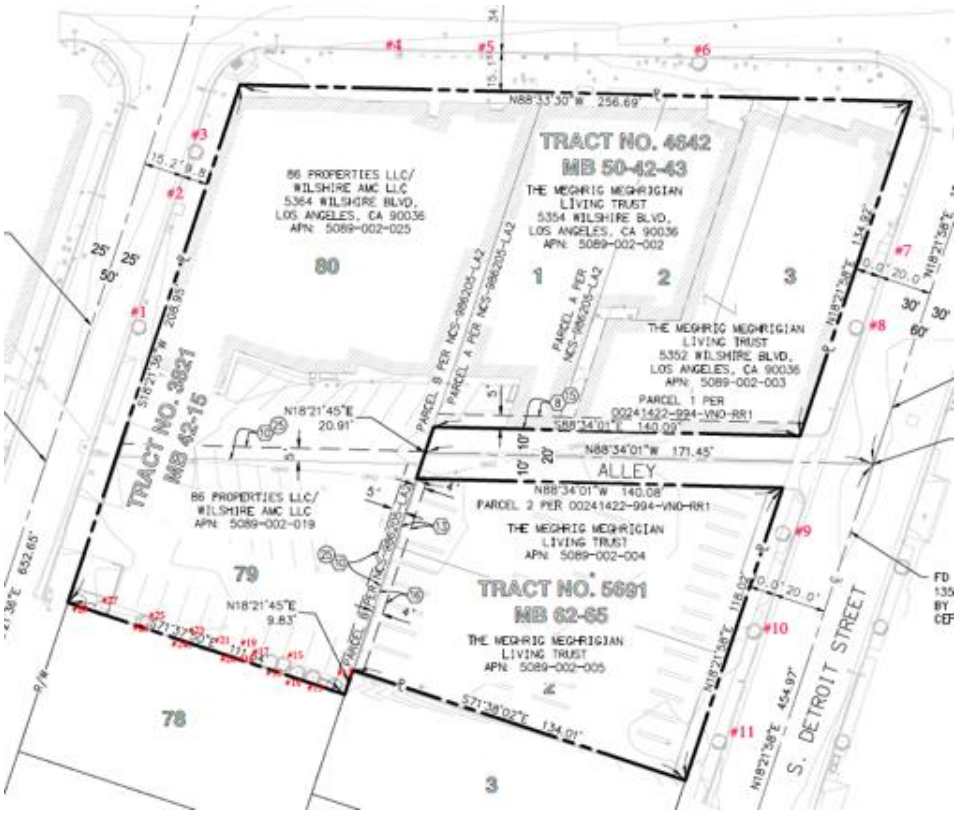
1) is for the “Street Trees” and, 2) is for “On Site Trees and Protected Trees”. In addition, we have attached a Tree ID Map and a copy of the Site Survey. See the following:

Tree Id	Common Name	Scientific Name	Numb DSH	DSH Range	Tree He	Height Ran	Canop	TPZ Ra	Tree Pro	CRZ Ratio	Critical	Status	Physical Condition	Suggested Treatment	Tree Expert Opinion	Street Trees Proposed To:	Reason For Proposed Tree Remova	Street Ti	Observations	Recommendations.
1	Fern pine	Podocarpus gracilior	1	6-12in	18	15ft-30ft	16	0.5	3.25	0.5	1.625	Alive	B rating		Person Planted	Remove tree				Protect tree.
2	Empty Tree Well		1	N/A		N/A		0.5		0.5		Removed			Person Planted	Plant new tree				Plan a new tree with permit from Urban Forestry.
3	Fern pine	Podocarpus gracilior	1	6-12in	18	15ft-30ft	16	0.5	3.2	0.5	1.6	Alive	B rating		Person Planted	Remain on Site				Protect tree.
4	Queen palm	Syagrus romanzoffiana	1	11.3 6-12in	34	30ft-50ft	22	0.5	5.65	0.5	2.825	Alive	C rating, Drought Stressed	Prune tree.	Person Planted	Remove tree				Protect tree.
5	Queen palm	Syagrus romanzoffiana	1	12.7 12-18in	32	30ft-50ft	22	0.5	6.35	0.5	3.175	Alive	C rating, Drought Stressed	Prune tree.	Person Planted	Remain on Site				Protect tree.
6	London planetree	Platanus hybrida	1	7.1 6-12in	20	15ft-30ft	11	0.5	3.55	0.5	1.775	Alive	C rating, Drought Stressed, Twig Dieback	Anthracnose. Prune tree.	Person Planted	Remove tree				Protect tree.
7	Empty Tree Well		1	N/A		N/A		0.5		0.5		Stump	F rating		Person Planted	Plant new tree			Stump remains in well.	Remove stump and replant with specie approved by Urban Forestry.
8	Agonis flexuosa	Peppermint willow	1	10.4 6-12in	20	15ft-30ft	38	0.5	5.2	0.5	2.6	Stump		Prune tree.	Person Planted	Remain on Site				Protect tree
9	Ficus spp.	Ficus Benjamina	1	24.5 24-30in	45	30ft-50ft	55	0.5	12.25	0.5	6.125	Alive	B rating	Prune tree. Repair sidewalk	Person Planted	Remain on Site	Tree may need to be removed for sidewalk repair.	2 for 1	Sidewalks in bad shape.	May need to remove tree for sidewalk repair.
10	Ficus spp.	Ficus Benjamina	1	21.9 18-24in	45	30ft-50ft	55	0.5	10.95	0.5	5.475	Alive	B rating	Prune tree. Repair sidewalk	Person Planted	Remove tree	Tree may need to be removed for sidewalk repair.	2 for 1	Sidewalks in bad shape.	May need to remove tree for sidewalk repair.
11	Ficus spp.	Ficus Benjamina	1	23.6 18-24in	45	30ft-50ft	55	0.5	11.8	0.5	5.9	Alive	B rating	Prune tree. Repair sidewalk	Person Planted	Remove tree	Tree may need to be removed for sidewalk repair.	2 for 1	Sidewalks in bad shape.	May need to remove tree for sidewalk repair.

Street Trees - [Zoom in to view or see the attached xlsx file (There is 2 tabs)]

Tree Id	Common Name	Scientific Name	Numb DSH	DSH Range	Tree He	Height Ran	Canop	TPZ Ra	Tree Pro	CRZ Ratio	Critical	Status	Physical Condition	Suggested Treatment	Tree Expert Opinion	Street Trees Proposed To:	Reason For Proposed Tree Removal (Street Trees)	Street Ti	Observations	Recommendations.
12	Victorian box	Pittosporum undulatum	1	9 6-12in	18	15ft-30ft	4	0.5	4.5	0.5	2.25	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
13	Victorian box	Pittosporum undulatum	1	6 6-12in	15	15ft-30ft	4	0.5	3	0.5	1.5	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
14	Victorian box	Pittosporum undulatum	1	6 6-12in	15	15ft-30ft	4	0.5	3	0.5	1.5	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
15	Victorian box	Pittosporum undulatum	1	7 6-12in	14	<15ft	4	0.5	3.5	0.5	1.75	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
16	Victorian box	Pittosporum undulatum	1	5 3-6in	12	<15ft	4	0.5	2.5	0.5	1.25	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
17	Victorian box	Pittosporum undulatum	1	6 6-12in	12	<15ft	4	0.5	3	0.5	1.5	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
18	Victorian box	Pittosporum undulatum	1	12 12-18in	15	15ft-30ft	4	0.5	6	0.5	3	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
19	Victorian box	Pittosporum undulatum	1	11 6-12in	15	15ft-30ft	4	0.5	5.5	0.5	2.75	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
20	Victorian box	Pittosporum undulatum	1	10 6-12in	15	15ft-30ft	4	0.5	5	0.5	2.5	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
21	Victorian box	Pittosporum undulatum	1	9 6-12in	14	<15ft	4	0.5	4.5	0.5	2.25	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
22	Victorian box	Pittosporum undulatum	1	4 3-6in	10	<15ft	4	0.5	2	0.5	1	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
23	Victorian box	Pittosporum undulatum	1	10 6-12in	14	<15ft	4	0.5	5	0.5	2.5	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
24	Victorian box	Pittosporum undulatum	1	6 6-12in	12	<15ft	4	0.5	3	0.5	1.5	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
25	Victorian box	Pittosporum undulatum	1	7 6-12in	12	<15ft	4	0.5	3.5	0.5	1.75	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
26	Victorian box	Pittosporum undulatum	1	6 6-12in	12	<15ft	4	0.5	3	0.5	1.5	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
27	Victorian box	Pittosporum undulatum	1	11 6-12in	15	15ft-30ft	4	0.5	5.5	0.5	2.75	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
28	Victorian box	Pittosporum undulatum	1	10 6-12in	14	<15ft	4	0.5	5	0.5	2.5	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
29	Mexican fan palm	Washingtonia robusta	1	18 18-24in	60	50ft-75ft	8	0.5	9	0.5	4.5	Alive	C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Remove tree.

On Site – Protected Trees - [Zoom in to view or see the attached xlsx file (There is 2 tabs)]



5350 Wilshire Blvd Site Survey


5350 Wilshire Blvd
Common Name
Agonis flexuosa
Empty Tree Well (2)
Fern pine (2)
Ficus spp. (3)
London planetree
Mexican fan palm
Queen palm (2)
Victorian box (17)
Wilshire Blvd
S Detroit St
S Cloverdale Ave
S Cochran Ave
The Heart LA
100 ft

Tree ID Map

Best Management Practices-

Tree Protection Zone, Monitoring, and Inspecting

1. Install a fence to enclose the Tree Protection Zone (TPZ) of each tree to be preserved before any demolition, grubbing or grading takes place (5-feet minimum from tree trunks with the exception of at the curb on the curb side of the trees). Use a suitable fencing material to prevent wounds to the tree(s) and soil compaction within the critical root zone(s). The fence shall be posted with a sign stating, "TREE PROTECTION ZONE – KEEP OUT' and the fence shall remain up until all construction is complete. There shall be no grading, trenching or equipment in this area unless approved in advance by the project arborist, and all work is to be performed by hand (or with the use of an air-spade) within this area under the direct supervision of the project arborist, or shall be coordinated with the project arborist. Furthermore, a job walkthrough shall be conducted with the project arborist prior to, during and at completion of the project to ensure compliance with the tree protection specifications and construction guidelines. [TPZ is the trees dripline plus 5-feet].
2. All Tree Protection Specifications and Construction Guidelines contained in this report should be included on all further plans related to this project. Furthermore, all Tree Protection Specifications and Guidelines shall be strictly adhered to at all times.
3. Dirt that may stockpile within the TPZ shall be carefully removed without impacting the native soil at original grade.
4. The tree(s) should be monitored on a regular basis by the Project Arborist.

New Tree Planting, maintenance, and Pruning

New trees shall be planted, in accordance with city requirements, to mitigate all trees that are removed. An arborist shall oversee the maintenance and pruning of all trees on the site.

Conclusions and Recommendations

1. Obtain approval from the Urban Forestry Division to remove the 3 Ficus trees on Detroit Street. These trees shall be posted (by Urban Forestry) for a minimum of 30 days. The removal process can take from 90 days to 6 months, or longer.

2. Plant all available planting sites once construction is near its completion.

3. The tree construction guidelines & specifications shall be adhered to at all times (see attached guidelines below).

4. Approve the project to go forward as there will be no impact to any additional trees on the site.

Glossary of Terms and Acronyms

All words are spelled out in the body of the report.

References

None utilized for this report.

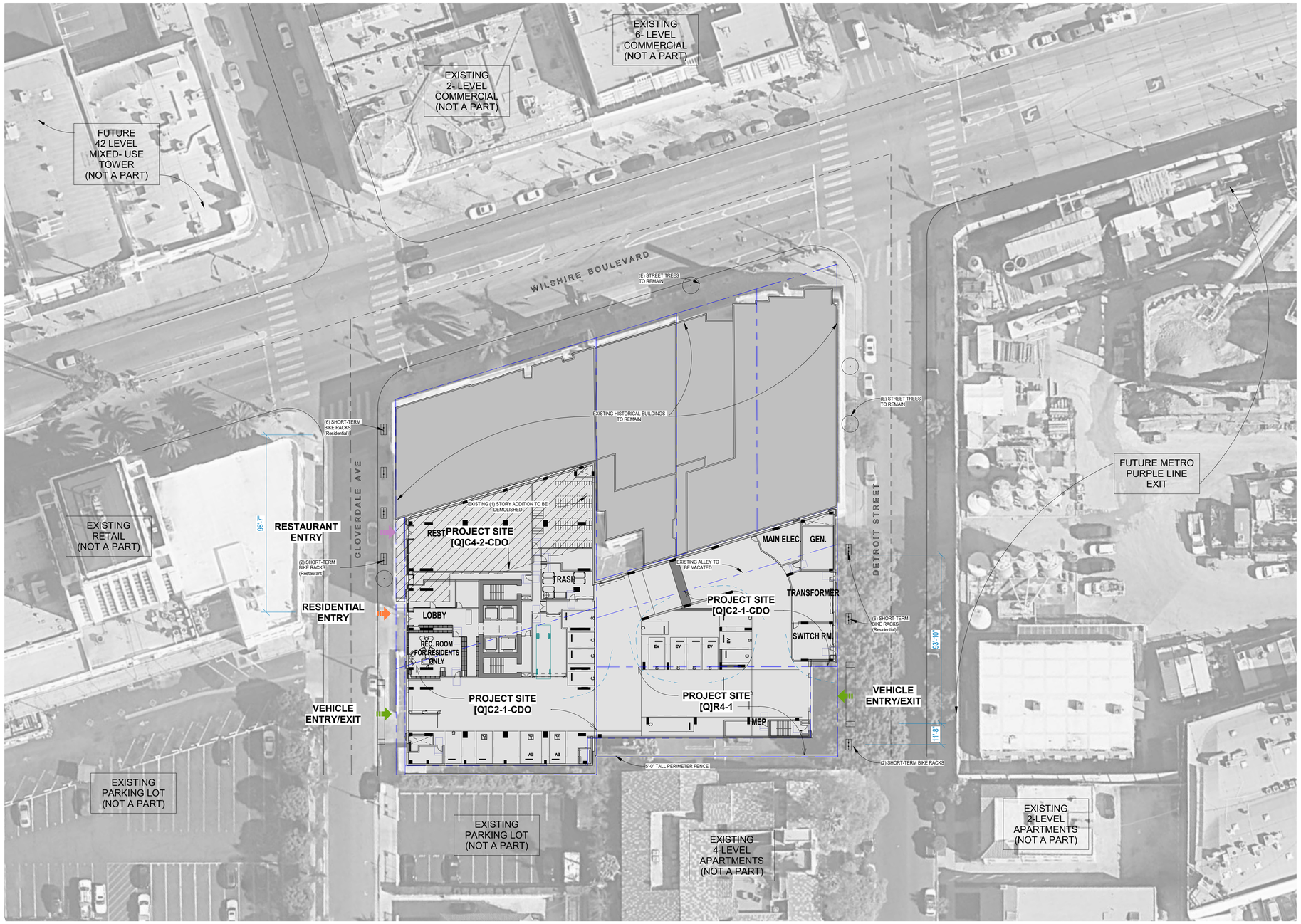
Appendices / Attachments

1. ***Site Plan with Project Aerial View***
2. ***Site Survey***
3. ***Table of Street Trees***
4. ***Table of On Site / Protected Trees***
5. ***Landscape Plan***

I hope you find this information helpful in assisting to make the important decisions about dealing with these challenging tree issues. If I can be of further assistance, please do not hesitate to contact me.

If you have any further questions, or if you would like to schedule the site visit, please contact me directly at (310) 902-6581.

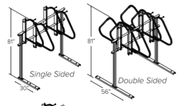
Thank you,
Greg Monfette
Tree Case Management
Certified Arborist #WE.0729.
ISA Tree Risk Assessor Qualified
State Contractors License #953525
Registered Consulting Arborist #481
Visit our web site at: www.treecasemanagement.com



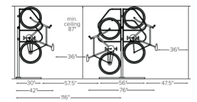


Zoning Plan 1" = 60'-0"

ULTRA SPACE SAVER SQUARED
Submittal Sheet









CAPACITY Modular construction
1 biker per arm

MATERIALS Hanger is 1" square tube with steel slider head with tamperproof locking bolts.
Upright is 2" square tube.
Feet are AISI C3 x 4.1 galvanized steel channel. Crossbeams are 2" sched. 40 galvanized pipe.

FINISHES

☐ **Powder Coat (Interior Use)**
Our interior powder coat finish assures a high level of adhesion and durability for indoor use by following these steps:
1. Sandblast
2. Final thick TGIC polyester powder coat

☐ **Powder Coat (Exterior Use)** *Additional Cost*
Our exterior powder coat finish assures a high level of adhesion and durability for outdoor or exposed air use by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

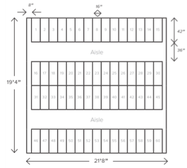
☐ **Galvanized**
An after fabrication hot-dipped galvanized finish is our standard option.

MOUNT OPTIONS

☐ **Floor Mount** Ultra Space Saver Squared have steel channel feet (30" for single sided and 56" for double sided units) which must be anchored to the floor.

☐ **Wall Mount**
A wall mounted unit which contains special brackets is also available for CMU or solid concrete walls. Cannot be used on sheetrock without additional support.

WHEEL STOPS ☐ Include optional wheel stops



As a general guideline, this space can fit approximately 60 bicycles.

The Ultra Space Saver Squared parks one bike every 16" with a typical bike extending out 40" from the wall.

DERO + PLAYCORE company www.dero.com | 1-888-337-6729

© 2018 Dero

SITE PLAN
0' | 8' | 16' | 32'

N

onni group

708 CLOVERDALE
LOS ANGELES, CA 90036

MVE + PARTNERS

PROJECT #2021-10241 09/22/2022

A1.0

VESTING TENTATIVE TRACT MAP NO. 83768

IN THE CITY OF LOS ANGELES
MERGER AND RE-SUBDIVISION OF 5 LOTS AND 1 ALLEY FOR 1 LOT FOR RESIDENTIAL AND COMMERCIAL CONDOMINIUM PURPOSES
COUNCIL DISTRICT # 5

NOTES:

1. EXISTING USE: COMMERCIAL
2. SITE ADDRESS: 5350 THROUGH 5376 WILSHIRE BLVD, 721 & 725 DETROIT STREET AND 706-716 CLOVERDALE AVENUE, LOS ANGELES, CA 90036
3. ASSESSOR PARCEL NUMBERS: 5089-002-002,-003, -004, -005, -019, -025 AND -026
4. THOMAS GUIDE: PAGE 633, GRID D3
5. COMMUNITY PLAN: WILSHIRE
6. EXISTING GENERAL PLAN DESIGNATION: REGIONAL CENTER COMMERCIAL AND HIGH MEDIUM RESIDENTIAL
7. GENERAL PLAN DESIGNATION: REGIONAL CENTER COMMERCIAL
8. EXISTING & PROPOSED ZONING: [Q]C4-2-CDO, [Q]C2-1-CDO AND [Q]R4-1
9. PROPOSED DEVELOPMENT: MERGER AND RESUBDIVISION OF 7 LOTS AND AN ALLEY PUBLIC RIGHT IF WAY FOR 1 LOT AND FOR RESIDENTIAL AND COMMERCIAL CONDOMINIUM PURPOSES RELATED TO THE DEVELOPMENT OF A MIXED-USE PROJECT WITH A MAXIMUM OF 419 RESIDENTIAL CONDOMINIUM UNITS, 2,620 SQ.FT. OF NEW COMMERCIAL USES, AND 34,086 SQ.FT. OF EXISTING COMMERCIAL USES TO REMAIN.
10. PROPOSED PARKING: REQUIRED AND PROVIDED PARKING PROVIDED PER LOS ANGELES MUNICIPAL CODE.
11. EXISTING UTILITIES:
    8" SEWER MAIN IN CLOVERDALE AVE
    8" SEWER MAIN IN DETROIT STREET
    18" SEWER MAIN IN WILSHIRE BLVD
    8" SEWER MAIN IN ALLEY TO BE VACATED
    8" LADWP WATER MAIN IN WILSHIRE BLVD
    6" LADWP WATER MAIN IN DETROIT STREET
    6" LADWP WATER MAIN IN COVERDALE AVENUE
    27" STORM DRAIN PIPE IN WILSHIRE BLVD
12. EXISTING DRAINAGE:
    THE SITE CURRENTLY DRAINS TO ADJACENT EXISTING STREETS.
13. DISTRICT MAP: 132B181.
14. FLOOD ZONE: ZONE X
    FEMA PANEL: 0601370072E
15. PROPERTY IS NOT IN A VERY HIGH FIRE HAZARD SEVERITY ZONE.
16. PROPERTY IS NOT IN A GEOLOGICALLY HAZARDOUS ZONE.
17. PROPERTY IS NOT IN A HILLSIDE GRADING AREA
18. PROPERTY IS INSIDE IN METHANE ZONE
19. GROSS AREA TO CENTERLINE = 88,367 SF (2.0286 ACRES)
20. EXISTING LOT AREA = 56,366 SF (1.2940 ACRES)
    AREA TO BE VACATED (ALLEY) = 2,802 SF (0.0643 ACRES)
    AREA TO BE DEDICATED = 703 SF (0.0161 ACRES)
    NET LOT AREA = 58,465 SF (1.3422 ACRES)
21. TOTAL EXPORT AMOUNT EXCEEDS 20,000 CY; THEREFORE, HAUL ROUTE IS BEING REQUESTED. ESTIMATED CUT = 239,500 CUBIC YARDS, ESTIMATED FILL = 0 CUBIC YARDS AND ESTIMATED EXPORT = 275,425 CUBIC YARDS
22. SUBSTRUCTURE PLAN LIST:
    SUBSTRUCTURE MAP NOS: SUB-132-181-2 & SUB-132-181-6A
    DRAINAGE MAP NO. 518
    SEWER WYE MAPS NO. 132B181 AND 135B181
23. PER LAMC 12.37, NO DEDICATION IS REQUIRED WHERE EXISTING BUILDING TO REMAIN EXTENDS INTO THE PROPOSED DEDICATION
24. TREES: THERE ARE NO PROTECTED TREES ONSITE.

NOT PROTECTED TREES LIST

TREE NUMBER	DESCRIPTION		
1	FERN PINE	6	LONDON PLAN
2	NO TREE	7	NO TREE
3	FERN PINE	8	PEPPERMINT WILLOW
4	QUEEN PALM	9 - 11	FICUS
5	QUEEN PALM	12 - 28	VICTORIAN BOX

LEGAL DESCRIPTION:

PARCEL 1:

LOTS 2 AND 3 OF TRACT NO. 4642, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 50, PAGES 42 AND 43 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

PARCEL 2:

LOTS 1 AND 2 OF TRACT 5691, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 62 PAGE 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

LOT 1, TRACT 4642, IN THE CITY OF AND COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 50, PAGES 42 AND 43 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4:

LOTS 79 AND 80 OF TRACT NO. 3821, IN THE CITY OF LOS ANGLES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42 PAGE 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARING:

THE BEARING N 88°33'30" W ALONG THE CENTERLINE OF WILSHIRE BLVD AS SHOWN ON THE MAP OF TRACT No. 4642, AS RECORDED IN BOOK 50 PAGES 42 AND 43, WAS TAKEN AS THE BASIS OF BEARINGS

OWNER/DEVELOPER:
NAME: ONNI 5350 WILSHIRE LLC
CONTACT: BRIDIE WILLIAMS
ADDRESS: 1031 S BROADWAY, SUITE 400
LOS ANGELES, CA 90015
PHONE: (213) 457-7489

CIVIL ENGINEER:
NAME: FORMA ENGINEERING INC.
CONTACT: MIKE WHITE
ADDRESS: 400 SAN FERNANDO MISSION BLVD
Suite 200
SAN FERNANDO, CA 91340
PHONE: (818) 698-8667

EXISTING EASEMENTS:

(8) AN EASEMENT FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: THE CITY OF LOS ANGELES
PURPOSE: POLE LINES, CONDUITS AND INCIDENTAL PURPOSES
RECORDING NO: BOOK 15609, PAGE 84, OFFICIAL RECORDS
AFFECTS: THE REAR 5 FEET
TO BE MERGED ON MAP

(10) AN EASEMENT FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: MARY L. CALOLAWAY
PURPOSE: POLE LINES AND CONDUITS
RECORDING NO: BOOK 7462, PAGE 74, DEEDS
AFFECTS: A STRIP OF LAND 5 FEET IN WIDTH ALONG THE ENTIRE REAR LINE

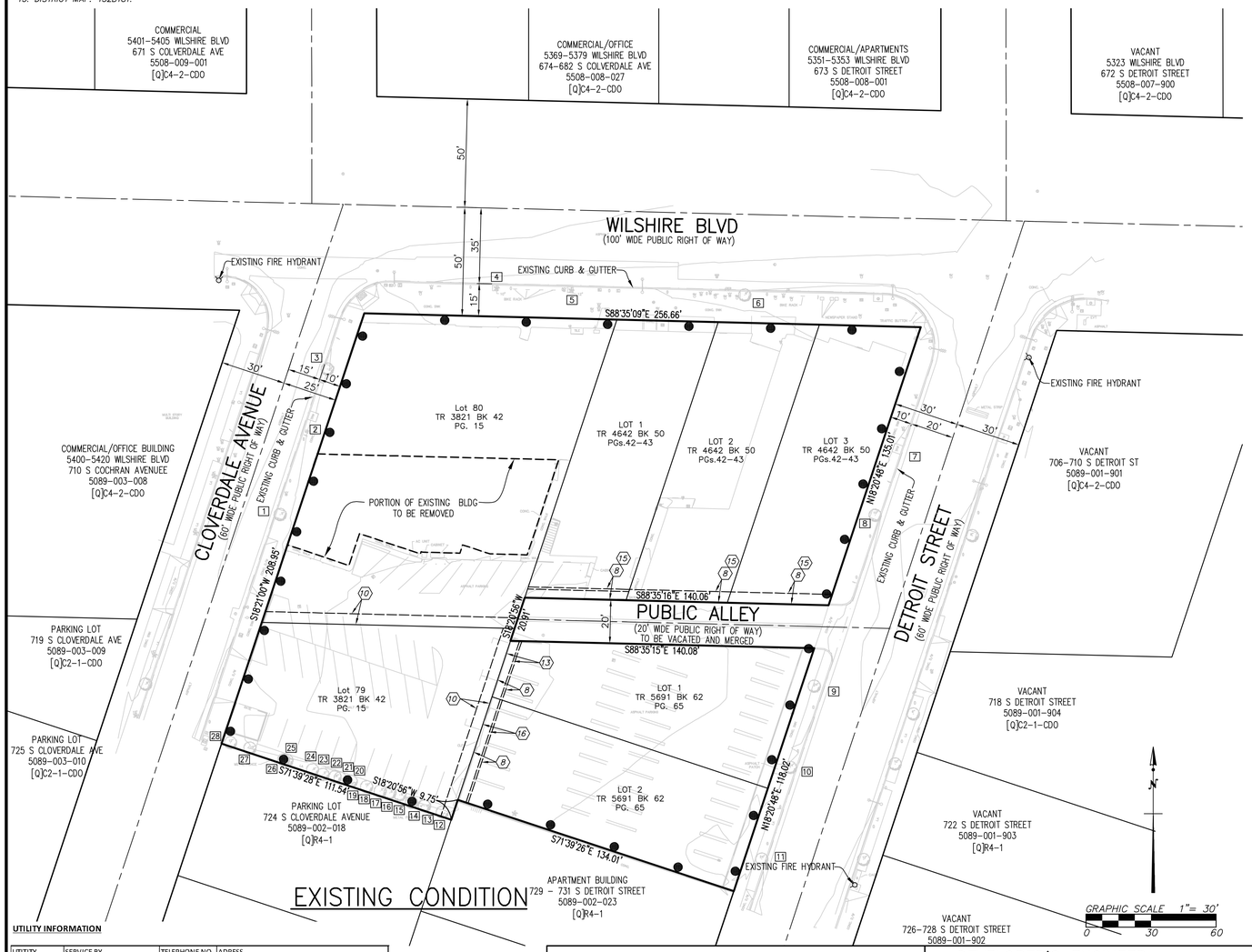
(13) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT:
RESERVED BY: PACIFIC-SOUTHWEST TRUST AND SAVINGS BANK
PURPOSE: POLE LINES AND INCIDENTAL PURPOSES
RECORDING DATE: MARCH 16, 1923
RECORDING NO.: BOOK 1958, PAGE 289, OFFICIAL RECORDS
AFFECTS: SAID LAND

(15) AN EASEMENT FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: THE CITY OF LOS ANGELES
PURPOSE: POLE LINES, CONDUITS
RECORDING NO: BOOK 15609, PAGE 84, OFFICIAL RECORDS
AFFECTS: SAID LAND
TO BE MERGED ON MAP

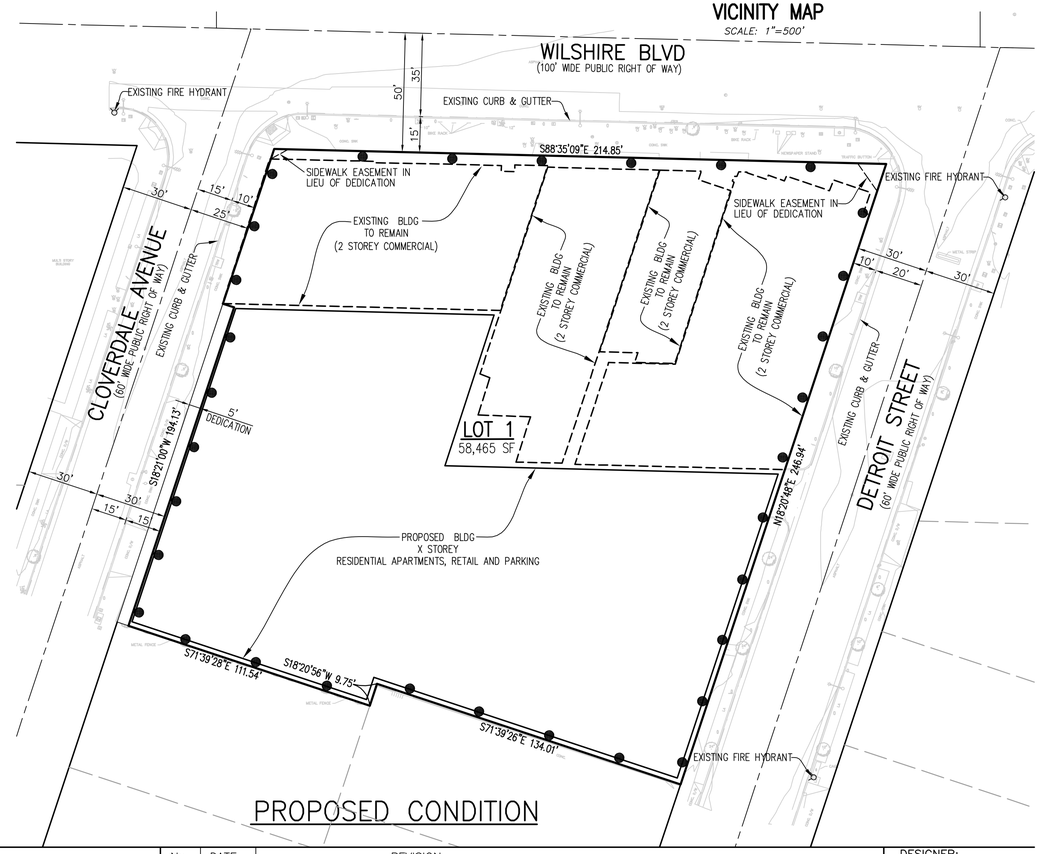
(16) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT:
RESERVED BY: PACIFIC SOUTHWEST TRUST AND SAVING BANK TO C.C. CHARLES AND WIFE
PURPOSE: POLE LINES AND INCIDENTAL PURPOSES
RECORDING DATE: JULY 8, 1925
RECORDING NO.: BOOK 4896, PAGE 163, OFFICIAL RECORDS
AFFECTS: SAID LAND



VICINITY MAP
SCALE: 1"=500'



EXISTING CONDITION



PROPOSED CONDITION

UTILITY INFORMATION

UTITITY	SERVICE BY	TELEPHONE NO.	ADRESS
POWER	CITY OF LOS ANGELES, DWP	(213) 977-6060	201 N. FIGUEROA, 4TH FLOOR, LA, CA
WATER	CITY OF LOS ANGELES, DWP	(213) 977-6061	202 N. FIGUEROA, 4TH FLOOR, LA, CA
TELEPHONE	AT&T	(925) 977-2413	22311 BROOKHURST ST, HUNTINGTON BEACH
GAS	THE GAS COMPANY	(310) 687-2099	701 N. BULLIS RD, COMPTON, CA
STORM DRAIN	CITY OF LOS ANGELES	(213) 977-6093	202 N. FIGUEROA, 4TH FLOOR, LA, CA
SEWER	CITY OF LOS ANGELES	(213) 977-6032	202 N. FIGUEROA, 4TH FLOOR, LA, CA
CABLE TV	TIME WARNER CABLE	(888) 892-2253	9260 TOPANGA CANYON BLVD, CHATSWORTH, CA

UTILITIES NOTE: UNDERGROUND UTILITIES SPECIFICALLY LISTED IN THE UTILITY INFORMATION TABLE ARE PLOTTED ON THIS SURVEY. OTHER UNDERGROUND UTILITIES NOT LISTED (E.G. TRAFIC SIGNAL AND STREET LIGHT CONDUIT, ABONDONED LINES, ETC.) HAVE NOT BEEN PLOTTED. THE LOCATION OF THOSE PLOTTED UTILITIES WERE OBTAIN FROM UTILITY MAPS AND PLANS AS LISTED UNDER THE SUBSTRUCTURE PLAN LIST.

VESTING TENTATIVE MAP
TRACT 83768
5350 WILSHIRE BLVD
LOS ANGELES, CA 90036

DEVELOPER'S ENGINEER:
FORMA ENGINEERING INC.
400 SAN FERNANDO MISSION BLVD SUITE 200, SAN FERNANDO, CA 91340
Phone: (818) 832-1710 · Fax: (818) 832-1740
SHEREEF SURUR P.L.S. 7295 2/07/2023
SHEREEF SURUR DATE

LICENSED LAND SURVEYOR
SHEREEF SURUR
No. 7295
STATE OF CALIFORNIA

No.	DATE	REVISION

DESIGNER: M.W.
CHECKED BY: M.W.
DATE: 02/07/2023
SHEET 1 OF 1

Tree Id	Common Name	Scientific Name	Numb	DSH	DSH Range	Tree H	Height Ra	Cano	TPZ R	Tree Pro	CRZ Ratio	Critical	Status	Physical Condition	Suggested Treatment	Tree Expert Opinion	Street Trees Proposed T	Reason For Proposed Tree Remo	Street T	Observations	Recommendations.
1	Fern pine	Podocarpus gracilior	1	6.5	6-12in	18	15ft-30ft	16	0.5	3.25	0.5	1.625	Alive	B rating		Person Planted	Remove tree				Protect tree.
2	Empty Tree Well		1		N/A		N/A		0.5		0.5		Removed			Person Planted	Plant new tree				Plan a new tree with permit from Urban Forestry.
3	Fern pine	Podocarpus gracilior	1	6.4	6-12in	18	15ft-30ft	16	0.5	3.2	0.5	1.6	Alive	B rating		Person Planted	Remain on Site				Protect tree.
4	Queen palm	Syagrus romanzoffiana	1	11.3	6-12in	34	30ft-50ft	22	0.5	5.65	0.5	2.825	Alive	C rating, Drought Stressed	Prune tree.	Person Planted	Remove tree				Protect tree.
5	Queen palm	Syagrus romanzoffiana	1	12.7	12-18in	32	30ft-50ft	22	0.5	6.35	0.5	3.175	Alive	C rating, Drought Stressed	Prune tree.	Person Planted	Remain on Site				Protect tree.
6	London planetree	Platanus hybrida	1	7.1	6-12in	20	15ft-30ft	11	0.5	3.55	0.5	1.775	Alive	C rating, Drought Stressed, Twig Dieback	Anthracnose. Prune tree.	Person Planted	Remove tree				Protect tree.
7	Empty Tree Well		1		N/A		N/A		0.5		0.5		Stump	F rating		Person Planted	Plant new tree			Stump remains in well.	Remove stump and replant with specie approved by Urban Forestry.
8	Agonis flexuosa	Peppermint willow	1	10.4	6-12in	20	15ft-30ft	38	0.5	5.2	0.5	2.6	Stump		Prune tree.	Person Planted	Remain on Site				Protect tree
9	Ficus spp.	Ficus Benjamina	1	24.5	24-30in	45	30ft-50ft	55	0.5	12.25	0.5	6.125	Alive	B rating	Prune tree. Repair sidewalk	Person Planted	Remain on Site	Tree may need to be removed for sidewalk repair.	2 for 1	Sidewalks in bad shape.	May need to remove tree for sidewalk repair.
10	Ficus spp.	Ficus Benjamina	1	21.9	18-24in	45	30ft-50ft	55	0.5	10.95	0.5	5.475	Alive	B rating	Prune tree. Repair sidewalk	Person Planted	Remove tree	Tree may need to be removed for sidewalk repair.	2 for 1	Sidewalks in bad shape.	May need to remove tree for sidewalk repair.
11	Ficus spp.	Ficus Benjamina	1	23.6	18-24in	45	30ft-50ft	55	0.5	11.8	0.5	5.9	Alive	B rating	Prune tree. Repair sidewalk	Person Planted	Remove tree	Tree may need to be removed for sidewalk repair.	2 for 1	Sidewalks in bad shape.	May need to remove tree for sidewalk repair.

Tree Id	Common Name	Scientific Name	Numb	DSH	DSH Range	Tree H	Height Ra	Cano	TPZ R	Tree Pro	CRZ Ratio	Critical	Status	Physical Condition	Suggested Treatment	Tree Expert Opinio	Street Trees Proposed To	Reason For Proposed Tree Removal (Street Trees	Street T	Observations	Recommendations.
12	Victorian box	Pittosporum undulatum	1	9	6-12in	18	15ft-30ft	4	0.5	4.5	0.5	2.25	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
13	Victorian box	Pittosporum undulatum	1	6	6-12in	15	15ft-30ft	4	0.5	3	0.5	1.5	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
14	Victorian box	Pittosporum undulatum	1	6	6-12in	15	15ft-30ft	4	0.5	3	0.5	1.5	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
15	Victorian box	Pittosporum undulatum	1	7	6-12in	14	<15ft	4	0.5	3.5	0.5	1.75	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
16	Victorian box	Pittosporum undulatum	1	5	3-6in	12	<15ft	4	0.5	2.5	0.5	1.25	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
17	Victorian box	Pittosporum undulatum	1	6	6-12in	12	<15ft	4	0.5	3	0.5	1.5	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
18	Victorian box	Pittosporum undulatum	1	12	12-18in	15	15ft-30ft	4	0.5	6	0.5	3	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
19	Victorian box	Pittosporum undulatum	1	11	6-12in	15	15ft-30ft	4	0.5	5.5	0.5	2.75	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
20	Victorian box	Pittosporum undulatum	1	10	6-12in	15	15ft-30ft	4	0.5	5	0.5	2.5	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
21	Victorian box	Pittosporum undulatum	1	9	6-12in	14	<15ft	4	0.5	4.5	0.5	2.25	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
22	Victorian box	Pittosporum undulatum	1	4	3-6in	10	<15ft	4	0.5	2	0.5	1	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
23	Victorian box	Pittosporum undulatum	1	10	6-12in	14	<15ft	4	0.5	5	0.5	2.5	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
24	Victorian box	Pittosporum undulatum	1	6	6-12in	12	<15ft	4	0.5	3	0.5	1.5	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
25	Victorian box	Pittosporum undulatum	1	7	6-12in	12	<15ft	4	0.5	3.5	0.5	1.75	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
26	Victorian box	Pittosporum undulatum	1	6	6-12in	12	<15ft	4	0.5	3	0.5	1.5	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
27	Victorian box	Pittosporum undulatum	1	11	6-12in	15	15ft-30ft	4	0.5	5.5	0.5	2.75	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
28	Victorian box	Pittosporum undulatum	1	10	6-12in	14	<15ft	4	0.5	5	0.5	2.5	Alive	B rating, C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Protect tree if possible.
29	Mexican fan palm	Washingtonia robusta	1	18	18-24in	60	50ft-75ft	8	0.5	9	0.5	4.5	Alive	C rating	N/A	Person Planted	Remove tree	Tree may need to be removed for construction project?	1 for 1		Remove tree.

DESIGN RATIONALE

The Ground Level landscape along Wilshire is inspired by the boulevard's history situated along the Miracle Mile, with it's Art Deco history, museums, retail stores and offices. An entryway paving pattern is inspired by the Art Deco buildings in the area since the 1950s. Trees and landscape treatment were selected to match the historical character of the strip.

The Upper Level Amenity Deck was designed to maximize sun on the 5th floor and connect seamlessly with the interior amenity space. The pool deck is designed with plenty of lounge seating and a variety of social nooks, which invite people to relax and wind down in this lush planted tropical oasis. Fitness decks extend the amenity areas outdoors and also allow people to enjoy the panoramic views or socialize. A flex lawn provides open space for a variety of individual or group activities. Outdoor Games Areas and Kitchen/BBQ spaces allow residents to socialize outside. Shade and Sun opportunities, plant water needs, and social spaces have been carefully considered in the upper level design.

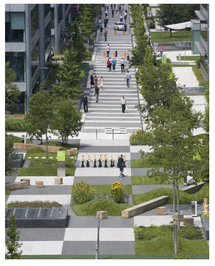
KEY LEGEND

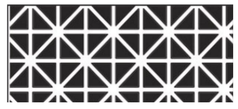
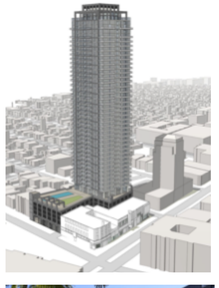
1. WILSHIRE BOULEVARD STREETSCAPE
2. DETROIT STREETSCAPE
3. CLOVERDALE AVENUE STREETSCAPE
4. ART DECO PAVING FORE BUILDING ENTRY
5. POOL DECK WITH HOT TUBS, LOUNGERS AND DAYBEDS
6. OUTDOOR DINING WITH BBQs WITH TABLES AND SEATING
7. GAMES AREA WITH BOCCE AND PING PONG
8. OURDOOR FITNESS AMENITY DECK WITH SPIN BIKES, FLEX LAWN AREA AND SOCIAL SEATING
9. PENTHOUSE DECKS

PRECEDENT IMAGES/DESIGN INSPIRATION



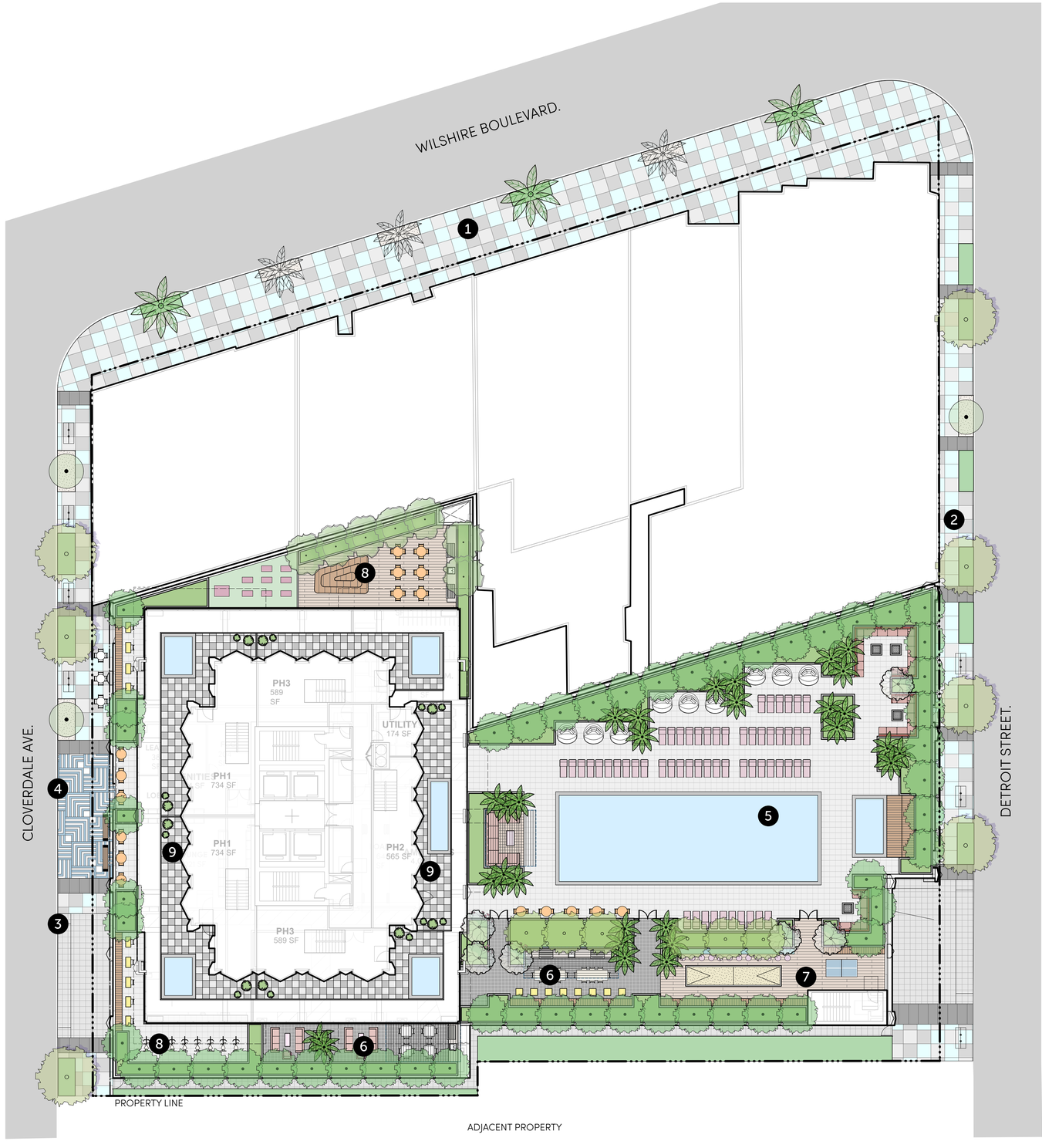










1 OVERALL LANDSCAPE PLAN
Scale: 1/16" = 1'-0"

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1738 KINGSWAY, VANCOUVER, BC V5N 2S3
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onni group

Project Stamp

Issue

No.	Description	Date
C	Issued for Render	22-05-02
D	Issued for Entitlement	22-05-18
E	Re-Issued For Entitlement	22-10-12

Project Info

22057

5350 Wilshire Blvd.

5350 Wilshire Blvd.
Los Angeles, California

Project Team

Client
Onni

Architect
MVE + Partners

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By	Checked By
CB	ME

OVERALL LANDSCAPE PLAN

L0.1

Rev. A revision

PLANT LIST + IMAGES

PLANTING LIST:

DECIDUOUS TREES:

	Quantity	Latin Name	Common Name	Scheduled Size	Spacing	Notes
	29	Wodyetia bifurcata	Foxtail Palm	24" Box	As Shown	
	3	Syagrus Romanzoffianum	Queen Palm	36" Box	As Shown	
	7	Olea europaea 'Wilsonii'	Wilson Fruitless Olive Tree	24" Box	As Shown	
	6	Lagerstroemia indica x fauriei 'Natchez'	Crapemyrtle	24" Box	As Shown	
	7	Chilopsis linearis	Desert Willow	36" Box	As Shown	
	6	Cercidium x 'Desert Museum'	Desert Museum Palo Verde	24" Box	As Shown	
	51	Acacia Baileyana	Acacia Bailey	24" Box	As Shown	

CONIFERS:

SHRUBS:

151	Rosmarinus officinalis	Rosemary	#2 Pot	2'0" o.c.	
17	Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Japanese Mock Oran	#5 Pot	3'6" o.c.	
41	Philadendron 'Xanadu'	Xanadu Philadendron	#5 Pot	3'0" o.c.	
215	Olea europaea 'Montra'	Little Ollie® Dwarf Olive	#3 Pot	3'0" o.c.	
23	Mimulus arantiacus	Bush Monkey Flower	#5 Pot	4'0" o.c.	
13	Leucadendron 'Safari Sunset'	Safari Sunset Conebush	#2 Pot	5'0" o.c.	

PERENNIALS, GRASSES, GROUNDCOVER:

102	Anigozanthos 'Kanga Pink'	Dwarf Pink Kangaroo Paws	#3 Pot	2'0" o.c.	
7	Anigozanthos Hybrid 'Harmony'	Red - Yellow Kangaroo Paws	#3 Pot	3'0" o.c.	
317	Festuca 'Idahoensis'	Idaho fescue	#1 pot	1'6" o.c.	
23	Lantana sellowiana 'Monma'	White Lightin' Trailing Lantana	#2 Pot	3'0" o.c.	
103	Perovskia atriplicifolia	Russian Sage	#2 Pot	2'6" o.c.	
102	Sesleria autumnalis	Autumn Moor Grass	#2 Pot	1'6" o.c.	
36	Sesleria autumnalis	Autumn Moor Grass	#2 Pot	2'0" o.c.	

NOTES:

1. ALL PLANT MATERIAL AND LANDSCAPING PRACTICES SHALL BE COMPLIANT WITH THE LATEST CITY OF LOS ANGELES STANDARDS
2. IN CASE OF DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
3. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION AND SPACING TO BE APPROVED BY LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION.
4. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD.
5. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY STANDARDS, INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
6. FINAL LOCATION, QUANTITY, TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING.
7. NEW TREE MUST BE OF GOOD STANDARD, MINIMUM 6 CM CALLIPER AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL.
8. ROOT BARRIERS SHALL BE 8FT LONG AND 18 INCHES DEEP. PLANTING DEPTH PF ROOT BALL MUST BE BELOW SIDEWALK GRADE. NEW STREET TREES TO BE CONFIRMED PRIOR TO ISSUANCE OF THE BUILDING PERMIT.

GROUND LEVEL TREES

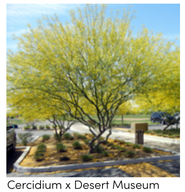


Syagrus romazoffiana
Queen Palm



Chilopsis linearis
Desert Willow

AMENITY LEVEL TREES



Cercidium x Desert Museum
Desert Museum Palo Verde



Olea 'Wilsonii'
Wilson Fruitless Olive Tree



Wodyetia bifucata
Foxtail Palm



Lagerstroemia indica 'Natchez'
Crape Myrtle



Acacia baileyana
Acacia Bailey

SHRUBS



Olea europaea 'Little Ollie'
Little Ollie Dwarf Olive



Mimulus arantiacus
Bush Monkey Flower



Leucadendron 'Safari Sunset'
Safari Sunset Conebush



Philadendron 'Xanadu'
Xanadu Philadendron



Rosmarinus officinalis
Rosemary



Verbena lilacina 'De La Mina'
De La Mina Verbena



Pittosporum tobira
Wheelers Dwarf Japanese Mock Orange

PERRENIALS, GRASSES, GROUNDCOVERS



Sesleria autumalis
Autumn Moor Grass



Festuca idahoensis
Idaho Blue Fescue



Lantana sellowiana 'Monma'
White Lightin® Trailing Lantana



Anigozanthos Hybrid 'Harmony'
Red-Yellow Kangaroo Paws



Anigozanthus 'Kanga pink'
Dwarf Pink Kangaroo Paws



Perovskia atriplicifolia 'Little Spire'
Little Spire Russian Sage



Stipa tenuissima
Mexican Feathergrass

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onni group

Project Stamp

Issue

No.	Description	Date
B	Issued for Concept Review	22-04-28
C	Issued for Render	22-05-02
D	Issued for Entitlement	22-05-18
E	Re-Issued For Entitlement	22-10-12

Project Info

22057

5350 Wilshire Blvd.

5350 Wilshire Blvd.
Los Angeles, California

Project Team

Client
Onni

Architect
MVE + Partners

Landscape Architect
LOCI Landscape Architecture + Urban Design

Drawn By	Checked By
CB	ME

PLANT LIST + IMAGES

L4.0

Rev. A revision

Appendix IS-2

Geotechnical Report

Final Report

GEOTECHNICAL INVESTIGATION REPORT
PROPOSED MIXED-USE DEVELOPMENT
708 S CLOVERDALE AVENUE

LOS ANGELES, CALIFORNIA



Prepared for

Onni Group

1031 S Broadway, Suite 400

Los Angeles, CA 90003

October 17, 2022

Prepared by

GeoPentech

101 Academy, Suite 100

Irvine, CA 92617

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Web Site: www.geopentech.com

October 17, 2022
Project No.: 22010A

Ms. Brigid Williams
Development Manager
Onni Group
1031 S Broadway, Suite 400
Los Angeles, CA 90015

Subject: **Geotechnical Investigation Report**
Proposed Mixed-Use Development
708 S Cloverdale Avenue
Los Angeles, California 90036

Dear Ms. Williams:

This report presents the results of GeoPentech's geotechnical investigation for the proposed mixed-use development to be located at 708 South Cloverdale Avenue in Los Angeles, California. This investigation was performed in general accordance with our agreement dated February 9, 2022.

This report provides geotechnical recommendations for the design and construction of the project in accordance with the plans provided to us. Current field and laboratory test results, as well as geologic hazard evaluation and details of the ground-motion evaluation, are also included in the report.

Thank you for providing GeoPentech with the opportunity to participate in this project. If you have any questions or require additional information, please call.

Very truly yours,

GeoPentech, Inc.

LICENSED PROFESSIONAL ENGINEER
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C 92278
EXP. 6/30/23
CIVIL
STATE OF CALIFORNIA

Mandro M. Eslami, Ph.D., PE
Project Engineer

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Exp. 7/31/23
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Steve Duke, PG, PGp, CEG, CHg
Associate

REPORT REVISION HISTORY

Rev.	*Description*	*Date*
0	Draft for Review and Comment	5/6/2022
1	Draft for Review and Comment	7/20/2022
2	Final Draft for Review and Comment	8/30/2022
3	Final Report	10/17/2022

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1.0 INTRODUCTION

This report presents the results of GeoPentech's geotechnical investigation for the proposed mixed-use development that includes a high-rise tower (Tower) and the associated low-rise Podium (Podium) to be located at 708 S Cloverdale Avenue in Los Angeles, California (34.061605° N, -118.345947° W). The general location of the project site is shown on Figure 1, and the extent of the projects site is shown on Figure 2. The Project site spans the following addresses and parcel numbers:

Street Address, Los Angeles, CA	APN
5366, 5368, 5370, 5374, and 5376 W. Wilshire Blvd. 706, 708, 710, 712, and 714 S. Coverdale Ave.	5089002025
5358, 5360, 5364, 5362 Wilshire Blvd.	5089002026
5354, 5356 Wilshire Blvd.	5089002002
5350, 5352 Wilshire Blvd.	5089002003
716 S Coverdale Ave.	5089002019
721 S Detroit St.	5089002004
725 S Detroit St.	5089002005

This report was prepared in accordance with the agreement between GeoPentech and Onni Group dated February 9, 2022.

2.0 PROJECT DESCRIPTION

Our understanding of the project is based on information provided by Onni Group as well as architectural drawings provided by MVE+ Partners dated September 22, 2022. Architectural views of the proposed development are shown on Figure 3.

We understand that the proposed development includes the design and construction of 46 story Highrise Tower with an approximate total height of 530 ft above ground surface, including a five (5) story Podium with a total of nine (9) parking levels; five (5) above ground and four (4) below ground parking. The Project also includes existing commercial buildings along Wilshire Boulevard. These commercial buildings would be retained for use without changes to the structure or foundation of these buildings. As such, these commercial buildings are not further discussed in this report. The extents of these buildings are shown on Figure 2, and architectural views of the proposed construction are show on Figure 3. The lowest grade at the site is currently about elevation +192 ft (NAVD88). We understand that the height of the Tower will be about 530 feet above the lowest current grade (i.e., elevation +722 ft), and the height of the Podium will be about 61 ft above grade (i.e., elevation +253 ft). The lowest subterranean floor level will be at elevation +130 ft, about 62 ft below the ground

surface, and the excavation of the subterranean levels to the anticipated bottom of the foundation level will extend as deep as 76 feet below the lowest current grade or to elevation +116 ft. The approximate extents of the proposed buildings are shown on Figure 2. The subterranean and the Podium section of the proposed structure will nearly cover the entire site footprint except for the existing commercial buildings along Wilshire Blvd. Level 6 will include an amenity deck spanning roughly the eastern half of the remaining site footprint. Levels 7 through 43 will comprise the high-rise portion of the Tower covering the western half of the site. We understand that the average bearing pressure under the Tower is estimated to be on the order of 12,000 psf. The average bearing pressure under the Podium is estimated to be on the order of 3 ksf.

We understand that the project, including geotechnical aspects of the design, will be submitted for review and approval to Los Angeles Department of Building Safety (LADBS) in conformance with the 2019 California Building Code (CBC 2019), ASCE 7-16 requirements. Furthermore, the seismic design of the Tower will be subject to LADBS's Peer Review Process. Accordingly, we have assumed that the design for this structure will be carried out in conformance with the 2019 California Building Code (CBC 2019), ASCE 7-16 requirements, and the performance-based design procedure as specified by the Los Angeles Tall Buildings Design Council, 2020 edition (LATBDC 2020).

This report presents the results of GeoPentech's geotechnical investigation (including field exploration) as well as design recommendations for the Tower and the associated Podium portion of the proposed mixed-use development.

3.0 SCOPE OF WORK

GeoPentech's scope of work for this report included the following:

- ***Review of Existing Information*** – GeoPentech reviewed existing geotechnical, geologic, and seismic information for the site as well as the currently proposed development plans.
- ***Field Investigation and Laboratory Testing*** – to investigate the nature and stratigraphy of the subsurface materials and to obtain soil samples for laboratory testing, we drilled three (3) borings, two within the Tower footprint and one within the Podium footprint to depths between 91 and 131.5 feet below the existing ground surface. Furthermore, we performed three (3) Cone Penetration tests (CPT), two within the Tower footprint and one within the Podium footprint to depths between approximately 36 and 71 feet below the existing ground surface. Additionally, geophysical surveys were performed to measure shear-wave (S-wave) velocity profile for the project site.

The borings were drilled using hollow-stem auger drilling equipment with the addition of drilling mud when groundwater was encountered. The approximate locations GeoPentech's borings and CPTs are shown on Figure 2. Select soil samples were taken to a geotechnical laboratory for testing, including soil index testing and strength testing.

- ***Geologic-Seismic Hazards Evaluation*** – Evaluated site subsurface conditions, geologic setting, and assessed seismic conditions and geologic-seismic hazards and their potential impact on the subject project.
- ***Ground-Motion Evaluation*** – Completed a site-specific ground-motion hazard analysis in accordance with the requirements of the 2019 CBC and, 7-16, and LATBC 2020 guidelines.
- ***Engineering Analysis*** – Performed engineering evaluation of the geotechnical data to develop recommendations for design of foundations, walls below grade, shoring, excavation, earthwork criteria, and paving.
- ***Preparation of this report.***

4.0 EXISTING SITE CONDITIONS

As shown on Figure 2, the site is bounded by S. Cloverdale Avenue to the west, Wilshire Boulevard to the north, existing 2-story residential development to the south, and S Detroit Street to the east. The Metro Purple Line is also located north of the project along Wilshire Boulevard. The Project site is predominately occupied by a parking lot and 1-story commercial buildings on the north portion of the site that will be retained as part of the Project. The existing ground surface elevation is approximately 194 feet (NAVD88) and varies by about 3 to 4 feet across the project site.

5.0 FIELD EXPLORATION AND LABORATORY TESTING

5.1 Boring Exploration

Three (3) borings (GP-1, GP-2, and GP-3) were completed by GeoPentech to investigate subsurface conditions at the project site. Laboratory tests were also performed on selected samples from the borings to evaluate the index and engineering properties of the encountered material. The results of the current field borings and laboratory tests are presented in Appendices A and B, respectively.

GP-1, GP-2, and GP-3 were advanced to depths of 131.5, 126.5, and 91 feet below ground surface, respectively, at the locations shown on Figure 2. The borings were drilled using 8-inch diameter hollow-stem auger drilling equipment, and drilling mud was added when groundwater was encountered. Standard Penetration Test (SPT) samples, modified California (MC) samples, bulk samples, and grab samples were collected during drilling. The work was performed under the

supervision of a registered civil engineer who monitored the drilling operations and prepared a field record of soils observed and drilling conditions. The drilling was subcontracted to Martini Drilling, who provided all drilling equipment, crew, and supplies. Details of the current explorations and the logs of the borings are presented in Appendix A.

5.2 Laboratory Tests

Laboratory tests were performed on selected samples obtained from the borings to aid in the classification of the soils and to evaluate the pertinent engineering properties of the soils. The following tests were performed:

- Moisture content and dry density
- Passing No. 200 sieve (wash) and sieve analysis
- Atterberg Limits
- Corrosion suite
- Direct shear
- Consolidation

The geotechnical testing was conducted at the laboratory facilities of AP Engineering & Testing, Inc. in Pomona, California. The tests were performed in general accordance with applicable procedures of the American Society for Testing and Materials (ASTM). The in-place dry density and moisture content values, results of wash and sieve analyses as well as plasticity index values of the samples tested are presented in the boring logs, Appendix A. The complete results of laboratory tests along with the test results are presented in Appendix B.

5.3 Cone Penetration Testing (CPT)

Three (3) CPTs (CPT-1, CPT-2, and CPT-3) were performed by GeoPentech at the locations shown in Figure 2. CPT-1, CPT-2, and CPT-3 were advanced to refusal depths of about 70.9, 69.0, and 36.3 feet below existing ground surface, respectively.

The CPT work was subcontracted to ConeTec, who provided all CPT equipment, crew, and supplies. Details and results of the CPTs are presented in Appendix C.

5.4 Geophysical Surveys

Geophysical surveys were performed to measure shear-wave (S-wave) velocity profile for the project site. The geophysical investigation consisted of surface wave surveys using Multichannel Analysis of Surface Waves (MASW) and Refraction Microtremor (ReMi) methods. The geophysical measurements were performed along three survey lines (SW22-1 through SW22-3) on March 10, 2022. The locations of all survey lines are shown on Figure 2.

The geophysical data were collected and processed under the supervision of a California-licensed Professional Geophysicist. Details and results of the geophysical survey can be found in Appendix D.

6.0 GEOLOGIC AND SEISMIC CONDITIONS

6.1 Regional Geology and Seismicity

Regionally, the site is located in the northern end of the Peninsular Ranges physiographic province near the southern boundary of the Transverse Ranges physiographic province. Northwest trending mountains and faults characterize the Peninsular Ranges, while east-west trending mountains and faults characterize the Transverse Ranges. Figure 4a shows a geologic map of the site area, compiled by the California Geological Survey (CGS, 2012), and Figure 4b shows the map legend with the geologic unit descriptions. As indicated on Figure 4a, the site is within the northern edge of the Los Angeles Basin, about 2 ½ miles south of the Santa Monica Mountains range front. The site is located on old alluvial fan deposits (Qof) of late to middle Pleistocene-age. The underlying sediments are generally composed of clays, silts, sands, and gravels associated with fluvial and alluvial fan depositional environments.

The site is located within a seismically active region of southern California. Recent examples of the seismic activity in the region include the **M**6 1987 Whittier Narrows earthquake and the **M**6.7 1994 Northridge earthquake. Figure 5a shows the site location relative to mapped active faults in the region, as identified by the US Geological Survey (USGS, 2021). The site is not crossed by any known active faults with late Quaternary surface displacement. Significant faults near the site mapped with late Quaternary surface displacement include the Hollywood fault (located about 4½ km northwest), Newport-Inglewood fault (located about 4½ km to the southwest); the Santa Monica fault (located about 7 km to the west); and the Overland Avenue fault (located about 7 ½ km to the southwest). The San Andreas Fault is located approximately 58 km to the northeast.

Potentially active blind thrust faults are also believed to exist in the region, as shown on Figure 5b. These blind thrust faults are not expressed at the surface, but are inferred to exist based on indirect information, such as seismicity and folded stratigraphy. Recognition of the existence of blind thrust faults in the region was largely triggered by the occurrence of the 1987 Whittier Narrows earthquake. As shown on Figure 5b, the site is located on the hanging wall of the Compton blind thrust fault.

6.2 Site Geology and Subsurface Conditions

Based on the published geologic maps and the field investigation boring data, the geologic units underlying the site were interpreted to be Quaternary-age alluvial fan deposits (alluvium) and early Pliocene-age Fernando formation sedimentary bedrock. Figure 6a and 6b show geologic Cross Sections A-A' and B-B', and the location of the geologic cross section is shown on Figure 2. Descriptions

of the geologic units are discussed below, and a summary of the geotechnical properties of the geologic units based on the laboratory test results performed during this investigation is presented in Table 1.

Artificial Fill

A thin layer of artificial fill soils (less than 1 ft) was encountered generally associated with the pavement section.

Quaternary Alluvium

Quaternary age alluvium was encountered in Borings GP-1, GP-2, and GP-3 to depths of about 90 to 95 feet below the ground surface. The alluvium generally consisted of stiff to very stiff clay (CH and CL) and medium dense to very dense sand (SC, SM, SP, SC-SM, SP-SC, SP-SM, and SW-SC). The upper portion of the alluvium from the ground surface to depths of about 20 feet predominantly consisted of clays and clayey sands, and from 20 feet to a depth of about 60 feet below the ground surface was dominantly consisted of clays and some clayey sands. The lower portion of the alluvium, from approximately 60 to 90-95 feet below the ground surface predominantly consists of sands with varying percentages of silt. Additionally, the alluvium generally increases in density/stiffness with greater depth.

Fernando Formation

The alluvium at the site is underlain by Fernando Formation bedrock to the total depth drilled to about 132 feet). The bedrock encountered consisted of hard interbedded claystone. We classify the upper portions of the bedrock as weathered to a depth about 107 ft, and consider the formational material below this depth as less weathered material due to very high blowcounts and drilling refusal.

6.3 Groundwater

Groundwater was observed during drilling initially at a depth of 60 feet below the ground surface in Boring GP-1 and rose to approximately a depth of 53.4 feet after about two hours. Groundwater was also initially encountered in Boring GP-2 at a depth of 65 feet below the ground surface and rose to about 36 feet after being allowed to reach equilibrium overnight (about 22 hours).

Based on a review of the Seismic Hazard Zone Report for the Hollywood Quadrangle (CGS, 1998), the historic high groundwater level beneath the site is estimated to be about 10 feet below the ground surface. Based on this information, we recommend a design ground water level of 10 feet bgs.

It should be recognized that groundwater levels can fluctuate over time, depending on seasonal rainfall and other influences (i.e., irrigation). Furthermore, there may be a potential for perched water to occur locally in sandy zones of the alluvial deposits above the static groundwater level. In addition,

recent changes in policies for the use of stormwater infiltration could result in changing seepage conditions at shallow depths across the region.

6.4 Geotechnical Properties for Engineering Analysis

A summary of engineering properties for the geologic units present within the project sites are summarized in Table 2. These properties were developed for developing design recommendations based on the results of field and laboratory testing (see Table 1).

7.0 POTENTIAL GEOLOGIC AND SEISMIC HAZARDS

An evaluation of the potential geologic hazards is presented in the following sections.

7.1 Surface Fault Rupture

The site is not located within a currently established Alquist-Priolo (AP) Zone based on a review of the Earthquake Zones of Required Investigation for the Hollywood Quadrangle (CGS, 2018); however, the Project is located as close as about 11,000 feet east of the Earthquake Fault Zone for the Newport-Inglewood Fault. Additionally, the site is not located within 1,000 feet of a mapped Holocene-active fault based on a review of mapping by (USGS, 2018), as shown on Figure 5a. Therefore, the site is not considered susceptible to surface fault rupture hazards.

7.2 Seismic Shaking

The site is located within a seismically active region of southern California and should be designed in accordance with the seismic design requirements of governing codes and guidelines. We understand that the design for the Tower is being carried out in conformance with the 2022 CBC and ASCE 7-16 requirements using the performance-based design procedure specified by LATBDC, 2020. A site-specific hazard evaluation that included both Probabilistic Seismic Hazard Analysis (PSHA) and Deterministic Seismic Hazard Analysis (DSHA) has been carried out for the site. This analysis and its detailed results are presented in Appendix E of the report. To fulfill the seismic design requirements, the following site-specific response spectra are developed:

- A “Maximum Considered Event” uniform hazard spectrum with risk-targeted, maximum rotated ordinates at 5% damping; also known as a site-specific MCE_R response spectrum (corresponding to a 1% probability of collapse in a 50-year period; i.e., a modified 2,475-year return period spectrum).
- A “Service-Level Earthquake” uniform hazard spectrum with average horizontal spectral ordinates at 1.6% damping (corresponding to a 50% probability of exceedance in a 30-year period; i.e., a 43-year return period)

For completeness, the code-compliant, site-specific "Design Level" or DRS uniform hazard spectrum with risk-targeted, maximum-rotated ordinates at 5% damping has also been provided.

Based on the definitions per ASCE 7-16, Section 11.4.1, this site is classified as "near-fault" due to significant hazard contribution from sources located within 10 km for $M_W \geq 6$, or within 15 km for $M_W \geq 7$.

7.3 Liquefaction Potential

Liquefaction potential is greatest where the groundwater level is shallow and submerged loose to medium-dense sand occur within a depth of about 50 feet or less below the ground surface. Liquefaction potential generally decreases as fines and gravel content increase. As ground acceleration and shaking duration increase during an earthquake, liquefaction potential increases.

According to the CGS map of Earthquake Zones of Required Investigation for the Hollywood Quadrangle (CGS, 2018), and the County of Los Angeles Seismic Safety Element (1990), the site is not located within an area identified as having a potential for liquefaction. Furthermore, excavation for the basement levels will remove the upper approximately 70 to 80 feet of the alluvial soils at the site and the remaining soils below this depth are dense to very dense. As such, liquefaction is not considered to be a hazard at this site.

7.4 Seismically-Induced Settlement

Seismically-induced settlement may also be caused by unsaturated loose to medium-dense granular soils densifying during ground shaking. Uniform settlement beneath a given structure would cause minimal damage; however, because of variations in distribution, density, and confining conditions of the soils, seismically-induced settlement is generally non-uniform and can cause serious structural damage.

As part of the site development, the upper approximately 70 to 80 feet of the site will be excavated and the soils removed for the new basement level which will extend to below the groundwater, thereby removing all the unsaturated soils that are potentially susceptible seismically-induced settlement. Accordingly, seismically-induced settlement at the site for this project configuration is considered to be negligible.

7.5 Subsidence

Ground surface subsidence generally results from the extraction of fluids or gas from the subsurface that can result in the gradual lowering of the overlying ground surface. Subsidence can also occur when subsurface peat deposits oxidize and undergo volume loss. Although the site is located over the southern edge of the Salt Lake Oil Field, subsidence of the area above this oil field has not been reported. Additionally, the subsurface soils are not known to contain significant quantities of peat

that would create a potential for subsidence. As there are no known ongoing extractions of oil or water that would lead to subsidence at the site, and the subsurface soils are not known to contain significant quantities of peat. Therefore, the potential for subsidence at the site is considered low.

7.6 Flooding

According to FEMA (2008), the site is not located within a defined floodplain or floodway boundary. The site has been assigned a FEMA Flood Zone X, which indicates "areas determined to be outside the 0.2% annual chance floodplain". As such, flooding is not considered a hazard at the site.

7.7 Seiches and Inundation (Water Storage Facilities)

This potential hazard is associated with seiches (water waves created when a body of water is shaken that have the potential to overtop a water storage facility) and inundation due to water storage facility failure. The site is located within the potential inundation area associated with Hollywood Reservoir according to the California Department of Water Resources (DWR). According to DWR, the level of potential inundation at the project site is indicated to be between about 8 and 17 feet. Hollywood Reservoir is regulated by the DWR Department of Safety of Dams (DSOD) which oversees design and construction of significant dams in California and conducts annual inspections. Therefore, the hazard of inundation due to dam failure affecting the project site is considered low.

7.8 Tsunami

A tsunami is a sea wave generated by a large submarine landslide or an earthquake-related ground deformation beneath the ocean. Historic tsunamis have been observed to produce a run-up on shore of several tens of feet in extreme cases. The site is located at an elevation of about 194 feet above mean sea level and is 9 miles from the shoreline. As such, the site is not considered susceptible to tsunami hazards.

7.9 Landslide and Lateral Spreading

A potential for landsliding and lateral spreading is often indicated in areas of moderate to steep terrain that are underlain by unfavorably oriented geologic discontinuities. The site is located on relatively level terrain and no landslides are mapped in the vicinity of the site (CGS, 1998). In addition, the site is not in a designated earthquake-induced landslide hazard or liquefaction hazard zones (CGS, 2018). Therefore, the potential for landsliding and lateral spreading is considered negligible.

7.10 Volcanic Eruption

Potential hazards from volcanic eruptions include both lava flows and ash falls from relatively nearby volcanoes. No active volcanic sources are present in the Los Angeles basin. Therefore, the potential for damage at the site due to volcanic eruption is negligible.

7.11 Erosion

The majority of the ground surface at the site is relatively level and is or will be covered with asphalt or concrete pavements. As such, erosion is not considered a hazard at the site.

7.12 Methane Gas

The site is located within the boundaries of a Methane Zone, as defined by the City of Los Angeles and subject to the City's methane code. We recommend that a methane specialist should perform a methane study to provide specific methane mitigation recommendations for the design and construction of the project.

7.13 Expansive and Collapsible Soils

Based on our observations during the field investigation, the soils encountered have predominantly low to no plasticity with isolated zones that had medium to high plasticity. The soils observed during our field investigation also did not show a reaction to hydrochloric acid (HCl) indicating the presence of cementation in the soil structure. Furthermore, all the soils within the footprint of the proposed building to a depth of about 70 to 80 ft will be removed. Given these considerations, expansive and collapsible soils are not considered a geologic hazard at the site.

8.0 GEOTECHNICAL RECOMMENDATIONS

Based on our understanding of the project and the results of our investigation, the proposed development is feasible from a geotechnical point of view. Key geotechnical considerations are discussed below:

Temporary Excavation: The construction of the below-grade levels of the building will require temporary excavation on the order of 70 to 80 ft, about 60 to 70 ft below the design groundwater level, for the tower and podium, respectively, and will require an excavation support system (i.e., shoring). Given the presence of adjacent existing buildings, the system should be designed to account for the loads from these buildings. Furthermore, the excavation will require dewatering and groundwater control measures to create a dry working area. However, to protect the adjacent buildings from the potential settlement due to changes in groundwater levels beyond the project site, the changes to the groundwater level outside of the project site should be limited. Given these constraints, the design of the excavation support system, dewatering, and groundwater control measures will be a key consideration for the project and is described in this section.

Foundation Systems: Due to relatively high building loads (average bearing pressures of 12,000 psf under the tower), controlling the settlement of the foundations under the proposed loads is a key geotechnical consideration. Based on the investigation results and our understanding of the structural

loads, the proposed building is recommended to be supported on a continuous mat foundation to control settlements. Furthermore, foundation design and below-grade levels have to account for the presence of shallow groundwater. If needed, ground anchors should be used to resist hydrostatic uplift pressures.

Detailed recommendations for the project are provided in the following sections.

8.1 Seismic Design Parameters

In developing the preliminary seismic design parameters in accordance with the 2022 CBC and ASCE 7-16 Standard, a seismic site class C was selected based on a review of the shear-wave velocity data recently collected at the site (see Appendix D). S_S = 2.025g and S_1 = 0.721g are the mapped seismic values provided by USGS. Using ASCE 7-16, Section 21.4, the site-specific seismic design parameters for new structures at the project site are developed in Appendix E and are defined below. These parameters were developed in accordance with ASCE 7-16, Section 21.3.

S_{DS} = 1.532 g, based on 90% of the spectral acceleration at a period of 0.3-seconds
S_{D1} = 0.875 g, based on the spectral acceleration at a period of 1.0-second
S_{MS} = 2.298 g, based on 1.5 times S_{DS}
S_{M1} = 1.312 g, based on 1.5 times S_{D1}

Further details of the development of the seismic hazard analysis and the site-specific design response spectra, for the project are included in Appendix E.

8.2 Foundation Recommendations

Preliminary loading conditions provided to us by the Structural Engineer indicate an average bearing pressure of about 12,000 psf under the footprint of the Tower and about 3,000 psf under the footprint of the Podium. Considering uplift pressures with a design groundwater level of 10 ft bgs, net pressures beneath the tower and the Podium are expected to be approximately up to 7,600, with potential for hydrostatic uplift pressures under the Podium footprint. If the net pressures are calculated based on the deepest observed groundwater level during our field investigation (i.e., approximately 53 ft bgs), net pressures beneath the tower and podium are expected to be about 10,300 and 1,950 psf, respectively. In summary, net pressures beneath the Tower are expected to be between 7,600 to 10,300 psf with potential for hydrostatic uplift under the Podium under design groundwater level of 10 ft bgs.

Due to relatively high building loads under the Tower and potential for hydrostatic uplift, we recommend a continuous mat foundation under the footprint of both the Tower and Podium. As needed, tiedown ground anchors should be used to resist uplift pressures, in areas that the weight of

the building is not adequate to resist uplift pressures. Considering four (4) below-grade parking levels and assuming a slab thickness of 14 ft at the core of the Tower, excavation of the upper 80 feet of soils in anticipated under the Tower. Under the Podium, considering a slab thickness of 4 feet, excavation of the upper 70 feet of soils is anticipated.

Mat Foundation

The proposed development is recommended to be supported on a mat foundation bearing on native alluvial deposits. A mat foundation founded on native alluvium at a depth of approximately 70 to 80 ft from the existing grade may be designed using a net allowable bearing capacity of up to 10,300 psf. This value is for dead plus live loads and may be increased by one-third to accommodate transient loads that include wind or seismic loads. Based on our evaluation (see Appendix F), we estimate the settlement of the proposed building on a mat foundation in the manner recommended could be up to 3 inches for net average mat bearing pressure of 10,300 psf. Differential settlement is estimated to be about half of the total settlement across the mat in either direction.

Settlement

For structural analyses of the mat foundation supported on undisturbed natural soils at the planned excavation level, a modulus of subgrade reaction, k, of 250 pounds per cubic inch (pci) may be used. This value is a unit value for use with a 1-foot-square area. The modulus should be reduced in accordance with the following equation when used with larger foundations:

$$K_R = K\left[\frac{B+1}{2B}\right]^2$$

Where:

K = unit subgrade modulus

K_R = reduced subgrade modulus

B = foundation width

We request that the final distribution of the pressures under the mat and estimated settlements be provided to us for review to confirm consistency with geotechnical recommendations.

Lateral loads may be resisted by soil friction and by the passive resistance of the soils. A coefficient of friction of 0.35 may be used between the mat foundation and the underlying native soils. The allowable passive resistance of undisturbed natural soils is recommended to be equal to the pressure developed by a fluid with a density of 300 pcf. The allowable passive resistance should be limited to a maximum value of 3,000 psf. The upper foot of the material should be ignored for calculating this

value. A one-third increase in the passive value may be used for wind or seismic loads. The frictional resistance and passive resistance of the soils may be combined without reduction in evaluating the total lateral resistance.

The recommended bearing and lateral load design values are for use with loadings determined by a conventional working stress design. When considering an ultimate design approach, the recommended design values shall be multiplied by the following factors:

Design Item	Ultimate Design Factor
Bearing Value	3.0
Passive Pressure	2.0
Coefficient of Friction	2.0

8.3 Uplift and Waterproofing Considerations

As previously discussed, we recommend a design groundwater level of 10 feet below existing grades. For portions of the foundation extending more than 10 feet below existing ground surface, hydrostatic uplift pressure should be incorporated into the design. The uplift pressure can be calculated based on a fluid weight of 62.4 pounds per cubic foot (pcf) and can be resisted by self-weight of the building and/or tiedown ground anchors as needed.

Note that the foundations, basement walls, and interior slabs should be waterproofed to prevent seepage of water or moisture due to cracks or water migration. Waterproofing should extend at least 5 feet above the design groundwater level (i.e., to 5 feet below existing ground surface) and that a qualified waterproofing consultant should be retained for recommendations of suitable waterproofing applications behind all walls below grade, foundations, and slabs if necessary.

8.4 Tiedown Ground Anchors

Vertical tiedown ground anchors are recommended to resist hydrostatic uplift pressures, as needed. Tiedown anchors should be designed to conform to the requirements of Chapter 18 of the California Building Code. A contractor with demonstrated successful experience with the design and construction of permanent tiedown ground anchors with qualified personnel in similar conditions should be chosen to perform the design and construction of the anchors.

We recommend that the tiedown anchors be extended and grouted within the Fernando Formation bedrock, i.e., to or below elevation +100 ft msl, with a minimum unbonded length of 20 ft and a minimum bond length of 20 ft. Typical drill holes for tiedown anchors range from about 6 to 12 inches

in diameter. Vertical ground anchors bonded in Fernando bedrock formation may be designed using an allowable transfer load of 0.75, 1, and 2 kips/ft for 6-8-, and 12-inch diameter anchors, respectively. These values are for gravity-grouted anchors and can be increased by 100% for pressure-grouted anchors. Ultimate anchor capacities can be estimated by applying a factor of safety of 3. Vertical tiedown anchors should be spaced at ten (10) times the diameter of the hole within the bonded length, or 5 ft minimum.

The design criteria given herein must be verified by a minimum of two sacrificial verification tests conducted at the site in advance of production installation. The verification tests should include extended creep tests. The allowable capacities could be adjusted based on the results of testing and structural considerations. Non-sacrificial verification tests should be completed for at least 10% of production anchors, and no less than two (2) anchors. Furthermore, all other anchors shall be proof tested. After testing, the anchors should lock off at loads specified by the structural engineer. All lock-off loads should be confirmed with lift-off tests. The test and acceptance criteria should follow recommendations presented by Post Tensioning Institute (PTI) guidelines publication titled "Recommendations for Prestressed Rock and Soil Anchors".

Anchors should be protected against corrosion meeting minimum requirements for Class I protection in accordance with Post Tensioning Institute guidelines.

Other details involving the vertical tiedown anchors design such as its sufficient connection to the mat foundation and details of corrosion protection are commonly determined by the structural engineer and specialty anchor contractor, subject to the review and approval of the project structural and geotechnical engineers. Specialty contractors may be able to achieve higher capacities than indicated. The higher capacities should be verified by tests, and should be subject to review and approval of the geotechnical and structural engineers.

8.5 Walls Below Grade

Lateral Earth Pressure

Subterranean parking and basement walls should be designed to resist lateral earth pressures plus any surcharges from adjacent loads. Given the presence of shallow water level, it is anticipated that the basement walls will be designed without drainage and have to resist hydrostatic pressures based on the groundwater level at the ground surface. The walls without a drainage system have to be designed to resist hydrostatic pressures assuming groundwater at the ground surface. For submerged conditions (i.e., groundwater at the surface), retaining walls that are free to move and rotate at the top, such as cantilever walls, may be designed for an active pressure imposed by an equivalent fluid weighing 15 pcf. Permanent basement walls that are restrained at the top of the wall should be

designed to resist an at-rest lateral earth pressure imposed by an equivalent fluid weighing 25 pcf. Hydrostatic pressures should be added to these values.

For walls with a drainage system to relieve hydrostatic pressure buildup behind the walls, hydrostatic pressure can be ignored in the wall design. Retaining walls with drainage that are free to move and rotate at the top, such as cantilever walls, may be designed for an active pressure imposed by an equivalent fluid weighing 35 pcf. Permanent basement walls that are restrained at the top of the wall should be designed to resist an at-rest lateral earth pressure imposed by an equivalent fluid weighing 50 pcf.

In addition to the recommended earth pressure, the upper 10 feet of walls below grade and retaining walls adjacent to areas subject to vehicular traffic should be designed to resist a uniform lateral pressure of 100 psf, acting as a result of an assumed 300 psf surcharge behind the walls due to normal vehicular traffic. If the traffic is kept back at least 10 feet from the top of walls, the traffic surcharge can be neglected. For the basement walls adjacent to the at-grade structures, surcharge pressures can be provided on a case-by-case basis once the estimated loading conditions from these structures and the details of the foundations are provided to us.

Loads from equipment surcharge imposed on adjacent ground may be computed using a coefficient of 0.4 times the uniform load applied.

In addition to the above-mentioned lateral earth pressures, the walls below grade should be designed to support a seismic lateral pressure of 22H (psf) applied uniformly along the wall height H (in feet). This seismic load is a directly calculated value and can be used as is. When designing for seismic loads, the seismic lateral earth pressure should be combined with the active earth pressure mentioned previously. If designing for static loading condition only, the at-rest lateral earth pressure should be used.

Drainage

Given the shallow groundwater, we anticipate that the building walls below grade will be designed to resist hydrostatic pressures. As such, building walls below grade and retaining walls should be designed to resist hydrostatic pressures (equivalent fluid pressure of 62.4 pcf).

For other walls that may require a drainage system, a drainage system be provided by either a 1-ft wide zone of crushed rock protected by filter fabric, or a 4-foot wide strips of Miradrain 6000 (or equivalent) placed at 8 to 10 feet on center. The crushed rock zone or Miradrain (or equivalent) strips may be placed at a depth starting at about 3 feet below the grade and should be connected to a

perforated discharge pipe at the base of the wall. The drain pipe should consist of a minimum 4-inch-diameter perforated pipe placed with perforations down along the base of the wall.

The pipe should be sloped at least 2 inches in 100 feet and surrounded by filter gravel separated from the on-site soils by an appropriate filter fabric. The filter gravel should meet the requirements of Class 2 Permeable Material as defined in the current State of California, Department of Transportation, Standard Specifications. If Class 2 Permeable Material is not available, ¾ inch crushed rock or gravel separated from the on-site soils by an appropriate filter fabric should be used. The crushed rock or gravel should have less than 5% passing a No. 200 sieve.

The installed drainage system should be observed by personnel from our firm prior to being backfilled. Inspection of the drainage system may also be required by the reviewing governmental agencies.

Waterproofing

We recommend that all retaining walls and walls below grade be waterproofed. See Section 8.3 (Uplift and Waterproofing Considerations) for further detail.

8.6 Sulfate Attack and Corrosion Potential of Soils

One (1) sample from the field investigation was tested for minimum resistivity, sulfates, chlorides, and pH during the current investigation (results of the current testing are presented in Appendix B). The corrosion tests from the current investigation were performed in accordance with guidelines of Caltrans Test 417, 422, and 643. Based on the results of these tests, the tested soil is not considered corrosive for structures based on guidelines from California Department of Transportation (2021). However, based on the results of the resistivity test and Caltrans guidelines, there is potential for presence of high quantities of soluble salts and higher propensity for corrosion.

We recommend that a corrosion consultant or project civil engineer review results of corrosion tests and provide detailed recommendations for underground metallic pipes and below-grade structures if needed.

8.7 Excavations and Temporary Shoring

General

Earthwork operations at the site will include removals of undocumented fill soils and rubble, excavations for the subterranean parking level, excavations for foundations, and trenching for utility lines.

To provide support for the foundations, any exterior pavements, and exterior concrete walks, all existing undocumented fill soils and upper loose/soft natural soils should be excavated and replaced as engineered fill if required. Based on the understanding that the upper 70-80 feet of the site will be excavated for the proposed basement level, we expect that all existing fill soils will likely be removed from the site.

Temporary excavations up to a height of 4 feet can be cut vertically. Unshored excavations should not extend below a plane drawn at 1½:1 extending downward from adjacent existing footings.

Where space is available, excavations can be made with slopes of 1:1 (horizontal to vertical). Where space is unavailable, shoring is recommended for the proposed excavations adjacent to existing streets and/or buildings.

Where sloped embankments are used, the tops of the slopes should be barricaded to prevent vehicles and storage loads within 5 feet of the tops of the slopes. A greater setback may be necessary when considering heavy vehicles, such as concrete trucks and cranes; we should be advised of such heavy vehicle loadings or heavy construction equipment, stockpile material etc. so that specific setback requirements can be established. If the temporary construction embankments are to be maintained during the rainy season, berms are suggested along the tops of the slopes where necessary to prevent runoff water from entering the excavation and eroding the slope faces. The soils exposed in the cut slopes should be inspected during excavation by our personnel so that modifications of the slopes can be made if variations in the soil conditions occur.

We recommend that a qualified geotechnical firm observe the excavations and shoring installation, so that necessary modifications based on variations in the soil conditions can be made. Applicable safety requirements and regulations, including OSHA regulations, should be met.

Temporary Shoring System

Cantilever (for excavation below 20 ft) or braced or tied-back shoring system (for deeper excavation) can be used to support the sides of the proposed excavations. Given the shallow groundwater level, groundwater dewatering and control measures will be required. Furthermore, there is a potential of settlement of existing buildings adjacent to the project site, if the groundwater level outside of the site is changed due to dewatering within the site. As such, excavation support systems that may cause a significant change in groundwater level outside of the project site is not considered not be feasible. A sealed shoring system with adequate embedment to mitigate changes in groundwater level outside of the excavation should be considered. The shoring piles should be extended deep enough to resist lateral loads as well as the potential for instability of the base of excavation (heave and sand boils).

The design of the shoring and dewatering system should be coordinated and performed by a qualified engineer familiar with deep excavation below the water table.

Temporary Shoring Lateral Pressures

For the design of the shoring system, we recommend the following lateral earth pressures for drained and submerged conditions, respectively. As indicated above, the excavation for the proposed tower and podium should be supported by a sealed system, and should be designed to resist hydrostatic pressures (i.e. submerged conditions). For cantilever piles we recommend using the triangular lateral earth pressure with a maximum pressure equal to 40H and 24H psf, for drained and submerged conditions, respectively. For the design of braced or tied-back shoring, we recommend using a trapezoidal pressure distribution with a maximum lateral earth pressure equal to 24H and 15H psf, for drained and submerged conditions, respectively, where H is the retained height in feet. For submerged conditions, hydrostatic pressures due to groundwater should also be added to the earth pressures indicated. We recommend a groundwater level of 10 ft below surface for temporary shoring design. These recommendations are shown on Figures 7 and 8. All of these pressures are for level ground behind the wall (i.e., no backslope).

In addition to the recommended earth pressure, the upper 10 feet of the shoring adjacent to traffic area should be designed to resist a uniform lateral pressure of 100 psf, acting as a result of an assumed 300 psf surcharge behind the shoring due to normal street traffic. If the traffic is kept back at least 10 feet from the face of the shoring, the traffic surcharge may be omitted. In addition, any surcharge (live or dead load) located within a 1:1 (horizontal to vertical) plane drawn upward from the base of the shored excavation should be added to the lateral earth pressures. The details of the adjacent structures (elevation of foundation, loads, configuration, etc.) should be provided to us to estimate the pressure on the shoring walls due to surcharge, if applicable.

Tie-Back Anchor Design

Tieback friction anchors may be used to resist lateral loads. For design purposes, it may be assumed that the active wedge adjacent to the shoring is defined by a plane drawn at 35 degrees from the vertical through the bottom of the excavation. These anchors should extend to a minimum of 15 feet beyond the potential active wedge and to a greater length if necessary to develop the desired capacities.

For design purposes, it may be estimated that drilled and grouted friction anchors would develop a soil friction of 750 psf along the anchors in the bonded zone. This value is provided for gravity grouted anchors. For pressure grouted anchors, a soil friction of 2,500 psf may be used along the anchors in

the bonded zone. The capacities of the anchors should be determined by testing of the initial anchors as outlined below under the Tie-back Anchor Testing section.

Only the frictional resistance developed beyond the active wedge would be effective in resisting lateral loads. If the anchors are spaced at least 6-feet on center, then no reduction in capacity is necessary. Closer spacing would require evaluation of an appropriate reduction factor.

Tie-Back Anchor Installation

The anchors may be installed at angles of 15 to 40 degrees below the horizontal. The anchors should be filled with concrete, placed by pumping from the tip out. The concrete should extend from the tip of the anchor to the active wedge. To minimize caving, we suggest that the portion of the anchor shaft within the active wedge be backfilled with sand. A small amount of cement may be used to allow the sand to be placed by pumping. The sand-cement mixture should fill the portion of the tieback anchor tightly and should be flush with the face of the shoring when finished.

Tie-Back Anchor Testing

The installation of the anchors and the testing of the completed anchors should be observed by a representative of a qualified geotechnical firm. The geotechnical engineer or his representative should select at least four of the initial anchors for 24-hour 200% tests and six additional anchors for "quick" 200% tests to verify in the field the friction value assumed in this report. Also, we recommend that the 200% tests be performed at representative locations around the site and not concentrated in a single area.

The total deflection during the 24-hour 200% tests should not exceed 12 inches during loading; the anchor deflection should not exceed ¾ inch during the 24-hour period, measured after the 200% test load is applied. If the anchor movement after the 200% load has been applied for 12 hours is less than ½ inch, and the movement over the previous 4 hours has been less than 0.1 inch, the test may be terminated.

For the quick 200% tests, the test load should be maintained for 30 minutes. The total deflection of the anchor during the 200% quick test should not exceed 12 inches; the deflection after the 200% test load has been applied should not exceed ¼ inch during the 30-minute period.

All of the production anchors should be pre-tested to at least 150% of the design load; the total deflection during the test should not exceed 12 inches. The rate of creep under the 150% test should not exceed 0.1 inch over a 15-minute period in order for the anchor to be approved for the design loading.

After a satisfactory test, each production anchor should be locked off at the design load. The locked-off load should be verified by rechecking the load on the anchor. If the locked-off load varies by more than 10% from the design load, the load should be reset until the anchor is locked off within 10% of the design load.

The installation of the anchors and the testing of the completed anchors should be observed by a qualified geotechnical firm.

Raker Bracing

Raker bracing, if used, should be supported by temporary concrete footings (deadmen). For design of such temporary footings, poured with the bearing surface normal to the rakers inclined at 45 to 60 degrees with the vertical, a bearing value of 2,000 pounds per square foot may be used, provided the shallowest point of the footing is at least 2 foot below the lowest adjacent grade and is founded in the native alluvium. To reduce the deflection of the shoring, the rakers should be preloaded to the design load.

Deflection

Predicting actual deflections of a shored embankment is difficult. It should, however, be realized that some deflection would occur. We estimate that deflections could be about 1 inch at the top of the shored embankment. If greater deflection occurs during construction, additional bracing may be necessary to prevent settlement and loss of support from beneath and adjacent to the shored excavation.

Monitoring

Monitoring of the performance of the shoring system is recommended. The monitoring should consist of periodic surveying of the lateral and vertical locations of the tops of all soldier piles. Initial survey should be taken prior to the first level of excavation so that an accurate baseline may be established.

We recommend that the initial survey and monitoring program also include any adjacent existing structures. Photographs and videos of the existing structures are recommended as part of the documentation process.

Monitoring considerations should be discussed further with the design consultants and the contractor when the design of the shoring system has been finalized.

8.8 Earthwork

General
Earthwork should be performed in accordance with the applicable sections of the grading code for the City of Los Angeles and the State of California, as well as the recommendations in this report.

Subgrade Preparation and Moisture Conditioning
Areas excavated to receive fill should be cleared and stripped of all debris, deleterious matter, organics and vegetation, and remnants resulting from demolition of existing foundations. Cleared and grubbed material should be disposed of offsite.

After clearing the site of existing debris, the exposed subgrade should be observed for debris, organic material, or other undesirable materials. The exposed subgrade should then be proof-rolled so as to allow placement of any required fill. Compacted fill should be placed immediately upon approval of the prepared subgrade by the geotechnical engineer of record.

Mat/Foundation Excavations
The exposed excavated surface should be observed by the geotechnical engineer to confirm that satisfactory subgrade soils have been encountered. If loose, soft or clayey native soils, or undocumented fill soils are encountered at the bottom of excavation, additional removals may be required. The bottom of the excavations should be proof-rolled so as to allow placement of any required fill at 95% relative compaction in accordance with ASTM D1557, or the placement of concrete or concrete slurry mix as backfill. Compacted fill should be placed immediately upon approval of the prepared subgrade by the geotechnical engineer of record.

Where foundation excavations are deeper than about 4 feet, the sides of the excavations should be sloped back at ¾:1 (horizontal to vertical) or shored for safety. Unshored excavations should not extend below a plane drawn at 1½:1 (horizontal to vertical) extending downward from adjacent existing foundations.

Fill Materials and Placement of Fill
The on-site excavated granular materials such as sands and silty sands can be used as engineered fill. However, the on-site clayey soils are anticipated to be moderately expansive and should not be used within 3 feet of the lightly-loaded foundation, slabs or pavements. The existing fill materials, once debris and vegetation are removed, may be re-used as compacted fill. Oversized material (greater than 6 inches in longest dimension) should be removed from excavated material prior to reuse as engineered fill.

Imported fill material should be granular, non-corrosive, free of organic matter or other deleterious material. The Expansion Index of the fill material should be less than 35 and fill material should have a fines content (passing #200 sieve) less than 40 percent. Oversize material (larger than 6 inches in diameter) should not be used in the fill. All imported fill material should be approved by the geotechnical engineer prior to placement. A sample of proposed fill material(s) should be submitted to the geotechnical engineer for testing at least three business days prior to use at the site.

Fill material should be compacted to at least 95% of the maximum dry density obtainable by the ASTM Designation D1557 method of compaction.

Backfill

All required backfill should be mechanically compacted in layers; flooding should not be permitted. Proper compaction of backfill will be necessary to reduce settlement of the backfill and to reduce settlement of overlying elements such as slabs and paving. Backfill should be compacted to at least 95% of the maximum dry density obtainable by the ASTM Designation D1557 method of compaction. The on-site soils excluding clayey soils may be used in the compacted backfill.

Some settlement of the backfill should be expected, and any utilities supported therein should be designed to accept differential settlement, particularly at the points of entry to the building. Also, provisions should be made for some settlement of concrete walks supported on backfill.

The exterior grades should be sloped to drain away from the foundation to prevent ponding of water.

Compaction

The preparation of the subgrade, excavations for the mat foundation and reworking of on-site soils and compaction of any required fills or backfill should be observed and tested by a representative of a qualified geotechnical firm.

The bottom of the excavations should be proof-rolled so as to allow placement of any required fill at 95% relative compaction in accordance with ASTM D1557. Compacted fill should be placed immediately upon approval of the prepared subgrade by the geotechnical engineer of record.

Any required fill below the foundations should be compacted to a minimum of 95 percent maximum dry density as determined in accordance with ASTM D 1557. The field density of fill should be determined in accordance with the Sand Cone Method (ASTM D1556) or the Nuclear Method (ASTM D2922 and D3017).

Fill material should be placed in loose lifts generally no greater than 8 inches thick. The moisture content of the on-site sandy soils at the time of compaction should vary no more than 2% below or above optimum moisture content. The moisture content of the on-site clayey soils at the time of compaction should be between 2% and 4% above optimum moisture content.

8.9 Geotechnical Observation

We recommend that a qualified geotechnical engineer or his representative observe the condition of the final subgrade soils immediately prior to foundation construction, and if necessary, perform further density and moisture content tests to determine the suitability of the final prepared subgrade. This representative should perform at least the following duties:

- Observe the clearing and grubbing operations for proper removal of all unsuitable materials.
- Observe the installation of excavation support system and groundwater control measures.
- Observe the exposed subgrade in areas to receive fill and in areas where excavation has resulted in the desired finished subgrade. The representative should also observe proof-rolling and delineation of areas requiring over-excavation.
- Evaluate the suitability of on-site and import soils for fill placement; collect and submit soil samples for required or recommended laboratory testing where necessary.
- Observe the fill and backfill for uniformity during placement.
- Test backfill for field density and compaction to determine the percentage of compaction achieved during backfill placement.
- Observe and probe foundation materials to confirm that suitable bearing materials are present at the design foundation depths.
- Observation of the installation of tiedown anchors, including performance and proof testing. A log should be maintained detailing the depth and grout pressure and volume of each anchor installation.

The governmental agencies having jurisdiction over the project should be notified prior to commencement of grading so that the necessary grading permits can be obtained, and arrangements can be made for required inspection(s). The contractor should be familiar with the inspection requirements of the reviewing agencies.

9.0 GENERAL CONDITIONS

In view of the general geology of the project area, the possibility of different subsurface conditions cannot be discounted. Conclusions and recommendations presented in this report are based upon GeoPentech's understanding of the project and the assumption that the subsurface conditions do not deviate appreciably from those disclosed by the field explorations performed. In the event that the locations, configurations, layout, or features of the proposed tower and associated podium are changed, the recommendations presented in this report may not be applicable. It is the responsibility of the Owner to bring any such changes of the proposed structures and any deviations of the subsurface conditions to the attention of GeoPentech. In this way, supplemental recommendations, if required, can be made without delay to the project.

Professional judgments presented in this report are based on an evaluation of the technical information gathered and GeoPentech's general experience in the field of geotechnical engineering. GeoPentech does not guarantee the performance of the project in any respect, only that the engineering work and judgment rendered meet the standard of care of the geotechnical profession at this time.

10.0 REFERENCES

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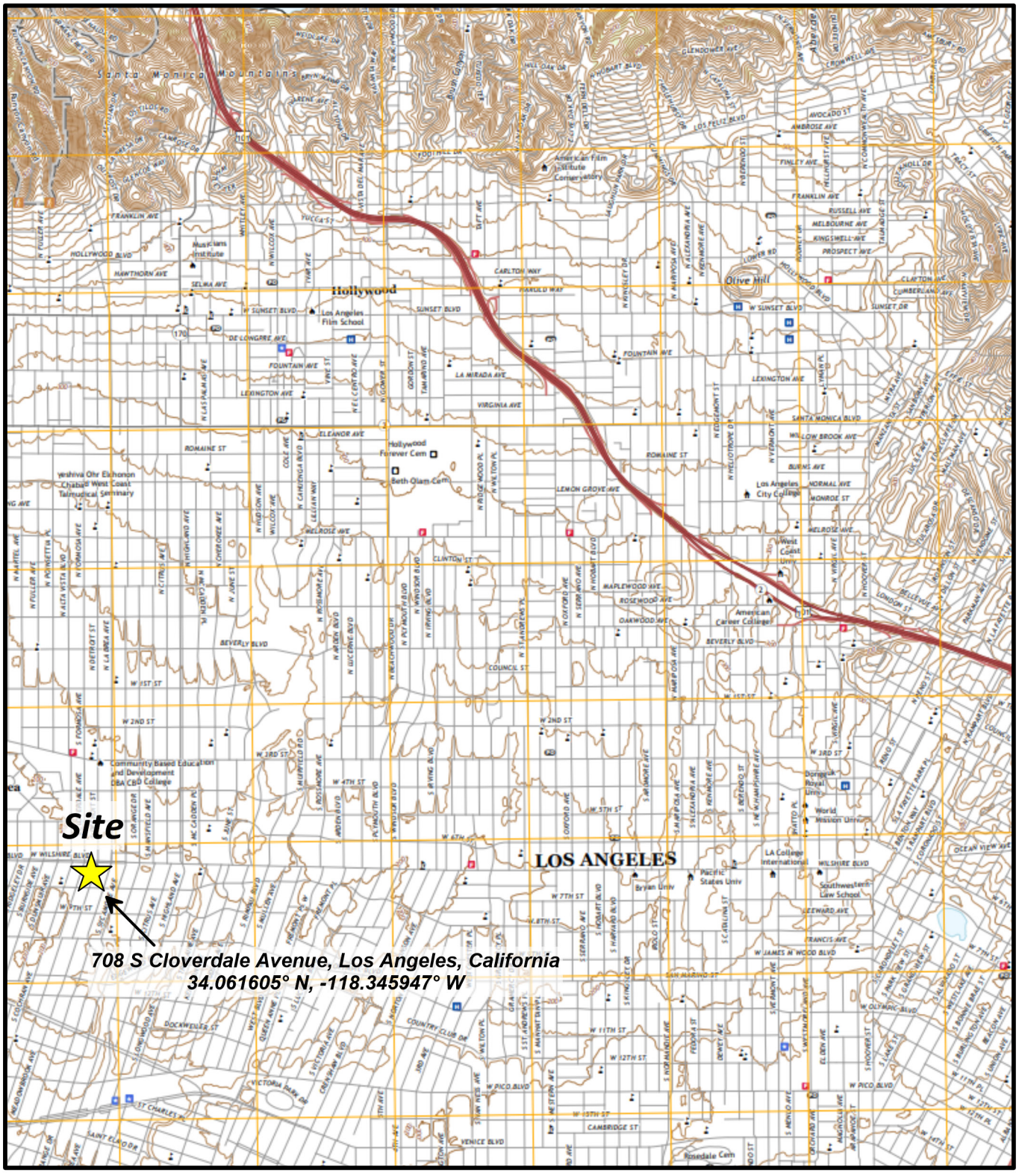
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Table 1 – Summary of Geologic Unit Properties

Geologic Unit	*Material Description*	*Approx. Depth Range (ft)*	*Key*	*Moisture Content (%)*	*Unit Weight (pcf)*	*Particle Size Distribution (%)*			*Atterberg Limits*		*Shear Strength*		*Consolidation*		
						Gravel	*Sand*	*Fines*	*PI*	*LL*	*Friction Angle (deg)*	*Cohesion (psf)*	*OCR*	*C_{ce}*	*C_{re}*
Artificial Fill	Asphalt and Base	<1	-	-	-	-	-	-	-	-	-	-	-	-	-
Quaternary Alluvium	Sands (SP-SC, SC, and SP-SM) and Clays (CL)	0 to 20	Range Median (# Tests)	6 to 22 13 (5)	116 to 134 125 (4)	-	45 45 (1)	9 to 73 38 (5)	6 to 29 28 (4)	23 to 41 41 (4)	36 36 (1)	250 250 (1)	-	-	-
	Low to High Plasticity Clays (CL and CH)	20 to 60	Range Median (# Tests)	16 to 33 22 (11)	119 to 132 121 (9)	-	-	35 to 81 62 (10)	16 to 50 38 (13)	38 to 71 52 (13)	23 to 31 31 (3)	700 to 1200 750 (3)	1.0 to 2.3 1.4 (5)	0.070 to 0.155 0.094 (5)	0.009 to 0.033 0.017 (8)
	Sands (SM and SP-SM)	60 to 90	Range Median (# Tests)	12 to 25 19 (8)	119 to 137 130 (8)	-	92 92 (1)	8 to 15 11 (8)	-	-	36 to 37 37 (2)	200 to 350 275 (2)	-	-	-
Fernando Formation	More weathered	90 to 107	Range Median (# Tests)	30 to 46 38 (3)	113 to 118 115 (2)	-	-	70 to 99 99 (3)	24 to 27 25 (3)	46 to 62 53 (3)	29 29 (1)	1450 1450 (1)	-	-	0.011 to 0.022 0.021 (4)
	Less weathered	>107	Range Median (# Tests)	30 to 35 33 (2)	120 120 (2)	-	-	90 90 (1)	26 to 27 27 (2)	50 to 51 51 (2)	-	-	-	-	-

Table 2 – Summary of Engineering Properties for Design

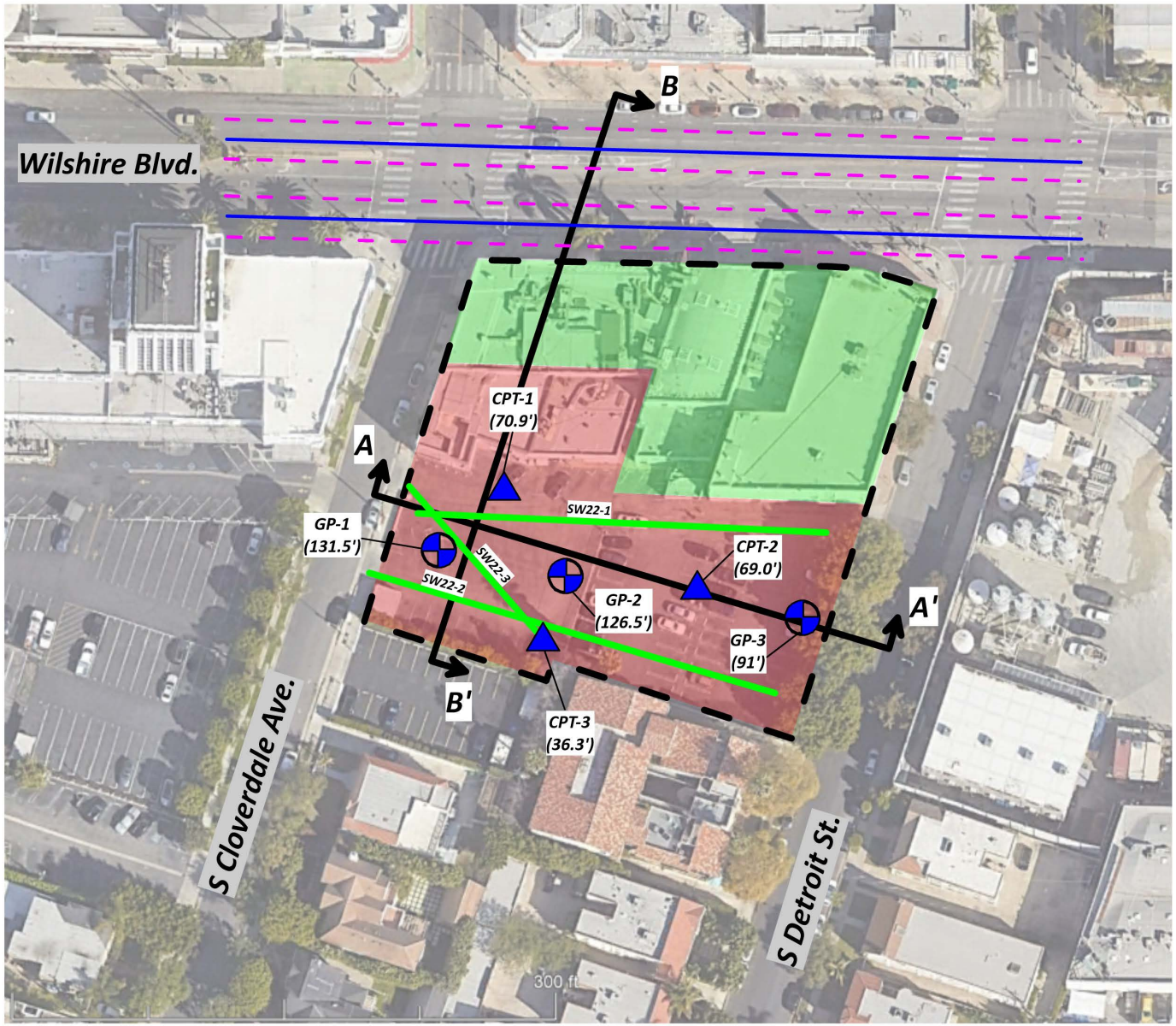
Geologic Unit	*Material Description*	*Approx. Depth Range (ft)*	*Unit Weight (pcf)*	*Consolidation*		*Drained Shear Strength*		*Undrained Shear Strength Ratio S_u/σ'_v*
				C_{ce}	*C_{re}*	*Friction Angle (deg)*	*Cohesion (psf)*	
Artificial Fill	Asphalt and Base	<1 ft	130	-	-	30	-	-
Quaternary Alluvium	Sands (SP-SC, SC, and SP-SM) and Clays (CL)	1 to 20	125	-	-	36	250	-
	Low to High Plasticity Clays (CL and CH)	20 to 60	121	0.102	0.019	31	750	0.29
	Sands (SM and SP-SM)	60 to 90	130	-	-	37	275	-
Fernando Formation	More weathered	90 to 107	115	-	0.011	-	-	Very Weak to Weak (ISRM, 1978)
	Less weathered	>107	120	-	-	-	-	-



SITE LOCATION MAP

Project No.: 22010A	Project: 708 S Cloverdale Ave. Development	Date: APR 2022	Figure 1

GeoPentech



Explanations

- Approximate Extents of Project Site
- Approximate Extents of Proposed Tower and Podium
- Approximate Extents of Existing Commercial Buildings to Remain
- *GP-1 (Total Depth)* — Approximate Locations of Borings
- *CPT-1 (Total Depth)* — Approximate Locations of CPTs
- *SW22-1* — Geophysical Survey Lines
- Approximate Extents of Metro Tunnels

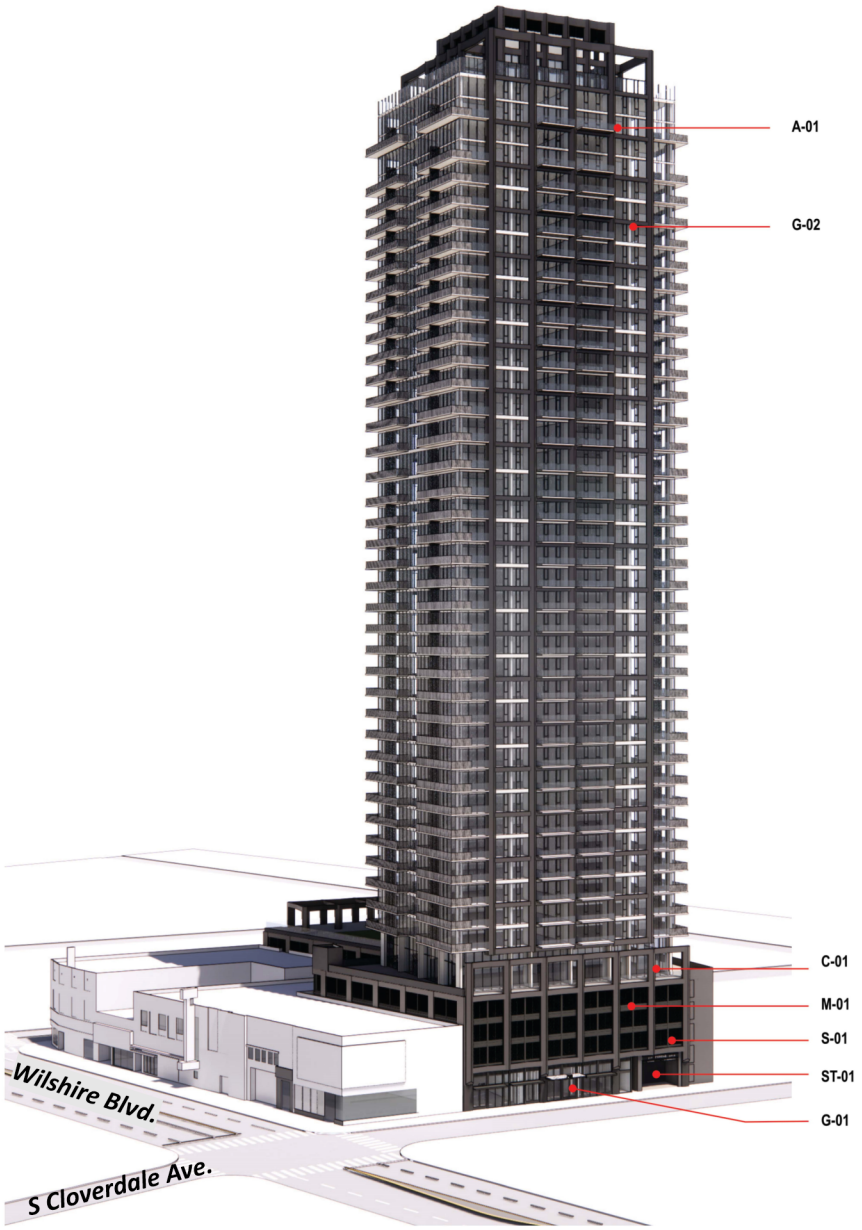
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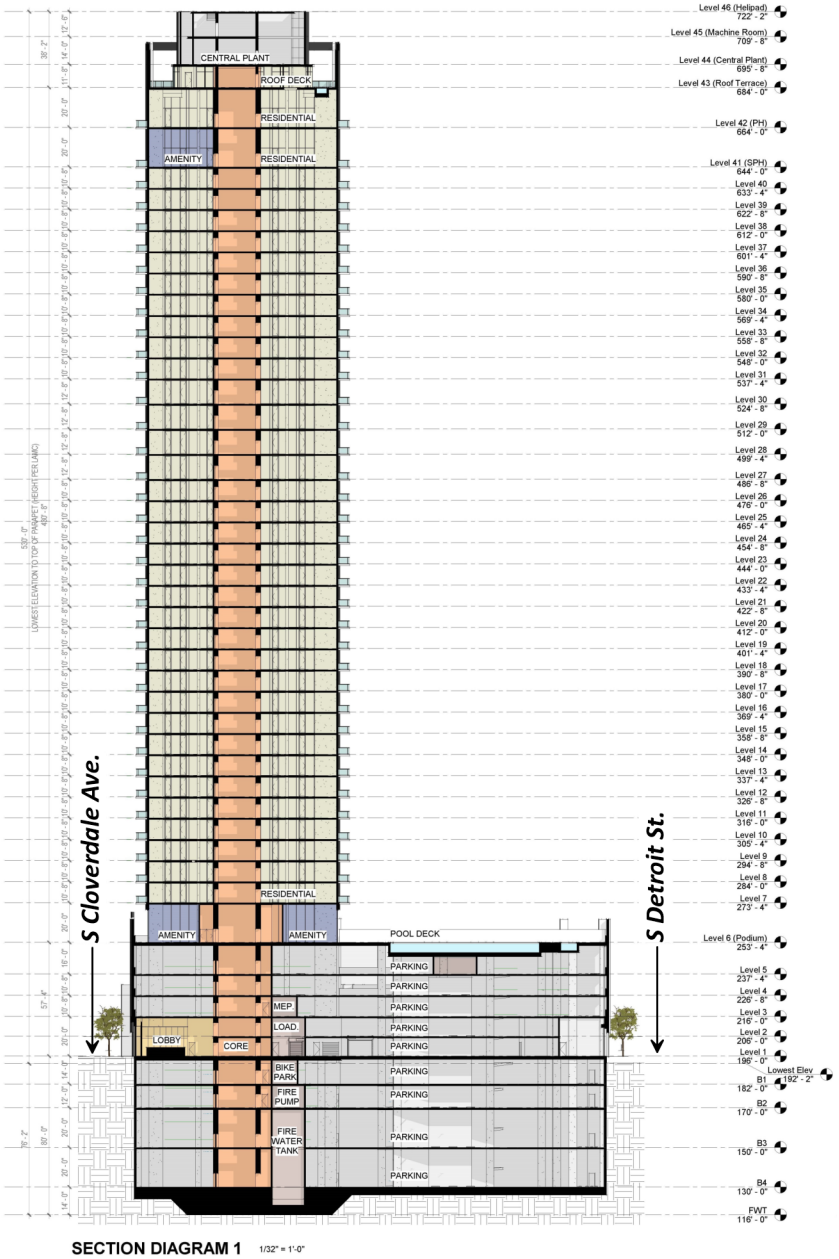
0 90 180 ft

Site Plan

Date: APR 2022	Project No.: 22010A	Project: 708 S Cloverdale Ave. Development	Figure 2

GeoPentech





Source: *MVE+ Partners Architectural Package (dated 09/22/2022)*

Architectural Views

Date: OCT 2022	Project No.: 22010A	Project: 708 S Cloverdale Ave. Development	Figure 3

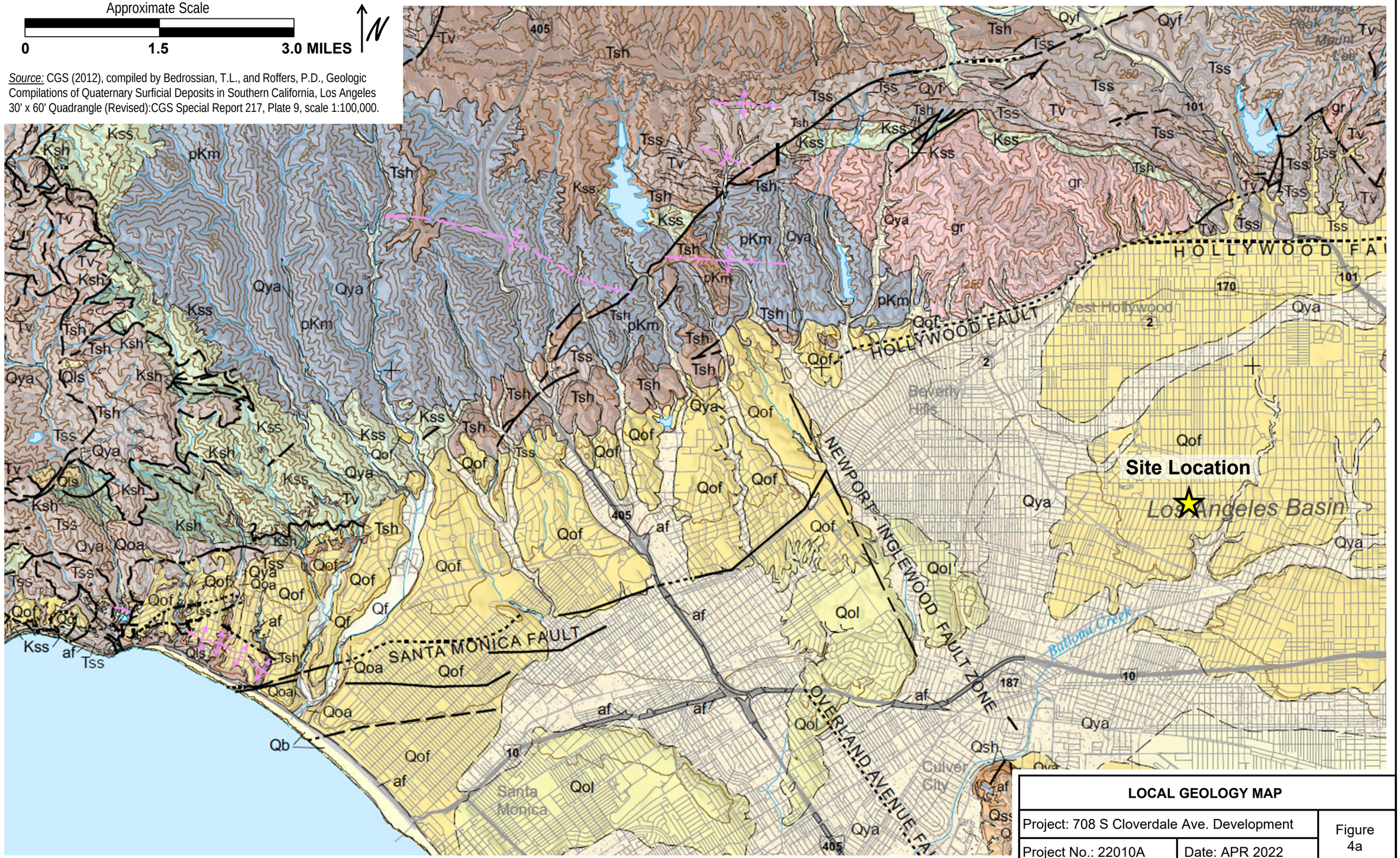
GeoPentech

Approximate Scale

0 1.5 3.0 MILES

N

Source: CGS (2012), compiled by Bedrossian, T.L., and Roffers, P.D., Geologic Compilations of Quaternary Surficial Deposits in Southern California, Los Angeles 30' x 60' Quadrangle (Revised):CGS Special Report 217, Plate 9, scale 1:100,000.



LOCAL GEOLOGY MAP		
Project: 708 S Cloverdale Ave. Development		Figure 4a
Project No.: 22010A	Date: APR 2022	

GeoPentech

MAP UNITS

Late Holocene (Surficial Deposits)

af — **Artificial Fill** - deposits of fill resulting from human construction, mining, or quarrying activities; includes engineered fill for buildings, roads, dams, airport runways, harbor facilities, and waste landfills

Qsu — **Undifferentiated Surficial Deposits** - includes colluvium, slope wash, talus deposits, and other surface deposits of all ages; generally unconsolidated but locally may contain consolidated layers

Qls — **Landslide Deposits** - may include debris flows and older landslides of various earth material and movement types; unconsolidated to moderately well-consolidated

Qb — **Beach Deposits** - unconsolidated marine beach sediments consisting mostly of fine- and medium-grained, well-sorted sand

Qw — **Alluvial Wash Deposits** - unconsolidated sandy and gravelly sediment deposited in recently active channels of streams and rivers; may contain loose to moderately loose sand and silty sand

Qf — **Alluvial Fan Deposits** - unconsolidated boulders, cobbles, gravel, sand, and silt recently deposited where a river or stream issues from a confined valley or canyon; sediment typically deposited in a fan-shaped cone; gravelly sediment generally more dominant than sandy sediment

Qa — **Alluvial Valley Deposits** - unconsolidated clay, silt, sand, and gravel recently deposited parallel to localized stream valleys and/or spread more regionally onto alluvial flats of larger river valleys; sandy sediment generally more dominant than gravelly sediment

Qt — **Terrace Deposits** - includes marine and stream terrace deposits; marine deposits include slightly to moderately consolidated and bedded gravel and conglomerate, sand and sandstone, and silt and siltstone; river terrace deposits consist of unconsolidated thin- to thick-bedded gravel

Ql — **Lacustrine, Playa, and Estuarine (Paralic) Deposits** - mostly unconsolidated fine-grained sand, silt, mud, and clay from fresh water (lacustrine) lakes, saline (playa) dry lakes that are periodically flooded, and estuaries; deposits may contain salt and other evaporites

Qe — **Eolian and Dune Deposits** - unconsolidated, generally well-sorted wind-blown sand; may occur as dune forms or sheet sand

Holocene to Late Pleistocene (Surficial Deposits)

Qyf — **Young Alluvial Fan Deposits** - unconsolidated to slightly consolidated, undissected to slightly dissected boulder, cobble, gravel, sand, and silt deposits issued from a confined valley or canyon

Qya — **Young Alluvial Valley Deposits** - unconsolidated to slightly consolidated, undissected to slightly dissected clay, silt, sand, and gravel along stream valleys and alluvial flats of larger rivers

Late to Middle Pleistocene (Surficial Deposits)

Qof — **Old Alluvial Fan Deposits** - slightly to moderately consolidated, moderately dissected boulder, cobble, gravel, sand, and silt deposits issued from a confined valley or canyon

Qoa — **Old Alluvial Valley Deposits** - slightly to moderately consolidated, moderately dissected clay, silt, sand, and gravel along stream valleys and alluvial flats of larger rivers

Qot — **Old Terrace Deposits** - slightly to moderately consolidated, moderately dissected marine and stream terrace deposits

Qol — **Old Lacustrine, Playa, and Estuarine (Paralic) Deposits** - slightly to moderately consolidated, moderately dissected fine-grained sand, silt, mud, and clay from lake, playa, and estuarine deposits of various types

Middle to Early Pleistocene (Surficial Deposits)

Qvof — **Very Old Alluvial Fan Deposits** - moderately to well-consolidated, highly dissected boulder, cobble, gravel, sand, and silt deposits issued from a confined valley or canyon

Qvoa — **Very Old Alluvial Valley Deposits** - moderately to well-consolidated, highly dissected clay, silt, sand, and gravel along stream valleys and alluvial flats of larger rivers; generally uplifted and deformed

Quaternary (Bedrock)

Qss — **Coarse-grained formations of Pleistocene age and younger** - primarily sandstone and conglomerate

Qsh — **Fine-grained formations of Pleistocene age and younger** - includes fine-grained sandstone, siltstone, mudstone, shale, siliceous and calcareous sediments

Source: CGS (2012), compiled by Bedrossian, T.L., and Roffers, P.D., Geologic Compilations of Quaternary Surficial Deposits in Southern California, Los Angeles 30' x 60' Quadrangle (Revised):CGS Special Report 217, Plate 9, scale 1:100,000.

Tertiary (Bedrock)

Tss — **Coarse-grained Tertiary age formations** - primarily sandstone and conglomerate

Tsh — **Fine-grained Tertiary age formations** - includes fine-grained sandstone, siltstone, mudstone, shale, siliceous and calcareous sediments

Tv — **Tertiary age formations of volcanic origin**

Mesozoic and Older (Bedrock)

Kss — **Coarse-grained Cretaceous age formations of sedimentary origin**

Ksh — **Fine-grained Cretaceous age formations of sedimentary origin**

pKm — **Cretaceous and pre-Cretaceous metamorphic formations of sedimentary and volcanic origin**

sp — **Serpentinite of all ages**

gr — **Granitic and other intrusive crystalline rocks of all ages**

SYMBOL EXPLANATION

[For geologic line symbols: lines are solid where location is accurate, long-dashed where location is approximate, short-dashed where location is inferred, dotted where location is concealed. Queries added where identity or existence may be questionable.]

Contacts

Contact

Gradational contact

Reference contact -- Used to delineate geologic units that were mapped as separate units on the original source map, but are consolidated on this map.

Fault -- Includes strike-slip, normal, reverse, oblique, and unspecified slip

Lineament

Folds -- Showing direction of plunge where appropriate

Anticline

Overturned anticline

Syncline

Dike

Stream

Spring

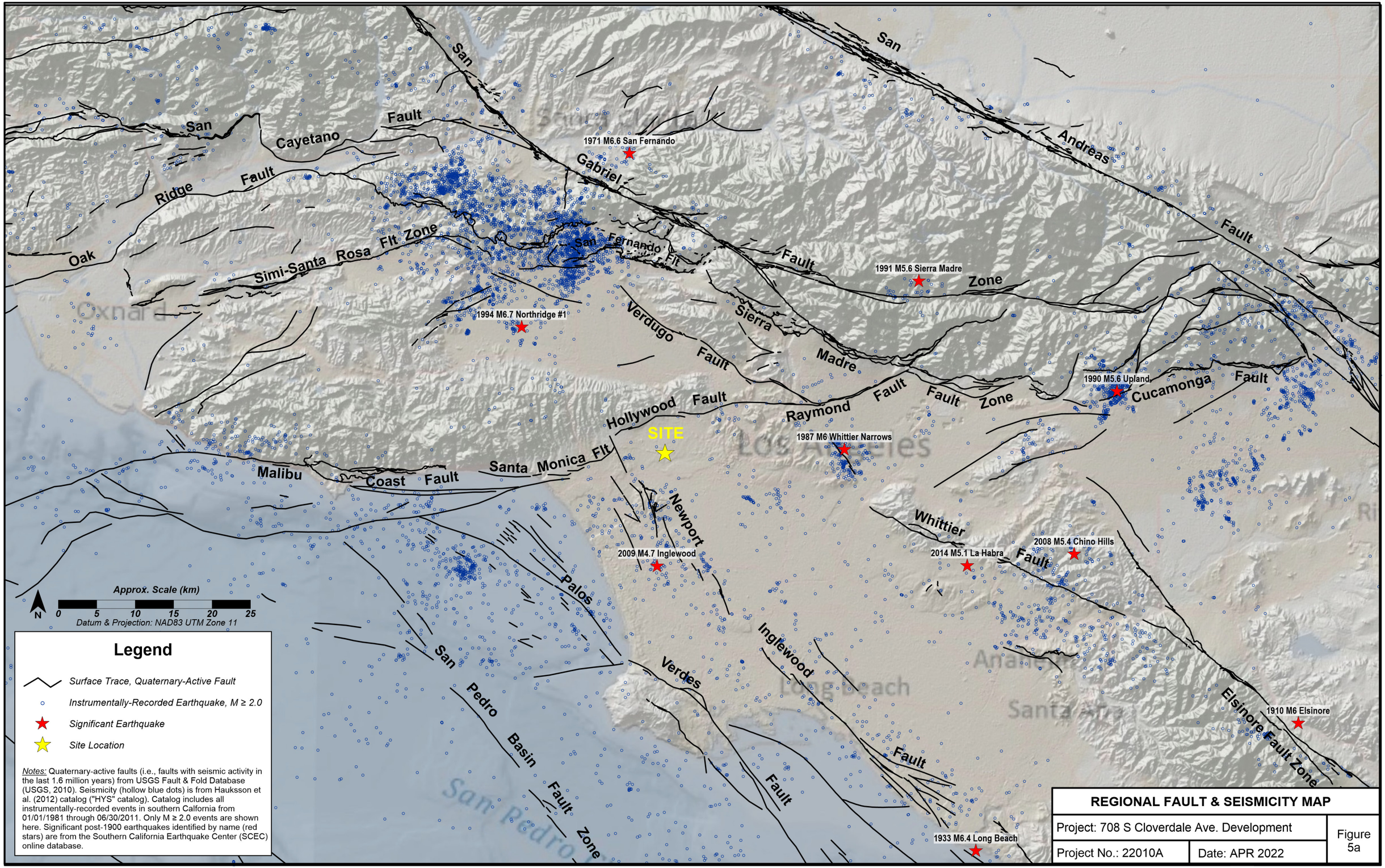
Road

County boundary

LOCAL GEOLOGY MAP LEGEND

Project: 708 S Cloverdale Ave. Development		Figure 4b
Project No.: 22010A	Date: APR 2022	

GeoPentech



Legend

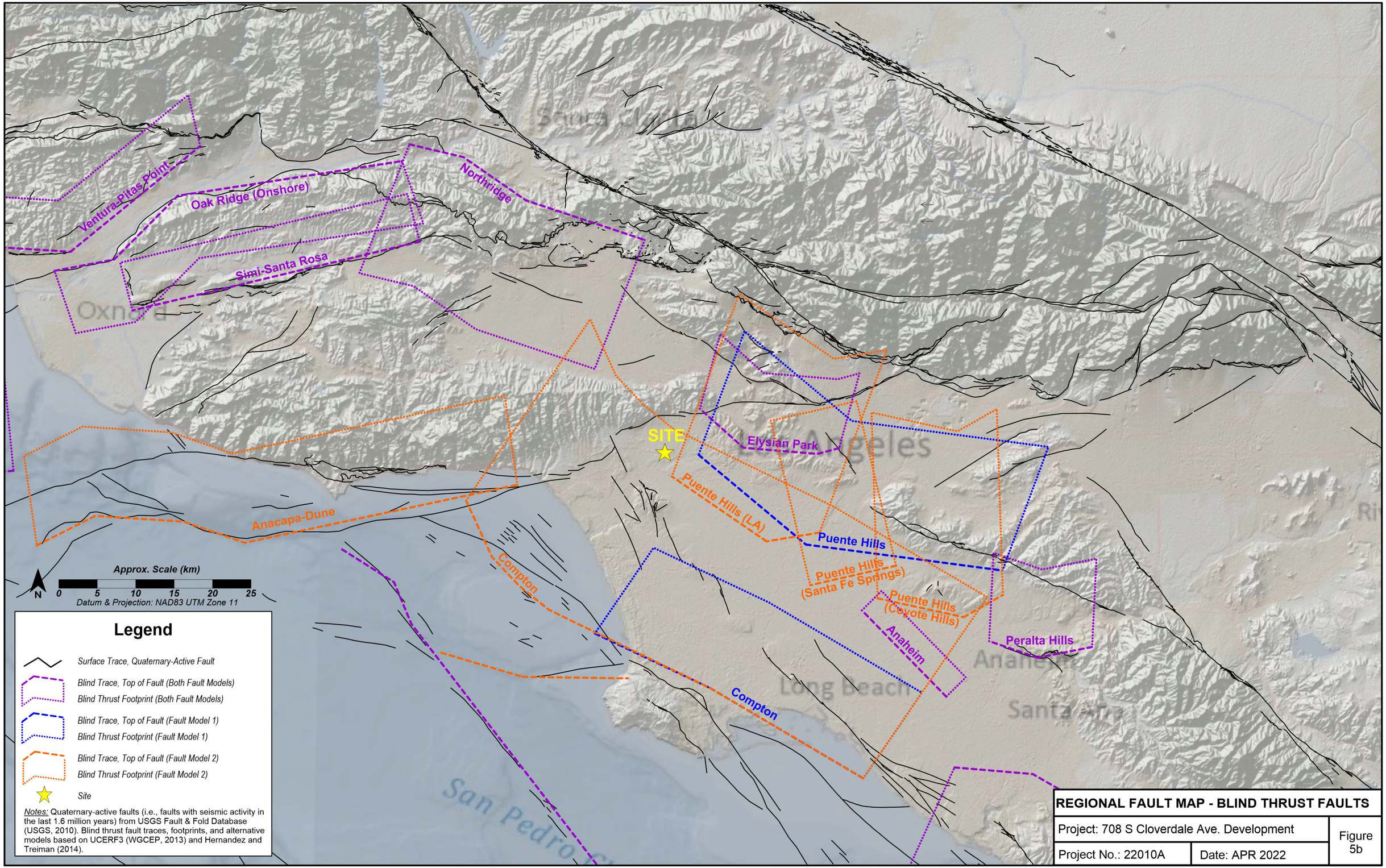
- *Surface Trace, Quaternary-Active Fault*
- *Instrumentally-Recorded Earthquake, M ≥ 2.0*
- *Significant Earthquake*
- *Site Location*

Notes: Quaternary-active faults (i.e., faults with seismic activity in the last 1.6 million years) from USGS Fault & Fold Database (USGS, 2010). Seismicity (hollow blue dots) is from Hauksson et al. (2012) catalog ("HYS" catalog). Catalog includes all instrumentally-recorded events in southern California from 01/01/1981 through 06/30/2011. Only M ≥ 2.0 events are shown here. Significant post-1900 earthquakes identified by name (red stars) are from the Southern California Earthquake Center (SCEC) online database.

REGIONAL FAULT & SEISMICITY MAP

Project: 708 S Cloverdale Ave. Development		Figure 5a
Project No.: 22010A	Date: APR 2022	

GeoPentech



Legend

- *Surface Trace, Quaternary-Active Fault*
- *Blind Trace, Top of Fault (Both Fault Models)*
- *Blind Thrust Footprint (Both Fault Models)*
- *Blind Trace, Top of Fault (Fault Model 1)*
- *Blind Thrust Footprint (Fault Model 1)*
- *Blind Trace, Top of Fault (Fault Model 2)*
- *Blind Thrust Footprint (Fault Model 2)*
- *Site*

Notes: Quaternary-active faults (i.e., faults with seismic activity in the last 1.6 million years) from USGS Fault & Fold Database (USGS, 2010). Blind thrust fault traces, footprints, and alternative models based on UCERF3 (WGCEP, 2013) and Hernandez and Treiman (2014).

REGIONAL FAULT MAP - BLIND THRUST FAULTS

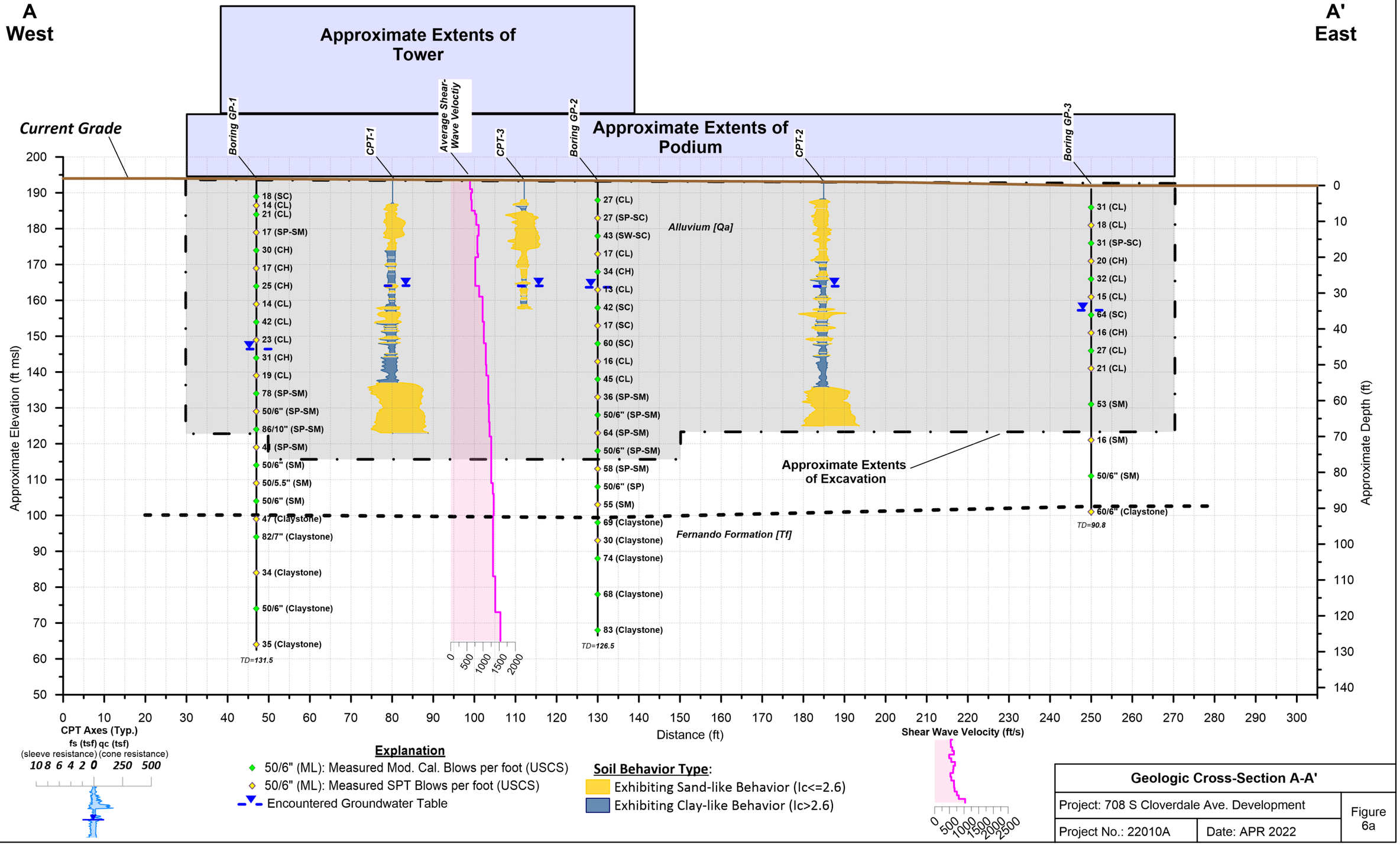
Project: 708 S Cloverdale Ave. Development		Figure 5b
Project No.: 22010A	Date: APR 2022	

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Geologic Cross-Section A-A'

A
West

A'
East



Explanation

- 50/6" (ML): Measured Mod. Cal. Blows per foot (USCS)
- 50/6" (ML): Measured SPT Blows per foot (USCS)
- Encountered Groundwater Table

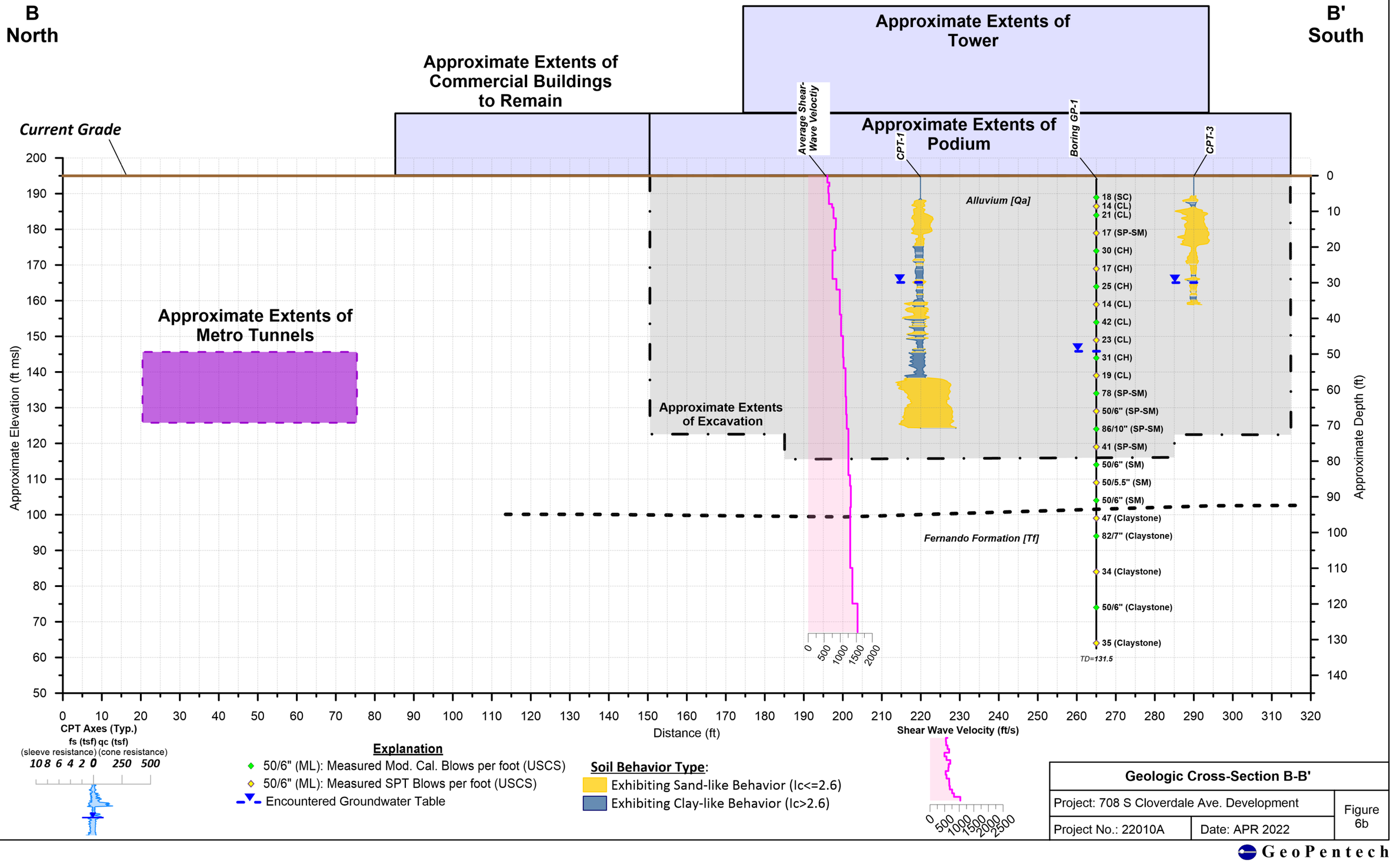
Soil Behavior Type:

- Exhibiting Sand-like Behavior (Ic<=2.6)
- Exhibiting Clay-like Behavior (Ic>2.6)

Geologic Cross-Section A-A'		
Project: 708 S Cloverdale Ave. Development		Figure 6a
Project No.: 22010A	Date: APR 2022	

GeoPentech

Geologic Cross-Section B-B'



Explanation

- 50/6" (ML): Measured Mod. Cal. Blows per foot (USCS)
- 50/6" (ML): Measured SPT Blows per foot (USCS)
- Encountered Groundwater Table

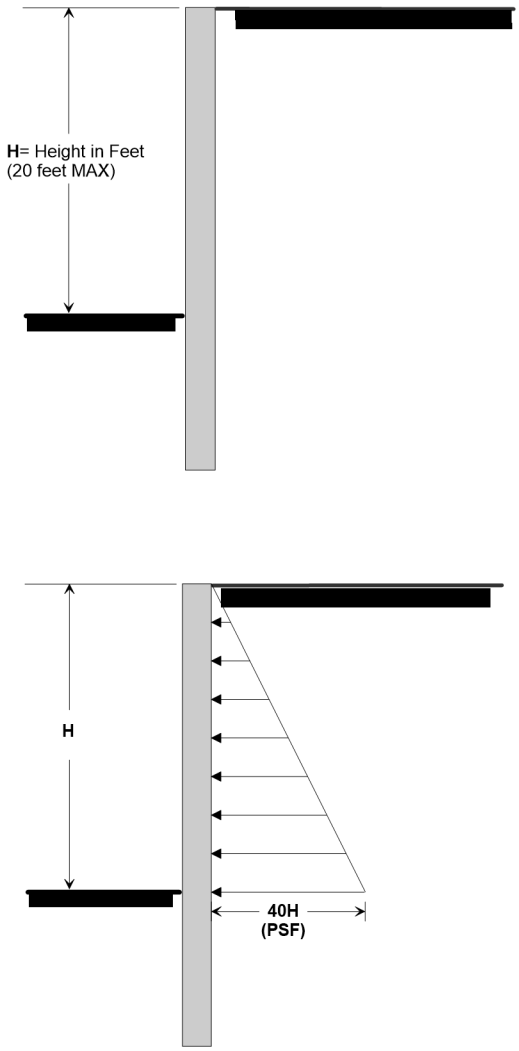
Soil Behavior Type:

- Exhibiting Sand-like Behavior (Ic<=2.6)
- Exhibiting Clay-like Behavior (Ic>2.6)

Geologic Cross-Section B-B'		
Project: 708 S Cloverdale Ave. Development		Figure 6b
Project No.: 22010A	Date: APR 2022	

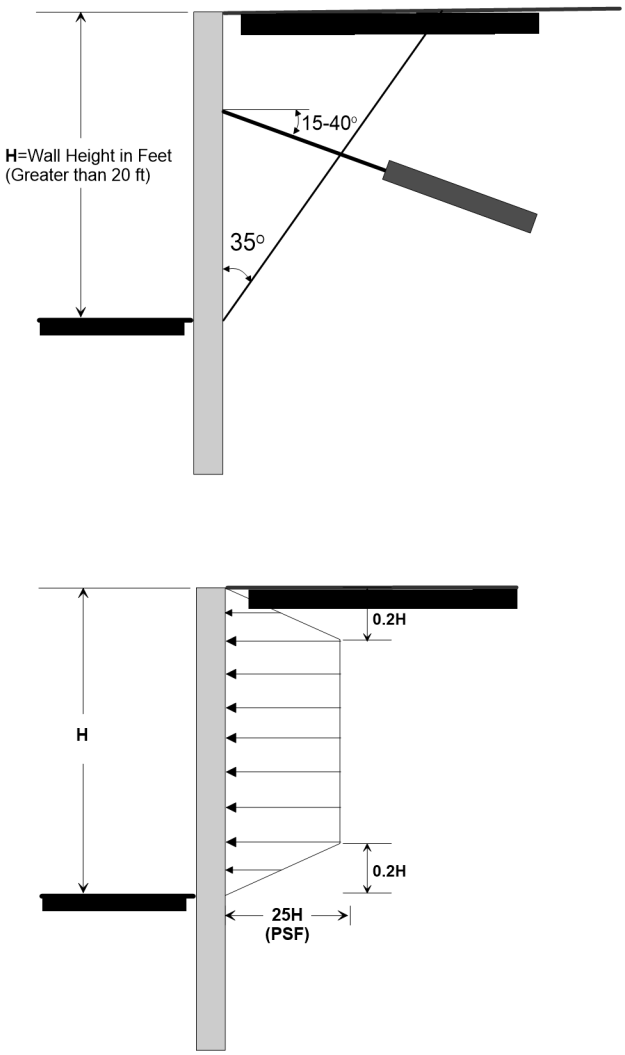
GeoPentech

Figure 7a
Cantilever Shoring - Drained



1. Lateral Earth Pressure is 40H with a triangular distribution.
2. The lateral pressure above assumes no build up of hydrostatic pressure behind the shoring.
3. The shoring should be designed to resist applicable surcharge loads from adjacent structures, stockpiled material, or traffic loads.

Figure 7b
Tiedback Shoring - Drained

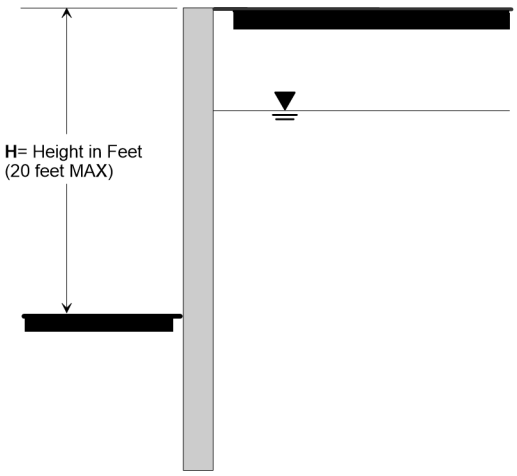


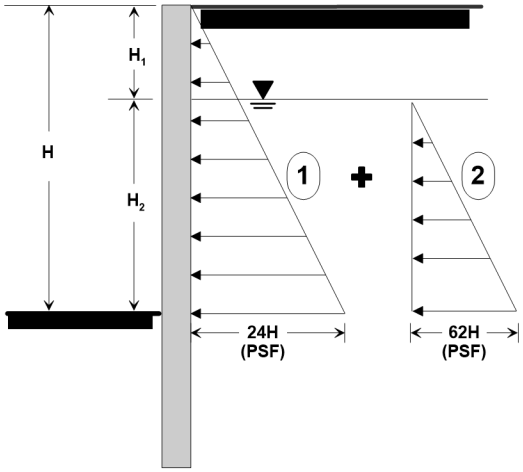
1. Maximum Lateral Earth Pressure is 25H with a trapezoidal distribution.
2. The shoring should be designed to resist applicable surcharge loads from adjacent structures, stockpiled material, or traffic loads.

TEMPORARY SHORING DETAILS - DRAINED

Project No.: 22010A	Project: 708 S Cloverdale Ave. Development	Date: APR 2022	Figure 7

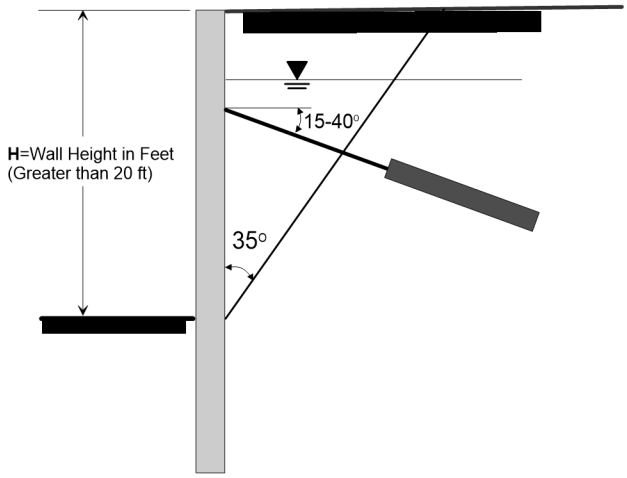
Figure 8a
Cantilever Shoring - Undrained

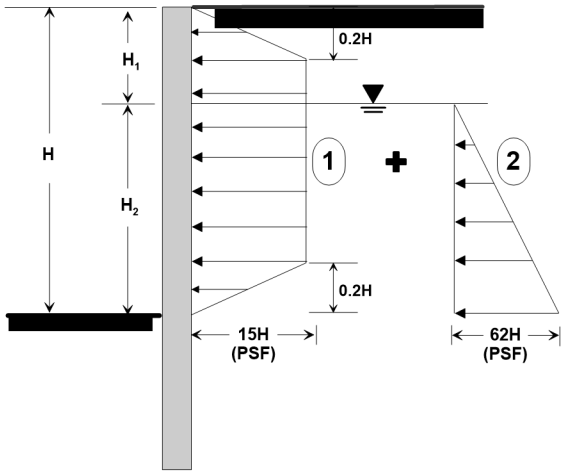




1. Recommended values are based on Groundwater depth of 10 ft bgs (H_1=10') and a total wall height of 75 ft (H=75').
2. Lateral Earth Pressure is 24H with a triangular distribution.
3. Hydrostatic pressure is 62H with a triangular distribution below the water table.
4. The shoring should be designed to resist applicable surcharge loads from adjacent structures, stockpiled material, or traffic loads.

Figure 8b
Tiedback Shoring - Undrained





1. Recommended values are based on a Groundwater depth of 10 ft bgs (H_1=10') and a total wall height of 75 ft (H=75').
2. Maximum Lateral Earth Pressure is 15H with a trapezoidal distribution.
3. Hydrostatic pressure is 62H with a triangular distribution below the water table.
4. The shoring should be designed to resist applicable surcharge loads from adjacent structures, stockpiled material, or traffic loads.

TEMPORARY SHORING DETAILS - SUBMERGED

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APPENDIX A

BORING LOGS

A.1 BORING LOGS

The current drilling was performed by GeoPentech over the course of three days on March 7-9, 2022 (Borings GP-1 , GP-2, and GP-3). The explorations consisted of advancing three borings: GP-1 to a depth of approximately 131.5 ft, GP-2 to approximately 126.5 ft, and GP-3 to approximately 90.8 ft below the ground surface. The approximate locations of the borings are indicated on Figure 2 in the main report. The borings were drilled using an 8-inch diameter hollow stem auger, and drilling mud was poured into the auger when the boring initially encountered groundwater. The work was performed under the supervision of an engineer or a geologist who monitored the drilling operations and prepared a field record of soils observed and drilling conditions. The drilling was subcontracted to Martini Drilling, who provided all drilling equipment, crew, and supplies.

During drilling, soil samples were obtained at approximate intervals ranging between 2.5 and 5-foot using a Standard Penetration Test (SPT) sampler, or a Modified California (MC) sampler SPT and MC samples were taken by driving a sampler approximately 18 inches into the soil at the bottom of the boring using a 140-pound hammer falling approximately 30 inches. The truck mounted CME 75 rig used by Martini Drilling utilized an automatic-trip hammer.

The SPT sampler cutting shoe and barrel have nominal inside diameters of 1.375 and 1.50 inches, respectively, and a nominal outside diameter of 2.00 inches. The barrel had no space for internal liners which were not used. The SPT samples were placed in plastic bags, labeled, and sealed. The MC sampler cutting shoe and barrel have nominal inside diameters of 2.38 and 2.50 inches, respectively, and a nominal outside diameter of 3 inches. Nominal 6-inch long, 2.4-inch diameter brass tubes or alternatively assemblies of 1-inch long, 2.4-inch diameter brass rings combined to fill the sampler were used to line the barrel. Plastic end caps were placed on the MC tubes to help preserve the moisture content of the samples. Bulk soil samples were also obtained at certain depths in selected boreholes. Upon completion of drilling, logging, and sampling, all borings were backfilled with neat cement slurry and patched at the surface with concrete.

After recovering the sample, the engineer or geologist noted the depth interval, recorded a description of the recovered material onto a field log, and sealed and labeled the sample for transport to the laboratory. The soil descriptions noted on the field logs were visually classified in accordance with the Unified Soil Classification System. The results of the borehole drilling and logging effort are provided on the borehole logs and on a key to the logs of boreholes.

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Key to Log of Boring

Elevation, feet	Depth, feet	SAMPLES: Type	SAMPLES: Number	SAMPLES: Blows Per 6"	SAMPLES: Recovery	Graphic Log	MATERIAL DESCRIPTION	Dry Unit Weight, pcf	Water Content, %	REMARKS
1	2	3	4	5	6	7	8	9	10	11

COLUMN DESCRIPTIONS

1 **Elevation:** Elevation in feet referenced to mean sea level (MSL).

2 **Depth:** Depth in feet below the ground surface.

3 **Sample Type:** Type of soil sample collected at depth interval shown; sampler symbols are explained below.

4 **Sample Number:** Sample identification number.

5 **Sampling Resistance:** Number of blows required to advance driven sampler 6 inches, or distance noted, using the drive weight listed in hammer data. Hydraulic down-pressure may be recorded for pushed samplers.

6 **Sample Recovery:** Amount of sample recovered from sampling interval; given as inches of sample recovered or ratio of sample length to drive length (expressed as a percentage, %)

7 **Graphic Log:** Graphic depiction of subsurface material encountered; typical symbols are explained below.

8 **Material Description:** Description of material encountered; may include density/consistency (from field assessments), moisture, color (Munsell code), and grain size.

9 **Water Content:** Water content of sample, as percentage of dry weight of soil, measured in lab according to ASTM D2216.

10 **Dry Unit Weight:** The weight of soil solids per cubic foot of total volume of soil mass, measured according to ASTM D2937.

11 **Remarks and Other Tests:** Comments and observations regarding drilling or sampling made by driller or field personnel. Other lab tests are indicated using abbreviations explained below.

TYPICAL MATERIAL GRAPHIC SYMBOLS


POORLY GRADED SAND W/ Clay (SP-SC)


POORLY GRADED SAND W/ Silt (SP-SM)


WELL GRADED SAND W/ Clay (SW-SC)


Silty SAND (SM)


Clayey SAND (SC)


LEAN CLAY (CL)


FAT CLAY (CH)


CLAYSTONE

TYPICAL SAMPLER GRAPHIC SYMBOLS


Bulk Sample


Modified Calfiornia


Standard Penetration Test


Grab Sample

OTHER LABORATORY TEST ABBREVIATIONS

CONSOL 1-D Consolidation testing (ASTM D2435)
CORR Corrosion testing (DOT CA test methods 643, 417, 422)
DS Consolidated drained direct shear test (ASTM D3080)
FC Fines Content wash on #200 sieve (ASTM D1140)
LL Liquid Limit from Atterberg Limits test (ASTM D4318)
PI Plasticity Index; NP indicates non-plastic determination
G=XX% Percentage (%) Gravel
S=XX% Percentage (%) Sand
F=XX% Percentage (%) Fines

OTHER GRAPHIC SYMBOLS

____ Contact between strata

_ _ _ Inferred contact between strata or gradational change

Change within material properties within a stratum

Soil classifications are based on the Unified Soil Classification System. Descriptions and stratum lines are interpretive; field descriptions have been modified to reflect lab test results. Descriptions on these logs apply only at the specific boring locations and at the time the borings were advanced; they are not warranted to be representative of subsurface conditions at other locations or times. Datum used is WGS84.

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Log of GP-1

Sheet 1 of 4

Date(s) Drilled	**3/7/2022**	Logged By	**R. Wakefield**	Checked By	**M. Eslami**
Drilling Method	**Hollow Stem Auger & Mud Rotary**	Drill Bit Size/Type	**8" bullet-type bit**	Total Depth of Borehole	**131.5 feet**
Drill Rig Type	**CME 75**	Drilling Contractor	**Martini Drilling**	Approximate Surface Elevation	**~193 ft NAVD88**
Groundwater Level(s)	**53.4'**	Sampling Method	**Bulk, Grab, SPT, MC**	Hammer Data	**Automatic Trip Hammer 140-lbs/30" drop**
Borehole Location	**34.061721°, -118.346265°**	Borehole Completion	**Borehole backfilled with neat cement slurry from bottom of hole to surface**		

Elevation, feet	Depth, feet	SAMPLES Type	SAMPLES Number	SAMPLES Blows Per 6"	SAMPLES Recovery	Graphic Log	MATERIAL DESCRIPTION	Dry Unit Weight, pcf	Water Content, %	REMARKS
	0		Bulk-1				**[ASPHALT]** 5" Asphalt 5" Base **[Alluvium (Qa)]** **Clayey SAND (SC)**, moist, very dark gray, medium plasticity, no HCl reaction, abundant mica			Hand Auger 0 - 5ft B-1: CORR
190			1							
	5		2	4 7 11			becomes medium dense	112.3	13.4	FC = 38.1% LL=41 PI=29
185			3	5 6 8			**Sandy Lean CLAY (CL)**, moist, stiff, light yellowish brown, fine sand, slight HCl reaction, occasional strong HCl reaction, localized calcite nodules			
	10		4	4 7 14			same as above		21.7	G=0% S=45% F=55% LL=40 PI=27
180										
	15		5	5 8 9			**Poorly Graded SAND with Silt (SP-SM)**, moist, medium dense, pale yellow, fine sand, no HCl reaction, slight mica			
175										
	20		6	6 11 19			**Fat CLAY with Sand (CH)**, moist, very stiff, olive gray, very plastic, moderate HCl reaction, some strong HCl reaction with calcite rich nodule	93.7	29.3	FC = 80.5% LL=71 PI=50 CONSOL
170										
	25		7	6 7 10			becomes light yellowish brown, spotty iron oxide staining			
165										
	30									

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Log of GP-1

Elevation, feet	Depth, feet	SAMPLES Type	Number	Blows Per 6"	Recovery	Graphic Log	MATERIAL DESCRIPTION	Dry Unit Weight, pcf	Water Content, %	REMARKS
	30		8	6 11 14			becomes dark greenish gray	89.5	33.0	LL=61 PI=44
160										
	35		9	5 6 8			**Sandy Lean CLAY (CL)**, moist, stiff, dark greenish gray gray, high plasticity, moderate HCl reaction, some strong HCl reaction with calcite rich nodule			
155										
	40		10	17 19 23			becomes very stiff	110.5	19.8	FC = 55.3% LL=47 PI=32 DS CONSOL
150										
	45		11	4 10 13			occasional sandier zones, low plasticity			
145										
	50		12	6 8 23			**Fat CLAY with Sand (CH)**, moist, very stiff, dark greenish gray, high plasticity, moderate HCl reaction, some strong HCl reaction with calcite rich nodule	93.7	29.5	FC = 76.5% LL=65 PI=48 CONSOL
140							▽			Groundwater measured after 2 hours, rose from 60' bgs.
	55		13	4 7 12			**Lean CLAY (CL)**, moist, very stiff, dark greenish gray, high plasticity, moderate HCl reaction, some strong HCl reaction with calcite rich nodule			LL=38 PI=16
135										
	60		14	17 28 50/6"			**Poorly-graded SAND with Silt (SP-SM)**, moist, very dense, dark greenish gray, fine sand, no HCl reaction, odor	112.5	18.2	Groundwater initially encountered, rose to 53.4' bgs after 2 hours. Begin adding drilling mud. FC = 11.5%
130										
	65									

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Log of GP-1

Elevation, feet	Depth, feet	SAMPLES Type	Number	Blows Per 6"	Recovery	Graphic Log	MATERIAL DESCRIPTION	Dry Unit Weight, pcf	Water Content, %	REMARKS
	65		15	10 50/6"			becomes gray, finer sand, strong odor			
125										
	70		16	11 36 50/4"			becomes moderate odor	144.4	17.3	FC = 10.9%
120										
	75		17	6 16 25			becomes dense, strong odor			G=0% S=92% F=8%
115										
	80		18	18 50/6"			**Silty SAND (SM)**, moist, very dense, gray, fine sand, no HCl reaction, strong odor	99.1	25.2	FC = 14%
110										
	85		19	24 50/5.5"						
105										
	90		20	32 50/6"			becomes moderate mica	95.8	24.5	
100										
	95		21	11 19 28			**[Fernando Formation]** **CLAYSTONE**, moist, hard, dark olive grey, high plasticity, no HCl reaction, abundant mica, possible laminations could be from sampling			
95										
	100									

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Log of GP-1

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Elevation, feet	Depth, feet	SAMPLES Type	Number	Blows Per 6"	Recovery	Graphic Log	MATERIAL DESCRIPTION	Dry Unit Weight, pcf	Water Content, %	REMARKS
	100		22	7 32 50/1"			some slight laminations visible	81.8	37.7	FC = 98.5% LL=53 PI=25 DS CONSOL
90										
	105									
85										
	110		23	25 13 21			Same as above			
80										
	115									
75										
	120		24	21 50/6"			Same as above		34.8	LL=51 PI=26
70										
	125									
65										
	130		25	8 14 21			becomes some darker brown angled laminations, slight petrol odor			
							TD: 131.5'			
60							Groundwater initially encountered at 60' bgs, rose to 53.4' bgs after 2 hours.			
	135						Borehole backfilled with neat cement slurry from bottom of hole to surface using a tremie pipe.			

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Log of GP-2

Sheet 1 of 4

Date(s) Drilled	**3/8-3/9/2022**	Logged By	**R. Wakefield**	Checked By	**M. Eslami**
Drilling Method	**Hollow Stem Auger & Mud Rotary**	Drill Bit Size/Type	**8" bullet-type bit**	Total Depth of Borehole	**126.5 feet**
Drill Rig Type	**CME 75**	Drilling Contractor	**Martini Drilling**	Approximate Surface Elevation	**~194 ft NAVD88**
Groundwater Level(s)	**36.1'**	Sampling Method	**Bulk, SPT, MC**	Hammer Data	**Automatic Trip Hammer 140-lbs/30" drop**
Borehole Location	**34.061656°, -118.345978°**	Borehole Completion	**Borehole backfilled with neat cement slurry from bottom of hole to surface**		

Elevation, feet	Depth, feet	SAMPLES Type	SAMPLES Number	SAMPLES Blows Per 6"	SAMPLES Recovery	Graphic Log	MATERIAL DESCRIPTION	Dry Unit Weight, pcf	Water Content, %	REMARKS
	0		Bulk-1				**[ASPHALT]** 4" Asphalt 3" Base **[Alluvium (Qa)]** **Lean CLAY with Sand (CL)**, stiff, moist, very dark gray, high plasticy; no HCl reaction except occasional CaCO3 specks			Hand Auger 0 - 5ft
190	5		1	5 10 17			Color change in cuttings to light yellowish brown	115.7	16.1	FC = 72.6% LL=41 PI=29
185	10		2a 2b	9 13 14			**Poorly Graded SAND with Silty Clay (SP-SC)**, medium dense, moist, very dark grey, fine SAND; no HCl reaction except occasional CaCO3 specks **Silty, Clayey SAND (SC-SM)**, medium dense, moist, light yellowish brown, fine SAND; no HCl reaction, slight mica			FC = 12.4% LL=23 PI=6
180	15		3	10 17 26			**Well-Graded SAND with Clay (SW-SC)**, medium dense, moist, pale brown, fine to medium SAND, trace fine gravel, no HCl reaction, some mica	109.4	5.9	FC = 9.3%
175	20		4	4 7 10			**Sandy Lean CLAY (CL)**, very stiff, moist, light olive grey, medium plasticity, strong HCl reaction on lighter colored CaCO3, slight mica			
170	25		5	8 13 21			**Sandy Fat CLAY (CH)**, very stiff, moist, dark greenish gray, very plastic, strong HCl reaction on lighter colored CaCO3, slight mica	95.0	27.8	FC = 65.2% LL=68 PI=48
165	30									

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Log of GP-2

Elevation, feet	Depth, feet	SAMPLES Type	Number	Blows Per 6"	Recovery	Graphic Log	MATERIAL DESCRIPTION	Dry Unit Weight, pcf	Water Content, %	REMARKS
	30		6	3 5 8			**Lean CLAY (CL)**, stiff, moist, dark greenish gray, high plasticity, strong HCl reaction on lighter colored CaCO3, slight mica			
160										
	35		7	11 17 25			**Clayey SAND (SC)**, medium dense, moist, dark greenish gray, fine SAND; strong HCl reaction from lighter colored CaCO3 stringers ▽	111.1	17.6	FC = 35.3% LL=53 PI=41 Groundwater measured after 22 hours, rose from 65' bgs.
155										
	40		8	7 7 10			same as above			
150										
	45		9	8 24 36			becomes dense, moderate HCl reaction	110.7	16.1	FC = 35.2% LL=46 PI=32 DS CONSOL
145										
	50		10	4 7 9			**Sandy Lean CLAY (CL)**, very stiff, moist, dark greenish gray, high plasticity; no HCl reaction from normal clay, strong HCl reaction on lighter colored CaCO3 veins			
140										
	55		11	6 16 24			abundant mica			LL=44 PI=21
135										
	60		12	10 17 19			**Poorly-graded SAND with Silt (SP-SM)**, dense, moist, greenish grey, fine sand, no HCl reaction, strong odor			
130										
	65									

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Log of GP-2

Elevation, feet	Depth, feet	SAMPLES Type	Number	Blows Per 6"	Recovery	Graphic Log	MATERIAL DESCRIPTION	Dry Unit Weight, pcf	Water Content, %	REMARKS
	65		13	8 50/6"			becomes very dense	107.1	20.0	Groundwater initially encountered, rose to 36.1 ft bgs after 22 hours. Begin adding drilling mud. FC = 10.7% DS
125										
	70		14	7 27 37			same as above			
120										
	75		15	29 50/6"			becomes dark grey	103.9	21.2	FC = 9.4%
115										
	80		16	16 26 32			becomes more silty			LL=NP PI=NP
110										
	85		17	50/6"			**Poorly Graded SAND (SP)**, very dense, moist, dark grey, fine to medium sand, occasional fine to large well rounded gravel, no HCl reaction, moderate odor	122.2	11.9	
105										
	90		18	15 25 30			**Silty SAND (SM)**, very dense, moist, dark grey, fine sand, no HCl reaction, strong odor			
100										
	95		19	12 22 47			**[Fernando Formation]** **CLAYSTONE**, hard, moist, dark olive grey, can scrape and indent with thumbnail, no HCl reaction, abundant mica	90.2	30.4	FC = 98.5% LL=46 PI=24 CONSOL
95										
	100									

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Log of GP-2

Elevation, feet	Depth, feet	SAMPLES Type	SAMPLES Number	SAMPLES Blows Per 6"	SAMPLES Recovery	Graphic Log	MATERIAL DESCRIPTION	Dry Unit Weight, pcf	Water Content, %	REMARKS
	100		20	7 12 18			slight HCl reaction, some CaCO3 and brown laminate within, dipping fairly steeply			
90										
	105		21	10 24 50/6"			no HCl reaction, spotty speckled white inclusions			
85										
	110									
80										
	115		22	14 26 42			slight HCl reaction, trace lighter colored CaCO3 rich strings	91.7	30.4	FC = 89.5% LL=50 PI=27 CONSOL
75										
	120									
70										
	125		23	18 33 50/6"			some darker brown layers, trace white specks			
							Total depth: 126.5' bgs Groundwater initially encountered at 65' bgs, rose to 36.1' bgs after 22 hours. Borehole backfilled with neat cement slurry from bottom of hole to surface using a tremie pipe.			
65										
	130									
60										
	135									

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Log of GP-3

Sheet 1 of 3

Date(s) Drilled	**3/8/2022**	Logged By	**R. Wakefield**	Checked By	**M. Eslami**
Drilling Method	**Hollow Stem Auger & Mud Rotary**	Drill Bit Size/Type	**8" bullet-type bit**	Total Depth of Borehole	**91.0 feet**
Drill Rig Type	**CME 75**	Drilling Contractor	**Martini Drilling**	Approximate Surface Elevation	**~191 ft NAVD88**
Groundwater Level(s)	**43.9'**	Sampling Method	**SPT, MC**	Hammer Data	**Automatic Trip Hammer 140-lbs/30" drop**
Borehole Location	**34.061660°, -118.345543°**	Borehole Completion	**Borehole backfilled with neat cement slurry from bottom of hole to surface**		

Elevation, feet	Depth, feet	SAMPLES Type	SAMPLES Number	SAMPLES Blows Per 6"	SAMPLES Recovery	Graphic Log	MATERIAL DESCRIPTION	Dry Unit Weight, pcf	Water Content, %	REMARKS
190	0						**[ASPHALT]** 5" Asphalt 5" Base **[Alluvium (Qa)]** **Sandy Lean CLAY (CL)**, moist, light yellowish brown, medium plasticity, no HCl reaction except from occasional mottled CaCO3 nodules			Hand Auger 0 - 5ft
	5		1	7 10 21			becomes very stiff			
185										
	10		2	3 8 10			becomes very highly mottled with CaCO3 veins			
180										
	15		3	7 16 15			**Poorly Graded SAND with Clay (SP-SC)**, medium dense, moist, light yellowish brown **Sandy Lean CLAY (CL)**, very stiff, moist, light yellowish brown	111.2	9.4	
175										
	20		4	4 8 12			**Fat CLAY with sand (CH)**, very stiff, moist, pale olive, very plastic; very strong HCl reaction, abundant CaCO3 throughout, less sandy		22.1	FC = 73.5% LL=58 PI=43
170										
	25		5	4 11 21			**Sandy Lean CLAY (CL)**, very stiff, moist, pale olive, high plasticity; very strong HCl reaction, abundant CaCO3 throughout, less sandy	99.0	25.2	
165										
	30									

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Log of GP-3

Elevation, feet	Depth, feet	SAMPLES Type	Number	Blows Per 6"	Recovery	Graphic Log	MATERIAL DESCRIPTION	Dry Unit Weight, pcf	Water Content, %	REMARKS
160	30		6	2 5 10			becomes stiff, dark greenish grey, medium plasticity			
155	35		7	21 27 43			**Clayey SAND (SC)**, dense, moist, dark greenish gray, fine SAND; no HCl reaction	102.1	18.1	FC = 42.3% LL=48 PI=35 CONSOL
150	40		8	4 6 10			**Sandy Fat CLAY (CH)**, very stiff, moist, dark greenish gray, high plasticity; no HCl reaction, no CaCO3 veins			FC = 67.9% LL=52 PI=38
145	45		9	4 8 19			**Sandy Lean CLAY (CL)**, very stiff, moist, dark greenish gray, high plasticity; slight HCl reaction, occasional CaCO3 veins			Groundwater initially encountered. Begin adding drilling mud.
140	50		10	4 7 14			same as above		22.2	FC = 57.8% LL=41 PI=25
135	55									
130	60		11	6 17 36			**Silty SAND (SM)**, dense, moist, greenish grey, fine sand, no HCl reaction, strong odor	112.3	17.8	FC = 12.2%
	65									

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Log of GP-3

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Elevation, feet	Depth, feet	SAMPLES Type	Number	Blows Per 6"	Recovery	Graphic Log	MATERIAL DESCRIPTION	Dry Unit Weight, pcf	Water Content, %	REMARKS
125	65									
	70		12	4 6 10			becomes medium dense			
120										
	75									
115										
	80		13	22 50/6"			becomes very dense			FC = 15.2% DS
110										
	85									
105										
	90		14	4 10 50/0"			**[Fernando Formation]** **CLAYSTONE**, hard, freshly weathered, moist, dark olive grey, medium plasticity, abundant mica		46.3	FC = 70.4% LL=62 PI=27
100							**Total depth: 91' bgs** Groundwater initially encountered at 43.9' bgs. Borehole backfilled with neat cement slurry from bottom of hole to surface using tremie pipe			
	95									
95										
	100									

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APPENDIX B

LABORATORY TESTING

B.1 LABORATORY TESTING

The laboratory testing program performed by GeoPentech for the proposed project site included the following tests: moisture content, dry density, sieve analysis, wash analysis, direct shear, consolidation, and corrosion. The geotechnical testing was conducted at the laboratory facilities of AP Engineers in Pomona, California. The tests were performed in general accordance with applicable procedures of ASTM and the State of California Department of Transportation, Standard Test Methods (DOT CA). The results of the laboratory testing are included in this Appendix and are summarized in Table B-1 and on the boring logs in Appendix A. GeoPentech has reviewed the results of the laboratory testing and finds them acceptable. Brief descriptions of each test are presented in the following sections.

B.1.1 Moisture Content and Dry Density

For selected Modified California samples, the dry unit weight (in units of pounds-per-cubic-foot) and field moisture content (%) were measured in general accordance with ASTM D2937 and ASTM D2216, respectively, or with ASTM D7263.

B.1.2 Sieve Analysis and Wash Analysis

For selected samples, the particle-size distribution was determined by sieve analysis in general accordance with ASTM D6913. Sieve sizes ranged from ¾ in to 75 µm (No. 200).

For other selected samples, the percentage of fines (material passing the No. 200 sieve) was measured by wash analysis in accordance with ASTM D1140.

B.1.3 Atterberg Limits

The Atterberg limits test is a classification test that is performed on cohesive soils (i.e., silty and clayey soils) to measure the soil plastic limit (PL) and liquid limit (LL), from which the plasticity index (PI) is calculated. The measured values can be plotted on a plasticity chart, which is used as an aid in classifying the soil material and behavior. These tests were performed in accordance with ASTM D4318.

B.1.4 Corrosion Tests

Soil samples were tested for electrical resistivity, pH, sulfate content, and chloride content. These tests were performed in general accordance with DOT CA test methods 643 (electrical resistivity and pH), 417 (sulfate content), and 422 (chloride content). The test results were used to evaluate the corrosivity potential of the soil on underground improvements associated with the proposed structure.

B.1.5 Direct Shear

Direct shear tests were performed on selected Modified California samples in accordance with ASTM D3080 to measure peak and ultimate strength parameters. Shear stress and sample deformation were monitored throughout the tests.

B.1.6 Consolidation

Tests for one-dimensional consolidation properties of soils using incremental loading were performed on relatively undisturbed soil samples according to ASTM D2435. The test determines the magnitude and rate of consolidation of soil when it is restrained laterally and drained axially while subjected to incrementally applied controlled-stress loading. The test results provide clayey soil settlement parameters under different loading conditions.

Table B-1
Summary of Laboratory Testing

	Location		Classification	Initial Condition		Atterberg		Gradation			Corrosion				Peak Strength (DS)		Other Tests
Boring Number	Sample No.	Depth (ft)	USCS Symbol	Moisture (%)	Dry Density (pcf)	Liquid Limit	Plasticity Index	Gravel (%)	Sand (%)	Fines (%)	Min. Resistivity (Ohm-cm)	Sulfate Cont. (ppm)	Chloride Cont. (ppm)	pH	Friction Angle (Degrees)	Cohesion (psf)	TEST TYPE
GP-1	B-1	0-5'	SC								1037	153	23	8.7			
GP-1	1	2.5	SC														
GP-1	2	5	SC	13.4	112.3	41	29			38.1							
GP-1	3	7.5	CL														
GP-1	4	10	CL	21.7		40	27	0	45	55							
GP-1	5	15	SP-SM														
GP-1	6	20	CH	29.3	93.7	71	50			80.5							CONSOL
GP-1	7	25	CH														
GP-1	8	30	CH	33.0	89.5	61	44										
GP-1	9	35	CL														
GP-1	10	40	CL	19.8	110.5	47	32			55.3					31	700	CONSOL
GP-1	11	45	CL														
GP-1	12	50	CH	29.5	93.7	65	48			76.5					23	1200	
GP-1	13	55	CL			38	16										
GP-1	14	60	SP-SM	18.2	112.5					11.5							
GP-1	15	65	SP-SM														
GP-1	16	70	SP-SM	17.3	114.4					10.9							
GP-1	17	75	SP-SM					0	92	8							
GP-1	18	80	SM	25.2	99.1					14							
GP-1	19	85	SM														
GP-1	20	90	SM	24.5	95.8												
GP-1	21	95	Claystone														
GP-1	22	100	Claystone	37.7	81.8	53	25			98.5					29	1450	CONSOL
GP-1	23	110	Claystone														
GP-1	24	120	Claystone	34.8		51	26										
GP-1	25	130	Claystone														
GP-2	B-1	0-5'	CL														
GP-2	1	5	CL	16.1	115.7	41	29			72.6							
GP-2	2a	10	SP-SC			23	6			12.4							
GP-2	2b	11	SC-SM														
GP-2	3	15	SW-SC	5.9	109.4					9.3					36	250	
GP-2	4	20	CL														
GP-2	5	25	CH	27.8	95.0	68	48			65.2							CONSOL

Table B-1
Summary of Laboratory Testing

	Location		Classification	Initial Condition		Atterberg		Gradation			Corrosion				Peak Strength (DS)		Other Tests
Boring Number	Sample No.	Depth (ft)	USCS Symbol	Moisture (%)	Dry Density (pcf)	Liquid Limit	Plasticity Index	Gravel (%)	Sand (%)	Fines (%)	Min. Resistivity (Ohm-cm)	Sulfate Cont. (ppm)	Chloride Cont. (ppm)	pH	Friction Angle (Degrees)	Cohesion (psf)	TEST TYPE
GP-2	6	30	CL														
GP-2	7	35	SC	17.6	111.1	53	41			35.3							
GP-2	8	40	SC														
GP-2	9	45	SC	16.1	110.7	46	32			35.2					31	750	CONSOL
GP-2	10	50	CL														
GP-2	11	55	CL			44	21										
GP-2	12	60	SP-SM														
GP-2	13	65	SP-SM	20.0	107.1					10.7					37	200	
GP-2	14	70	SP-SM														
GP-2	15	75	SP-SM	21.2	103.9					9.4							
GP-2	16	80	SP-SM			NP	NP										
GP-2	17	85	SP	11.9	122.2												
GP-2	18	90	SM														
GP-2	19	95	Claystone	30.4	90.2	46	24			98.5							CONSOL
GP-2	20	100	Claystone														
GP-2	21	105	Claystone														
GP-2	22	115	Claystone	30.4	91.7	50	27			89.5							CONSOL
GP-2	23	125	Claystone														
GP-3	1	5	CL														
GP-3	2	10	CL														
GP-3	3	15	SP-SC	9.4	111.2												
GP-3	4	20	CH	22.1		58	43			73.5							
GP-3	5	25	CL	25.2	99.0												
GP-3	6	30	CL														
GP-3	7	35	SC	18.1	102.1	48	35			42.3							CONSOL
GP-3	8	40	CH			52	38			67.9							
GP-3	9	45	CL														
GP-3	10	50	CL	22.2		41	25			57.8							
GP-3	11	60	SM	17.8	112.3					12.2							
GP-3	12	70	SM														
GP-3	13	80	SM							15.2					36	350	
GP-3	14	90	Claystone	46.3		62	27			70.4							

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CORROSION TEST RESULTS

Client Name: GeoPentech
Project Name: 5350 Wilshire Development
Project No.: 22010A

AP Job No.: 22-0347
Date: 03/25/22

Boring No.	Sample No.	Depth (feet)	Soil Description	Minimum Resistivity (ohm-cm)	pH	Sulfate Content (ppm)	Chloride Content (ppm)
GP-1	B-1	0-5	Clay	1,037	8.7	153	23

NOTES: Resistivity Test and pH: California Test Method 643
Sulfate Content : California Test Method 417
Chloride Content : California Test Method 422
ND = Not Detectable
NA = Not Sufficient Sample
NR = Not Requested

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MOISTURE AND DENSITY TEST RESULTS

ASTM D2216 and ASTM D7263 (Method B)

Client: GeoPentech
Project Name: 5350 Wilshire Development
Project No.: 22010A

AP Lab No.: 22-0347
Test Date: 03/22/22

Boring No.	Sample No.	Sample Depth (ft.)	Moisture Content (%)	Dry Density (pcf)
GP-1	2	5	13.4	112.3
GP-1	4	10	21.7	NA
GP-1	6	20	29.3	93.7
GP-1	8	30	33.0	89.5
GP-1	10	40	19.8	110.5
GP-1	12	50	29.5	93.7
GP-1	14	60	18.2	112.5
GP-1	16	70	17.3	114.4
GP-1	18	80	25.2	99.1
GP-1	20	90	24.5	95.8
GP-1	22	100	37.7	81.8
GP-1	24	120	34.8	NA

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PERCENT PASSING NO. 200 SIEVE

ASTM D1140

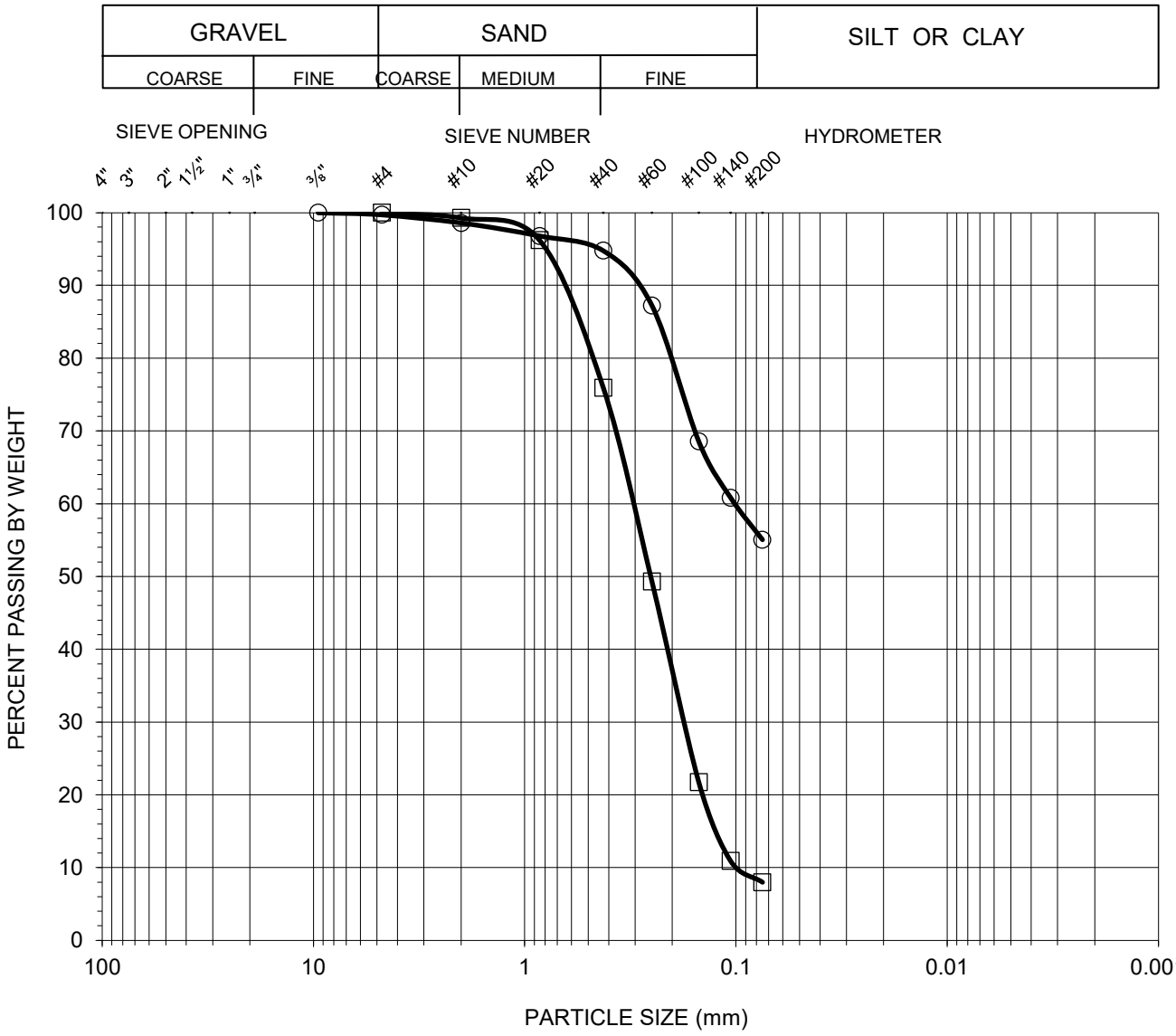
Client:	GeoPentech	AP Lab No.:	22-0347
Project Name:	5350 Wilshire Development	Test Date:	03/23/22
Project Number:	22010A		

Boring No.	Sample No.	Depth (ft)	Percent Fines (%)
GP-1	2	5	38.1
GP-1	6	20	80.5
GP-1	10	40	55.3
GP-1	12	50	76.5
GP-1	14	60	11.5
GP-1	16	70	10.9
GP-1	18	80	14.0
GP-1	22	100	98.5

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GRAIN SIZE DISTRIBUTION CURVE
ASTM D 6913

Client Name: GeoPentech — Tested by: JT — Date: 03/23/22
Project Name: 5350 Wilshire Development — Computed by: NR — Date: 03/25/22
Project No.: 22010A — Checked by: AP — Date: 03/30/22

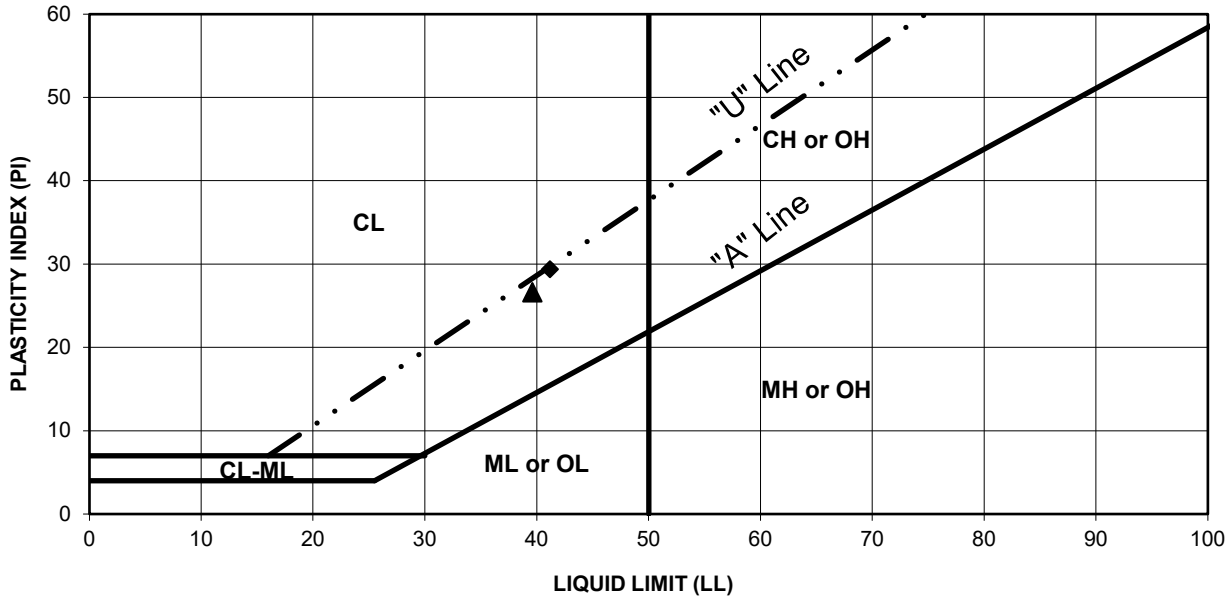


Symbol	Boring No.	Sample No.	Sample Depth (feet)	Percent			Atterberg Limits LL:PL:PI	Soil Type U.S.C.S
				Gravel	Sand	Silt & Clay		
○	GP-1	4	10	0	45	55	40:13:27	CL
□	GP-1	17	75	0	92	8	N/A	SP-SM

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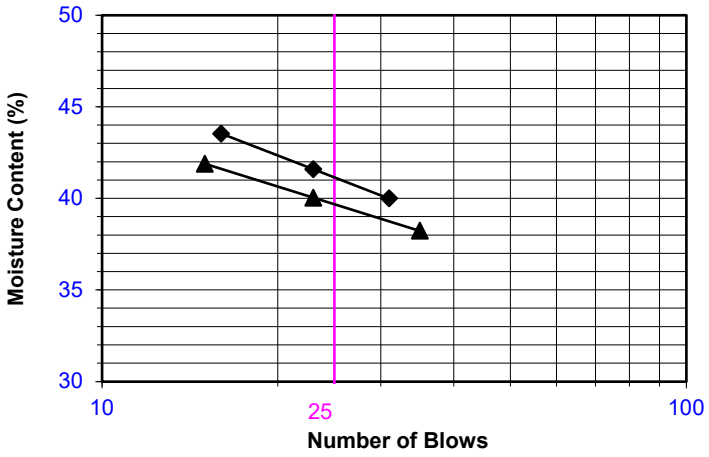
ATTERBERG LIMITS
ASTM D 4318

Client Name:	GeoPentech	Tested By:	LS	Date:	03/21/22
Project Name:	5350 Wilshire Development	Computed By:	NR	Date:	03/30/22
Project No.:	22010A	Checked By:	AP	Date:	03/30/22



PROCEDURE USED

- ☐ Wet Preparation
- ☒ Dry Preparation
- ☒ Procedure A Multipoint Test
- ☐ Procedure B One-point Test

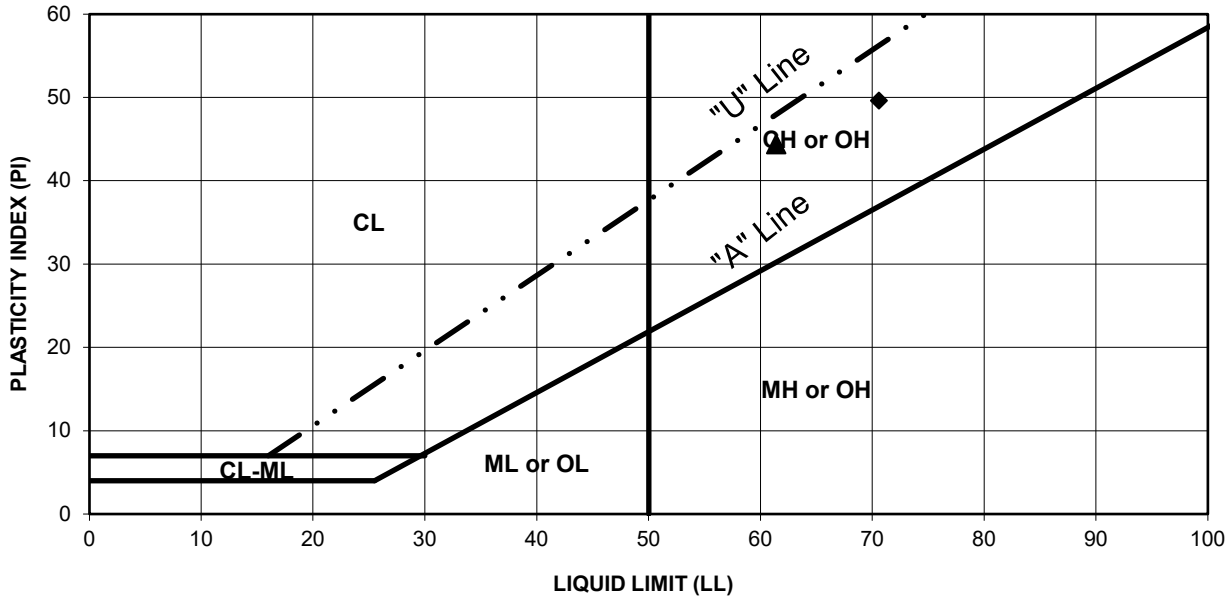


Symbol	Boring Number	Sample Number	Depth (feet)	LL	PL	PI	Plasticity Chart Symbol
♦	GP-1	2	5	41	12	29	CL
▲	GP-1	4	10	40	13	27	CL

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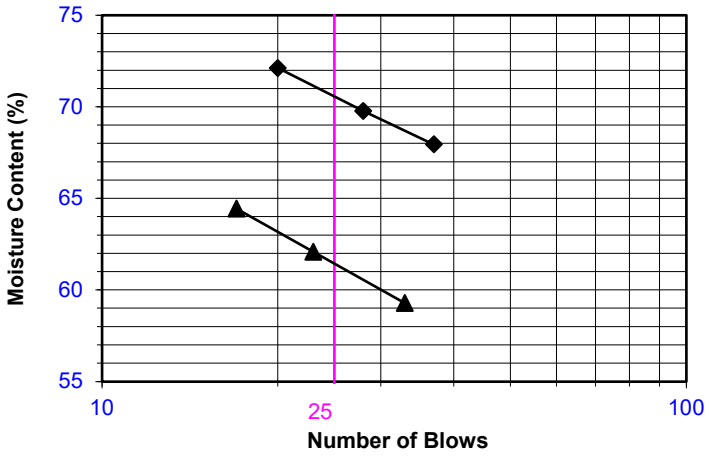
ATTERBERG LIMITS
ASTM D 4318

Client Name:	GeoPentech	Tested By:	LS	Date:	03/21/22
Project Name:	5350 Wilshire Development	Computed By:	NR	Date:	03/30/22
Project No.:	22010A	Checked By:	AP	Date:	03/30/22



PROCEDURE USED

- ☐ Wet Preparation
- ☒ Dry Preparation
- ☒ Procedure A Multipoint Test
- ☐ Procedure B One-point Test

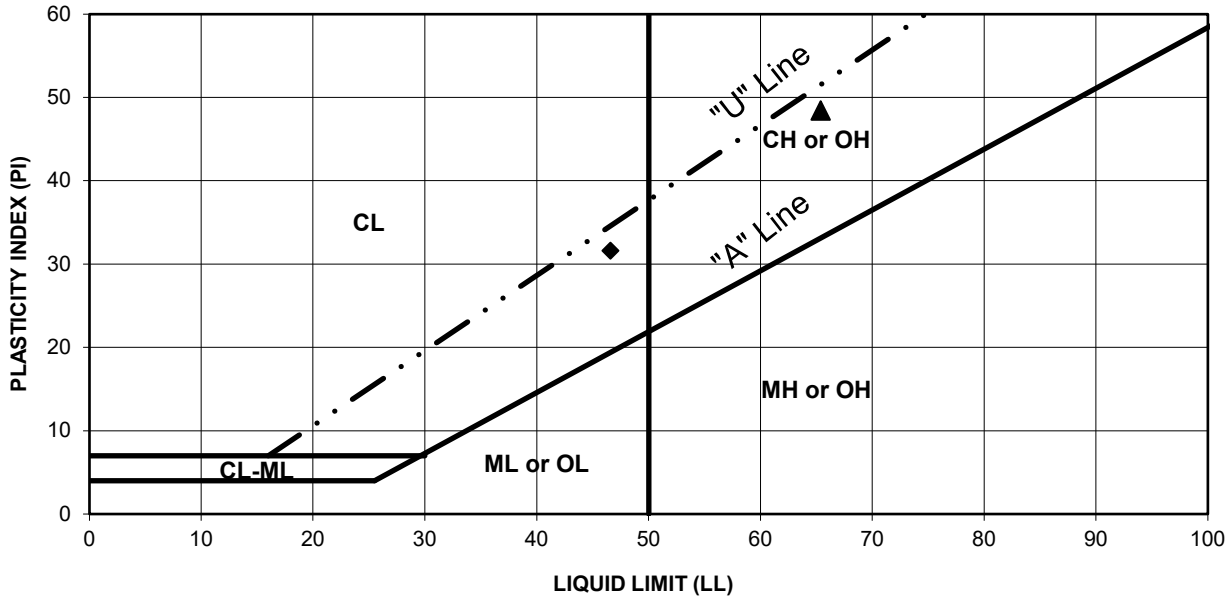


Symbol	Boring Number	Sample Number	Depth (feet)	LL	PL	PI	Plasticity Chart Symbol
♦	GP-1	6	20	71	21	50	CH
▲	GP-1	8	30	61	17	44	CH

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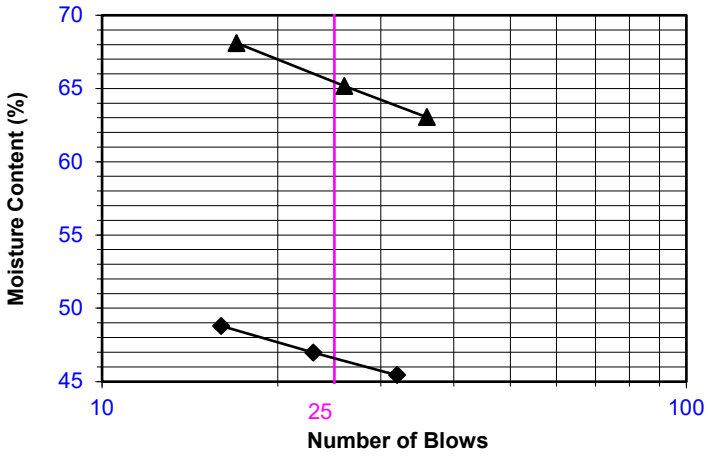
ATTERBERG LIMITS
ASTM D 4318

Client Name:	GeoPentech	Tested By:	LS	Date:	03/21/22
Project Name:	5350 Wilshire Development	Computed By:	NR	Date:	03/30/22
Project No.:	22010A	Checked By:	AP	Date:	03/30/22



PROCEDURE USED

- ☐ Wet Preparation
- ☒ Dry Preparation
- ☒ Procedure A Multipoint Test
- ☐ Procedure B One-point Test

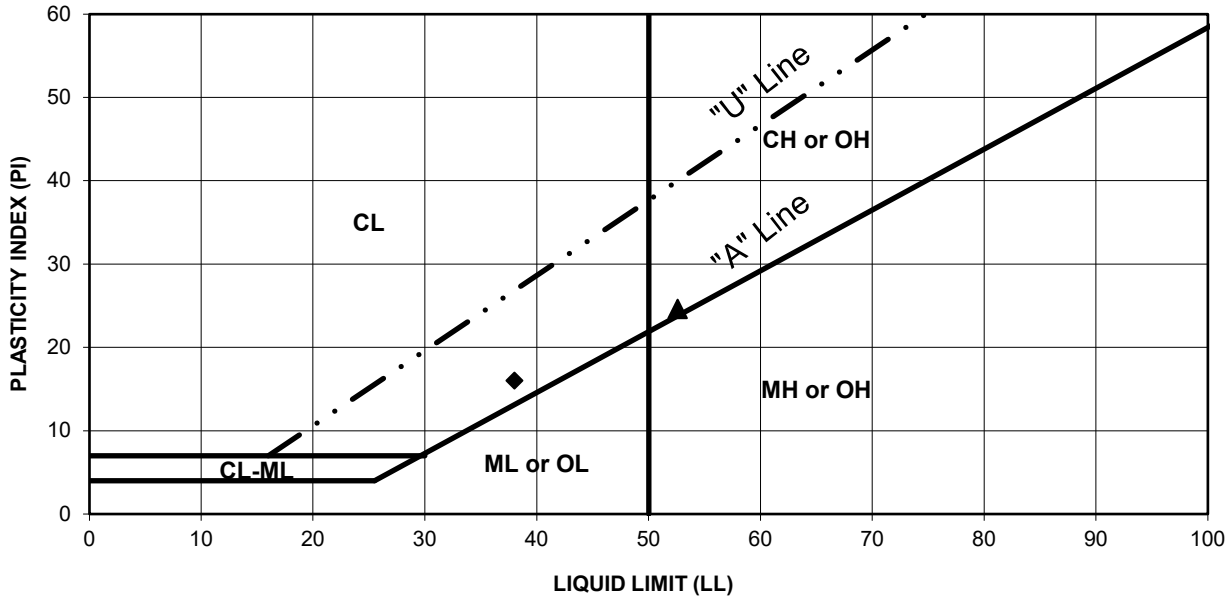


Symbol	Boring Number	Sample Number	Depth (feet)	LL	PL	PI	Plasticity Chart Symbol
♦	GP-1	10	40	47	15	32	CL
▲	GP-1	12	50	65	17	48	CH

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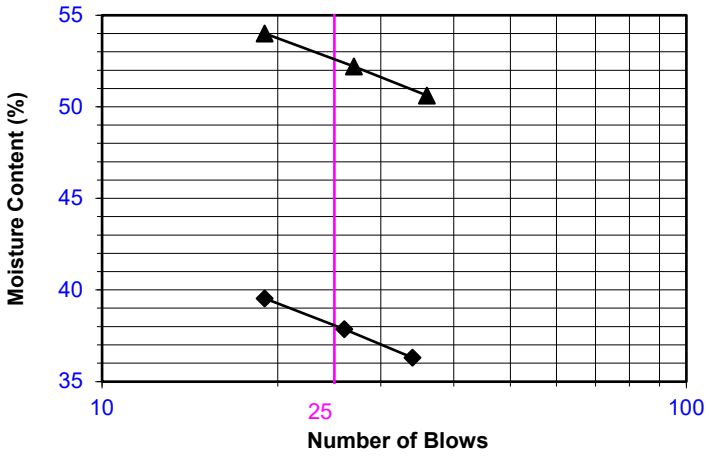
ATTERBERG LIMITS
ASTM D 4318

Client Name:	GeoPentech	Tested By:	LS	Date:	03/21/22
Project Name:	5350 Wilshire Development	Computed By:	NR	Date:	03/30/22
Project No.:	22010A	Checked By:	AP	Date:	03/30/22



PROCEDURE USED

- ☐ Wet Preparation
- ☒ Dry Preparation
- ☒ Procedure A Multipoint Test
- ☐ Procedure B One-point Test

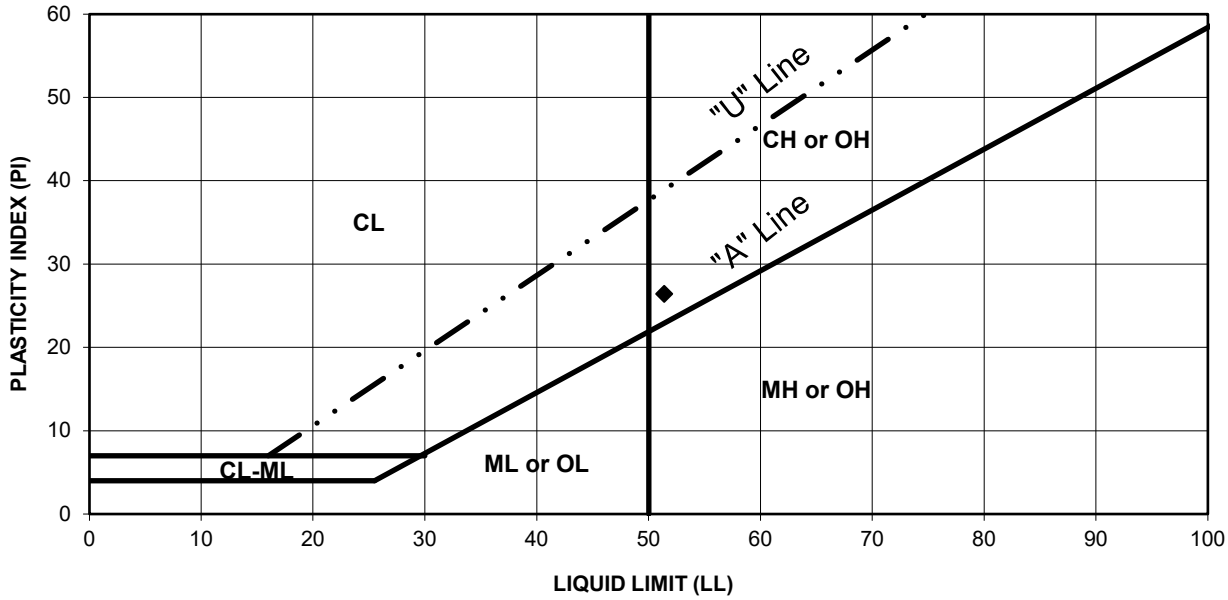


Symbol	Boring Number	Sample Number	Depth (feet)	LL	PL	PI	Plasticity Chart Symbol
♦	GP-1	13	55	38	22	16	CL
▲	GP-1	22	100	53	28	25	CH

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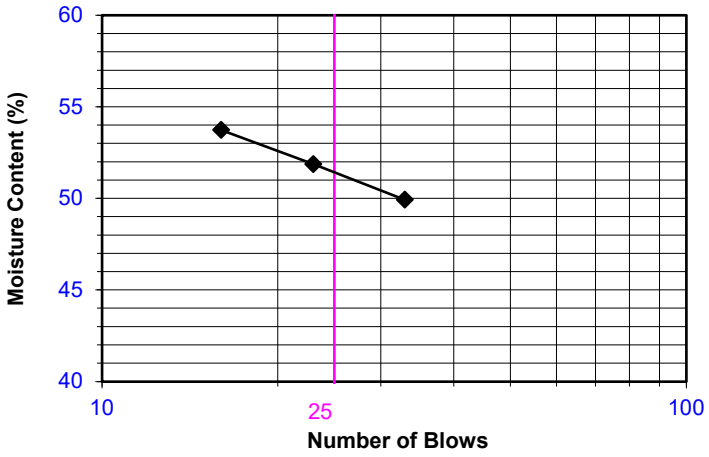
ATTERBERG LIMITS
ASTM D 4318

Client Name:	GeoPentech	Tested By:	LS	Date:	03/21/22
Project Name:	5350 Wilshire Development	Computed By:	NR	Date:	03/30/22
Project No.:	22010A	Checked By:	AP	Date:	03/30/22



PROCEDURE USED

- ☐ Wet Preparation
- ☒ Dry Preparation
- ☒ Procedure A Multipoint Test
- ☐ Procedure B One-point Test



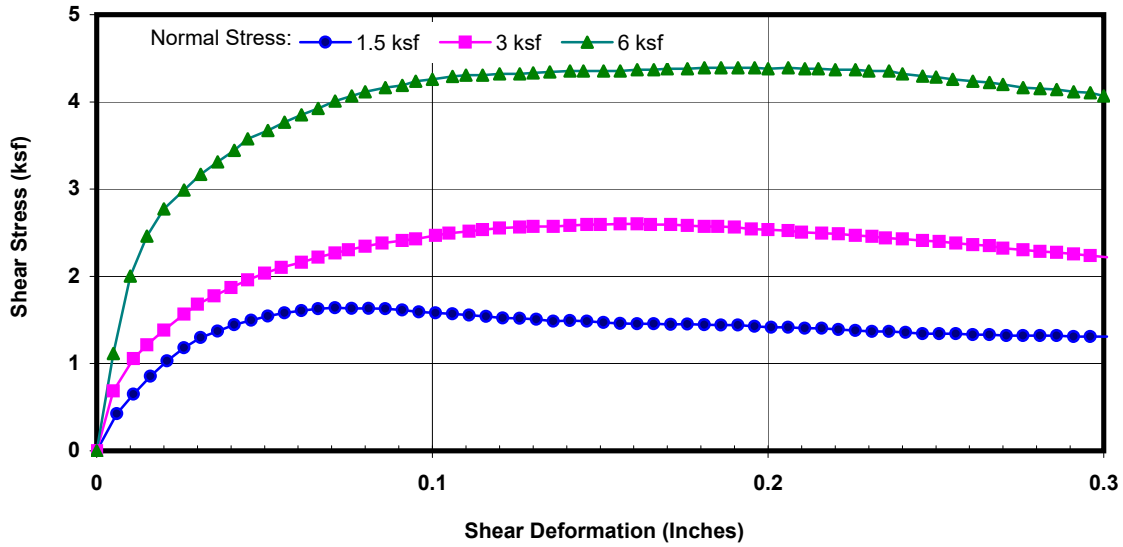
Symbol	Boring Number	Sample Number	Depth (feet)	LL	PL	PI	Plasticity Chart Symbol
♦	GP-1	24	120	51	25	26	CH

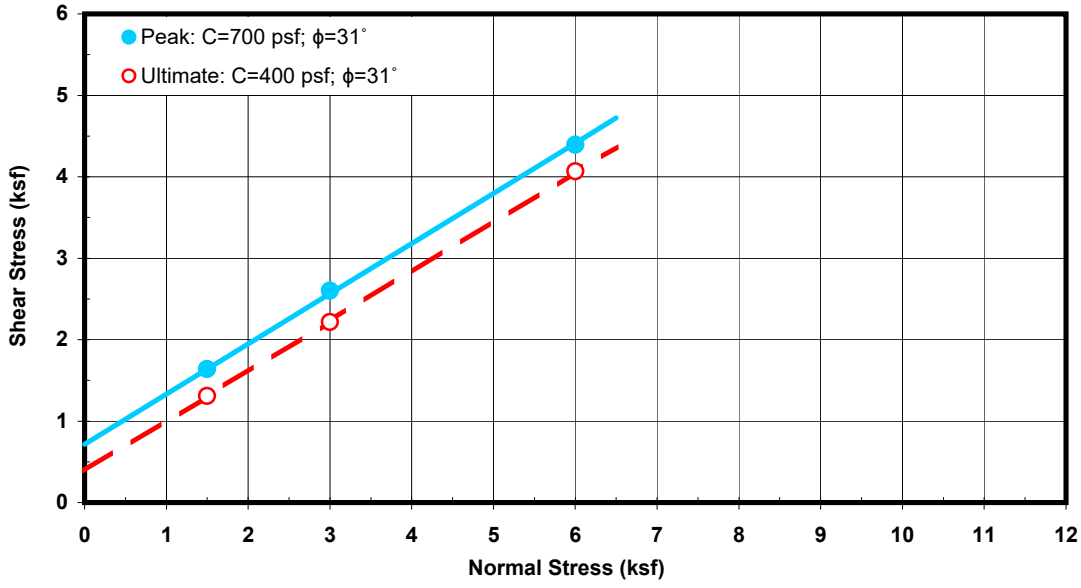
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DIRECT SHEAR TEST RESULTS
ASTM D 3080

Client:	GeoPentech		**Tested By:**	ST	**Date:** 03/23/22
Project Name:	5350 Wilshire Development		**Computed By:**	NR	**Date:** 03/24/22
Project No.:	22010A		**Checked by:**	AP	**Date:** 03/30/22
Boring No.:	GP-1				
Sample No.:	10	**Depth (ft):** 40			
Sample Type:	Mod. Cal.				
Soil Description:	Sandy Lean Clay				
Test Condition:	Inundated	**Shear Type:** Regular			

Wet Unit Weight (pcf)	Dry Unit Weight (pcf)	Initial Moisture Content (%)	Final Moisture Content (%)	Initial Degree Saturation (%)	Final Degree Saturation (%)	Normal Stress (ksf)	Peak Shear Stress (ksf)	Ultimate Shear Stress (ksf)
130.3	108.8	19.8	20.4	97	100	1.5	1.639	1.308
						3	2.602	2.218
						6	4.392	4.068



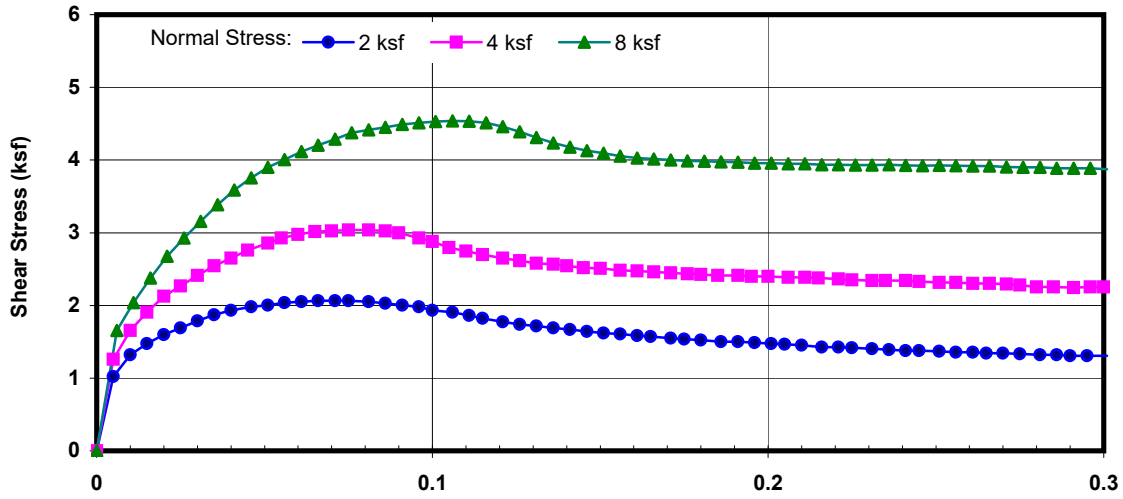


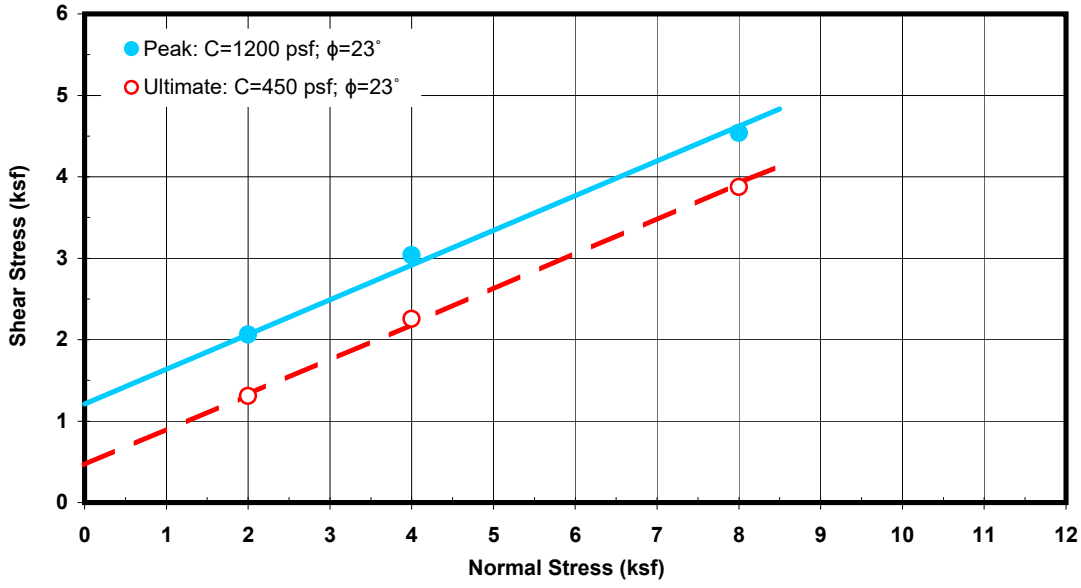
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DIRECT SHEAR TEST RESULTS
ASTM D 3080

Client:	GeoPentech		**Tested By:**	KM	**Date:** 03/24/22
Project Name:	5350 Wilshire Development		**Computed By:**	NR	**Date:** 03/30/22
Project No.:	22010A		**Checked by:**	AP	**Date:** 03/30/22
Boring No.:	GP-1				
Sample No.:	12	**Depth (ft):** 50			
Sample Type:	Mod. Cal.				
Soil Description:	Fat Clay w/sand				
Test Condition:	Inundated	**Shear Type:** Regular			

Wet Unit Weight (pcf)	Dry Unit Weight (pcf)	Initial Moisture Content (%)	Final Moisture Content (%)	Initial Degree Saturation (%)	Final Degree Saturation (%)	Normal Stress (ksf)	Peak Shear Stress (ksf)	Ultimate Shear Stress (ksf)
121.1	93.5	29.5	29.7	99	100	2	2.064	1.308
						4	3.037	2.256
						8	4.539	3.876



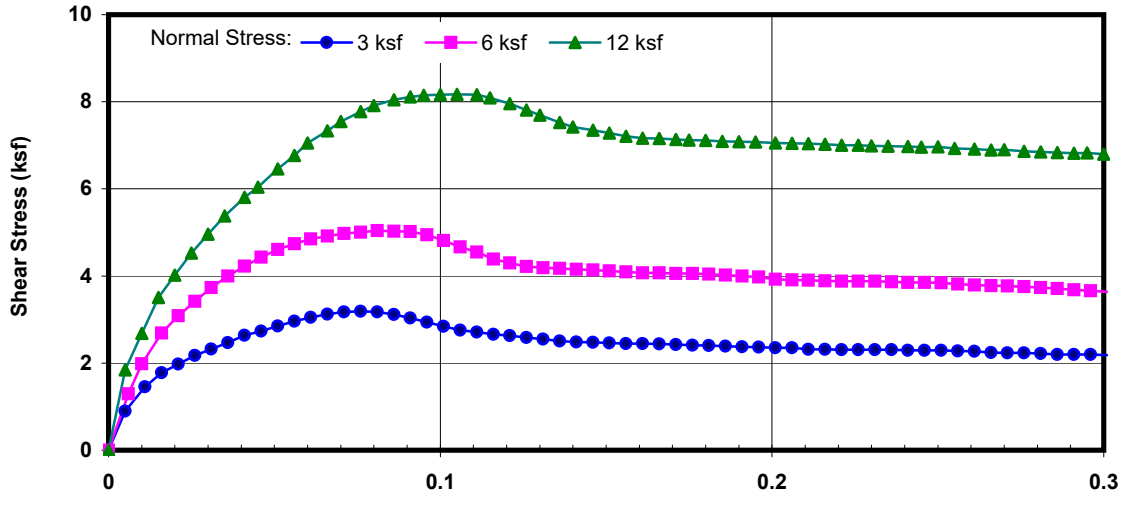


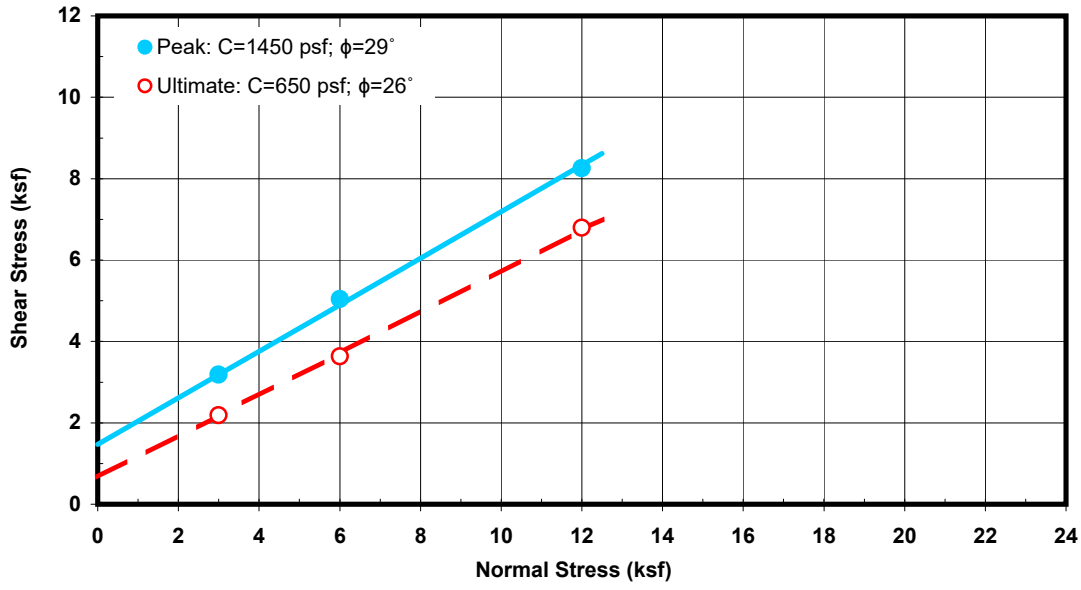
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DIRECT SHEAR TEST RESULTS
ASTM D 3080

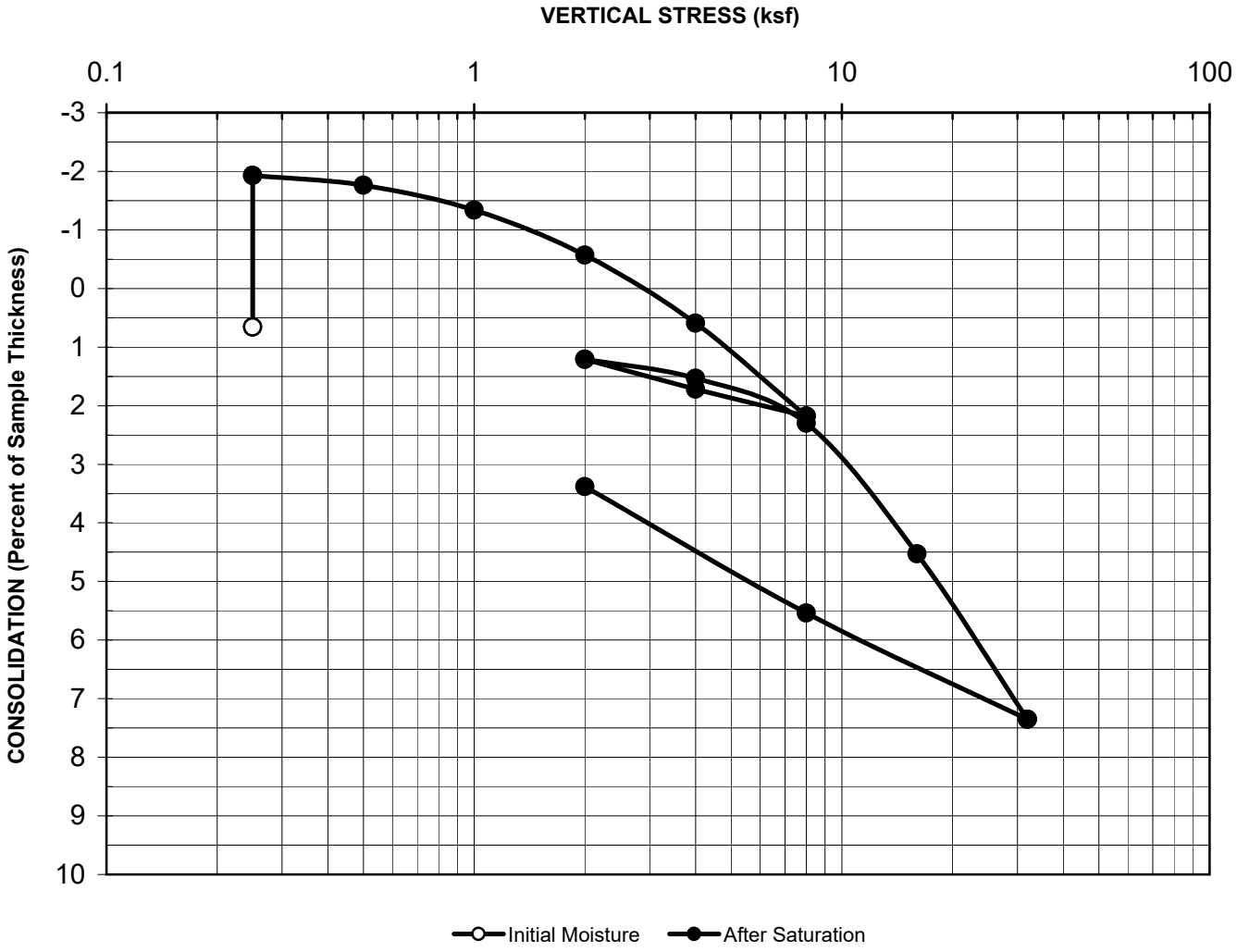
Client:	GeoPentech		**Tested By:**	KM	**Date:** 03/24/22
Project Name:	5350 Wilshire Development		**Computed By:**	NR	**Date:** 03/30/22
Project No.:	22010A		**Checked by:**	AP	**Date:** 03/30/22
Boring No.:	GP-1				
Sample No.:	22	**Depth (ft):** 100			
Sample Type:	Mod. Cal.				
Soil Description:	Claystone				
Test Condition:	Inundated	**Shear Type:** Regular			

Wet Unit Weight (pcf)	Dry Unit Weight (pcf)	Initial Moisture Content (%)	Final Moisture Content (%)	Initial Degree Saturation (%)	Final Degree Saturation (%)	Normal Stress (ksf)	Peak Shear Stress (ksf)	Ultimate Shear Stress (ksf)
112.0	81.3	37.7	39.6	95	100	3	3.188	2.184
						6	5.040	3.636
						12	8.255	6.793





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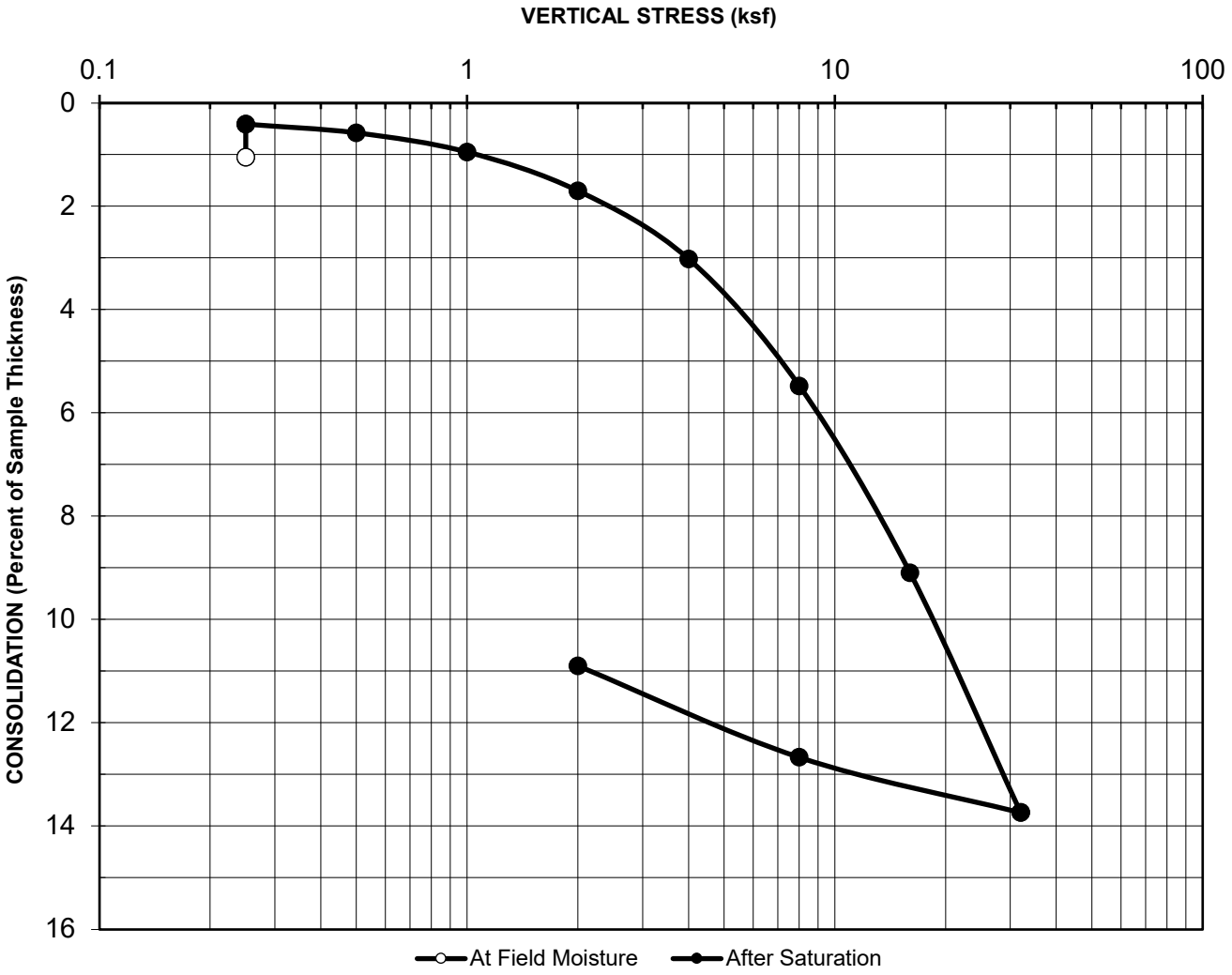


Boring No. :	GP-1	Initial Dry Unit Weight (pcf):	94.5
Sample No.:	6	Initial Moisture Content (%):	29.3
Depth (feet):	20	Final Moisture Content (%):	29.2
Sample Type:	Mod Cal	Assumed Specific Gravity:	2.9
Soil Description:	Fat Clay w/sand	Initial Void Ratio:	0.92
Remarks:	Swell= 2.59% upon inundation		

CONSOLIDATION CURVE
ASTM D 2435

Project Name:	5350 Wilshire Development
Project No.:	22010A
Date:	03/18/22
AP No:	22-0347 **Sheet No:** 1

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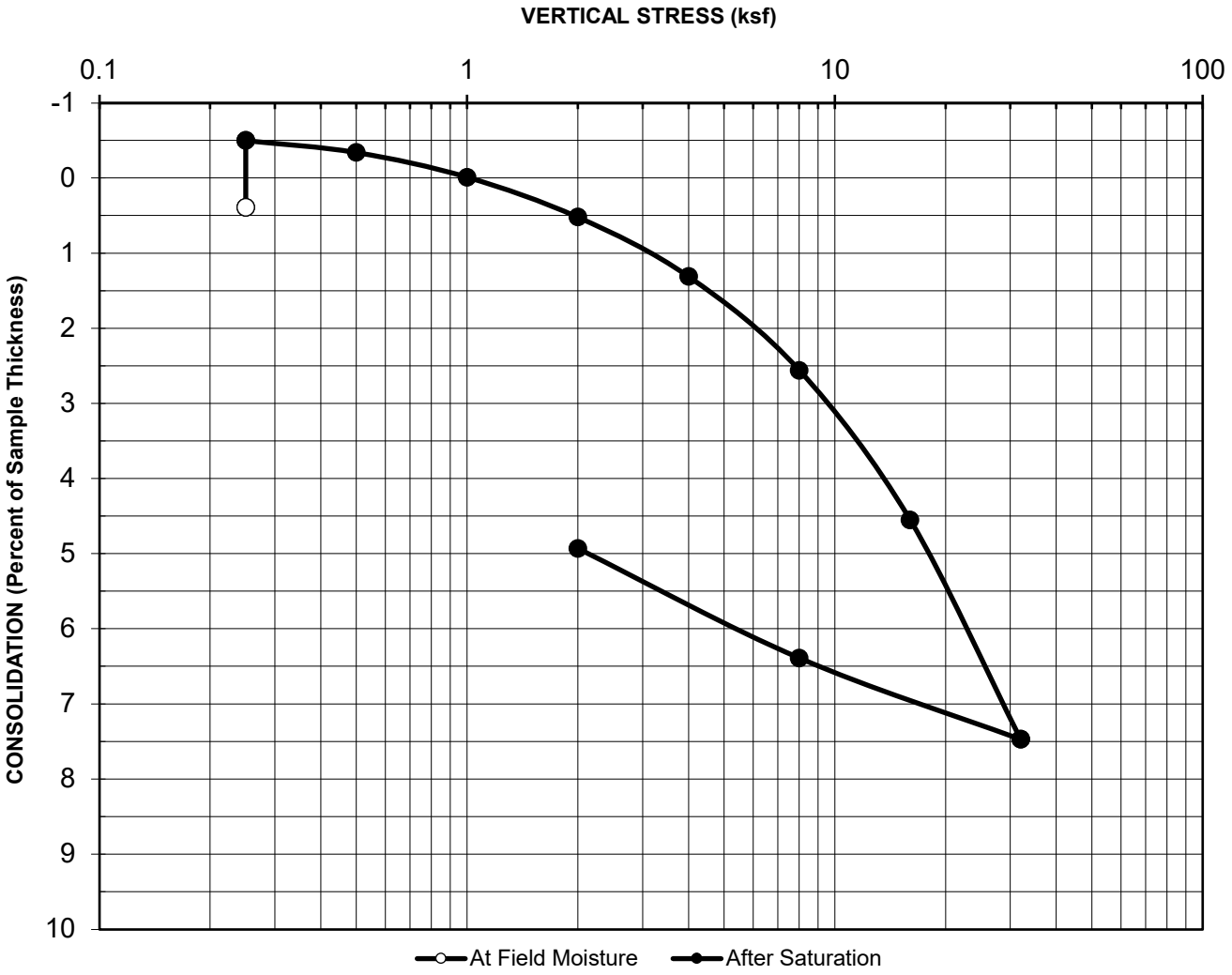


Boring No. :	GP-1	Initial Dry Unit Weight (pcf):	106.2
Sample No.:	10	Initial Moisture Content (%):	19.8
Depth (feet):	40	Final Moisture Content (%):	21.6
Sample Type:	Mod Cal	Assumed Specific Gravity:	2.7
Soil Description:	Sandy Lean Clay	Initial Void Ratio:	0.59
Remarks:	Swell= 0.64% upon inundation		

CONSOLIDATION CURVE
ASTM D 2435

Project Name:	5350 Wilshire Development
Project No.:	22010A
Date:	3/18/2022
AP No:	22-0347 **Sheet No:** 1

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Boring No. :	GP-1	Initial Dry Unit Weight (pcf):	82.6
Sample No.:	22	Initial Moisture Content (%):	37.7
Depth (feet):	100	Final Moisture Content (%):	37.8
Sample Type:	Mod Cal	Assumed Specific Gravity:	2.7
Soil Description:	Claystone	Initial Void Ratio:	1.04
Remarks:	Swell= 0.89% upon inundation		

CONSOLIDATION CURVE
ASTM D 2435

Project Name:	5350 Wilshire Development
Project No.:	22010A
Date:	3/18/2022
AP No:	22-0347 **Sheet No:** 1

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MOISTURE AND DENSITY TEST RESULTS

ASTM D2216 and ASTM D7263 (Method B)

Client: GeoPentech
Project Name: 5350 Wilshire Development
Project No.: 22010A

AP Lab No.: 22-0347
Test Date: 03/22/22

Boring No.	Sample No.	Sample Depth (ft.)	Moisture Content (%)	Dry Density (pcf)
GP-2	1	5	16.1	115.7
GP-2	3	15	5.9	109.4
GP-2	5	25	27.8	95.0
GP-2	7	35	17.6	111.1
GP-2	9	45	16.1	110.7
GP-2	13	65	20.0	107.1
GP-2	15	75	21.2	103.9
GP-2	17	85	11.9	122.2
GP-2	19	95	30.4	90.2
GP-2	22	115	30.4	91.7

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PERCENT PASSING NO. 200 SIEVE

ASTM D1140

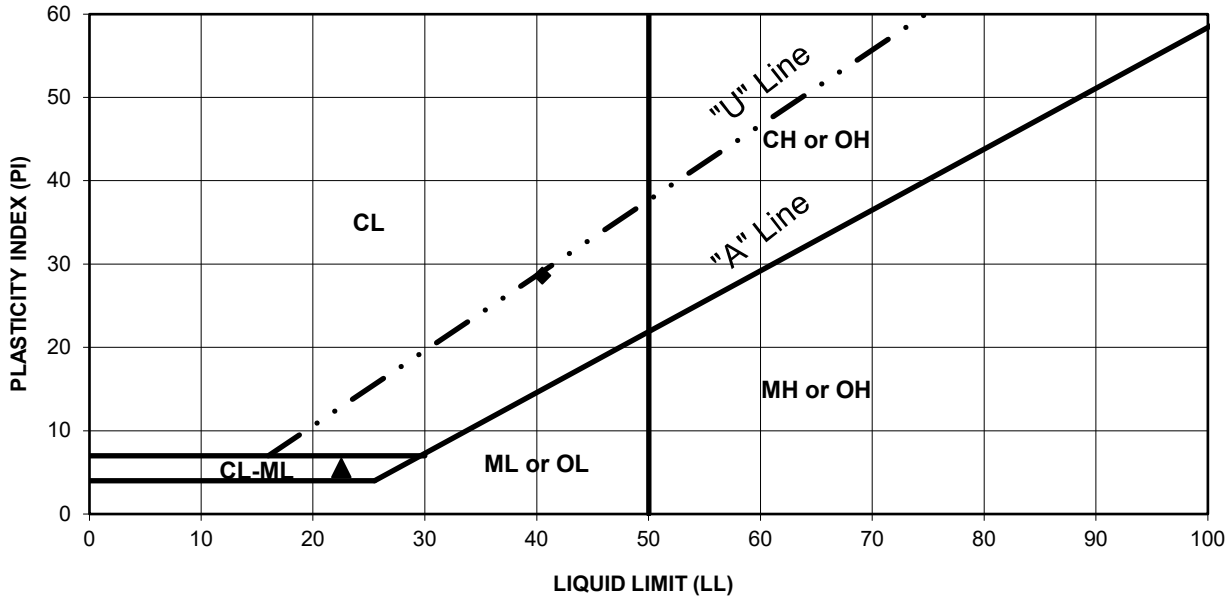
Client:	GeoPentech	AP Lab No.:	22-0347
Project Name:	5350 Wilshire Development	Test Date:	03/23/22
Project Number:	22010A		

Boring No.	Sample No.	Depth (ft)	Percent Fines (%)
GP-2	1	5	72.6
GP-2	2a	10	12.4
GP-2	3	15	9.3
GP-2	5	25	65.2
GP-2	7	35	35.3
GP-2	9	45	35.2
GP-2	13	65	10.7
GP-2	15	75	9.4
GP-2	19	95	98.5
GP-2	22	115	89.5

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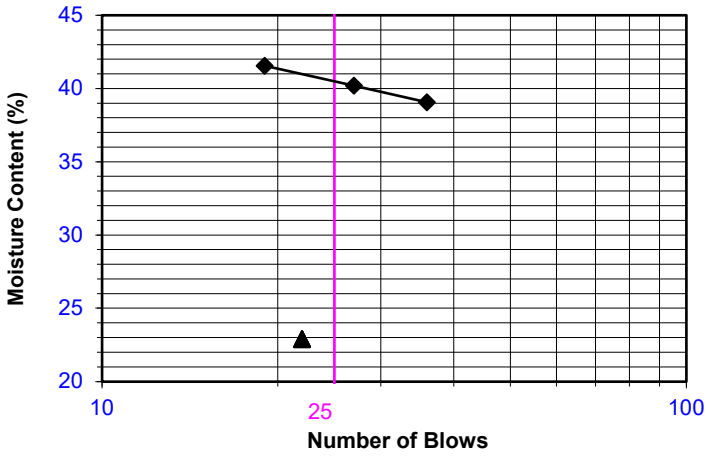
ATTERBERG LIMITS
ASTM D 4318

Client Name:	GeoPentech	Tested By:	DK	Date:	03/28/22
Project Name:	5350 Wilshire Development	Computed By:	NR	Date:	03/30/22
Project No.:	22010A	Checked By:	AP	Date:	03/30/22



PROCEDURE USED

- ☐ Wet Preparation
- ☒ Dry Preparation
- ☒ Procedure A Multipoint Test
- ☒ Procedure B One-point Test

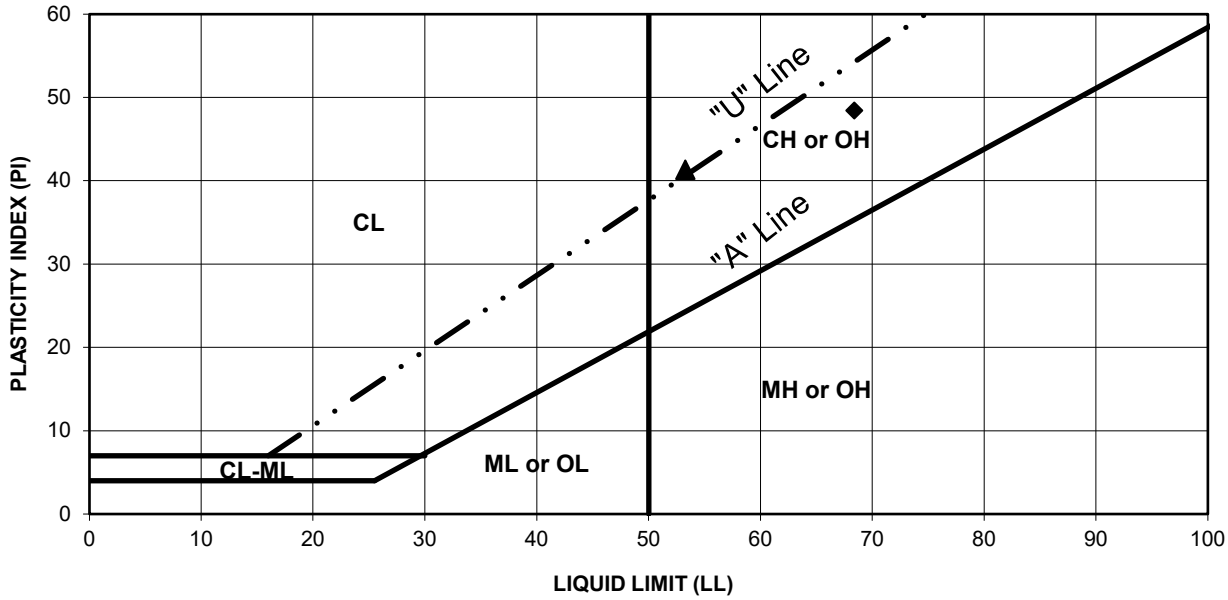


Symbol	Boring Number	Sample Number	Depth (feet)	LL	PL	PI	Plasticity Chart Symbol
♦	GP-2	1	5	41	12	29	CL
▲	GP-2	2a	10	23	17	6	CL-ML

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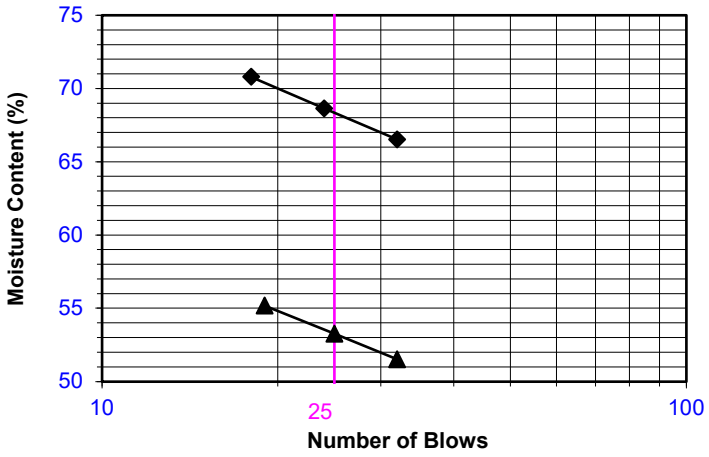
ATTERBERG LIMITS
ASTM D 4318

Client Name:	GeoPentech	Tested By:	DK	Date:	03/28/22
Project Name:	5350 Wilshire Development	Computed By:	NR	Date:	03/30/22
Project No.:	22010A	Checked By:	AP	Date:	03/30/22



PROCEDURE USED

- ☐ Wet Preparation
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- ☐ Procedure B One-point Test

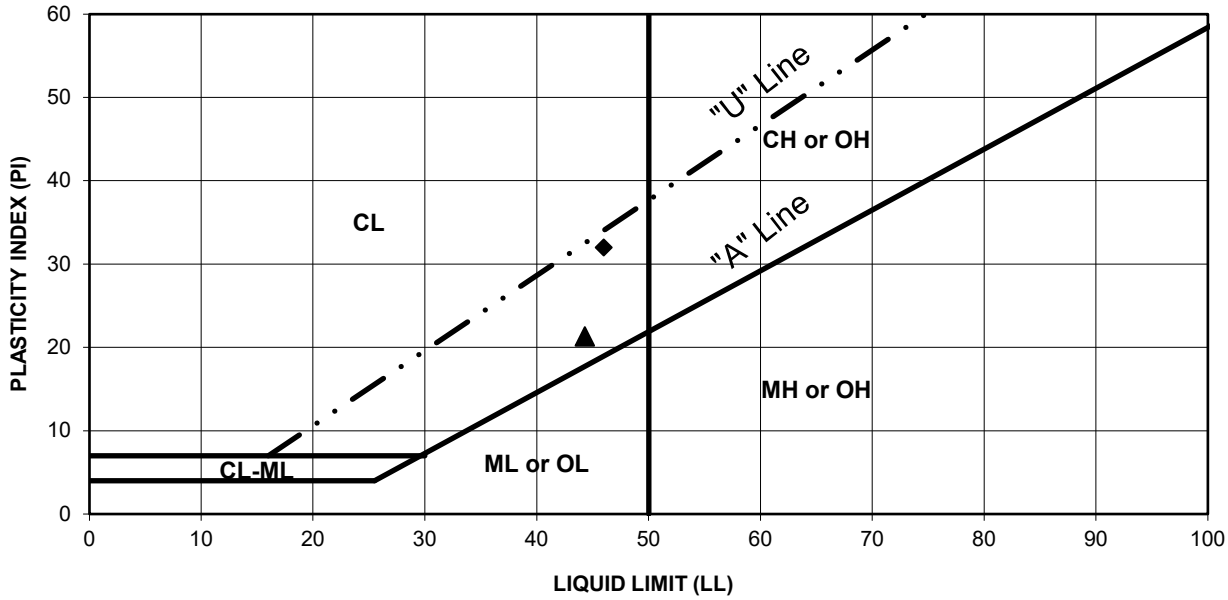


Symbol	Boring Number	Sample Number	Depth (feet)	LL	PL	PI	Plasticity Chart Symbol
♦	GP-2	5	25	68	20	48	CH
▲	GP-2	7	35	53	12	41	CH

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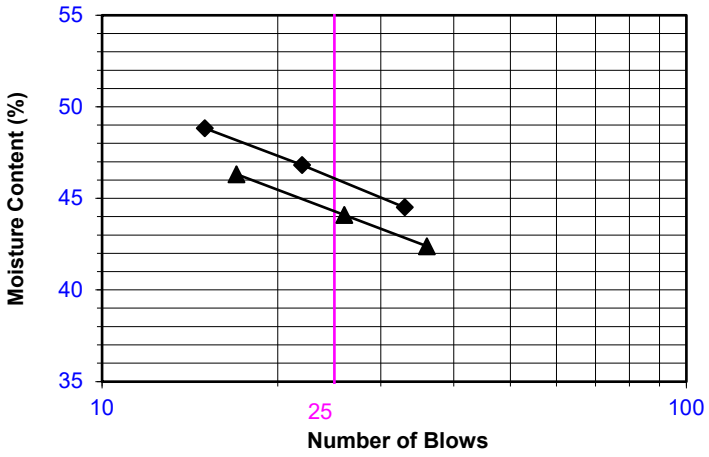
ATTERBERG LIMITS
ASTM D 4318

Client Name:	GeoPentech	Tested By:	DK	Date:	03/28/22
Project Name:	5350 Wilshire Development	Computed By:	NR	Date:	03/30/22
Project No.:	22010A	Checked By:	AP	Date:	03/30/22



PROCEDURE USED

- ☐ Wet Preparation
- ☒ Dry Preparation
- ☒ Procedure A Multipoint Test
- ☐ Procedure B One-point Test

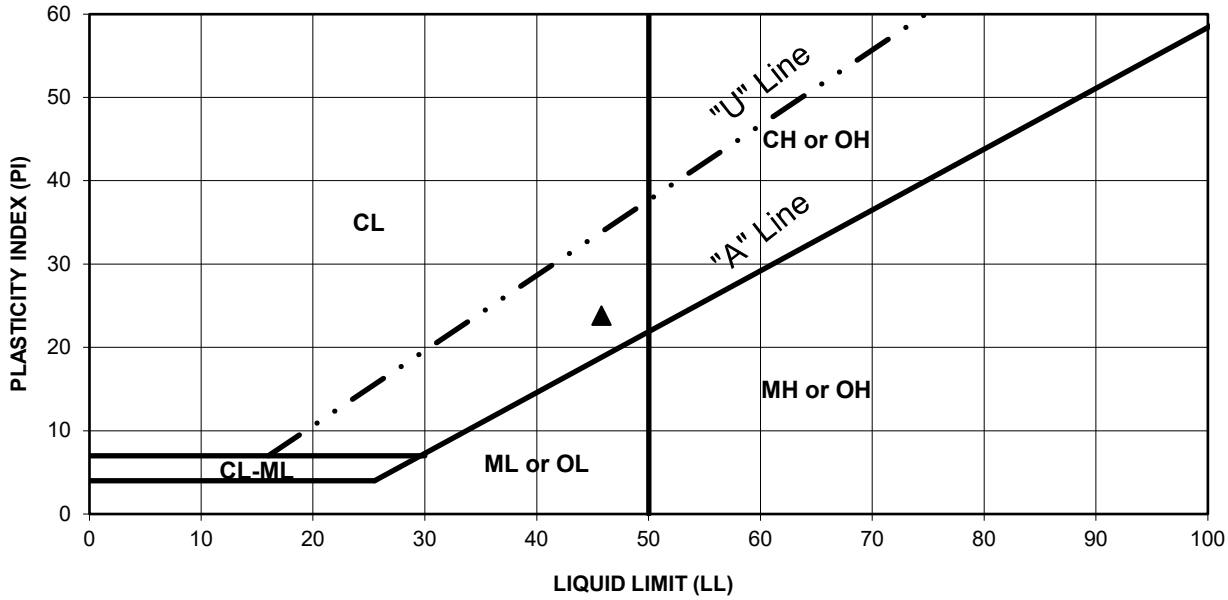


Symbol	Boring Number	Sample Number	Depth (feet)	LL	PL	PI	Plasticity Chart Symbol
♦	GP-2	9	45	46	14	32	CL
▲	GP-2	11	55	44	23	21	CL

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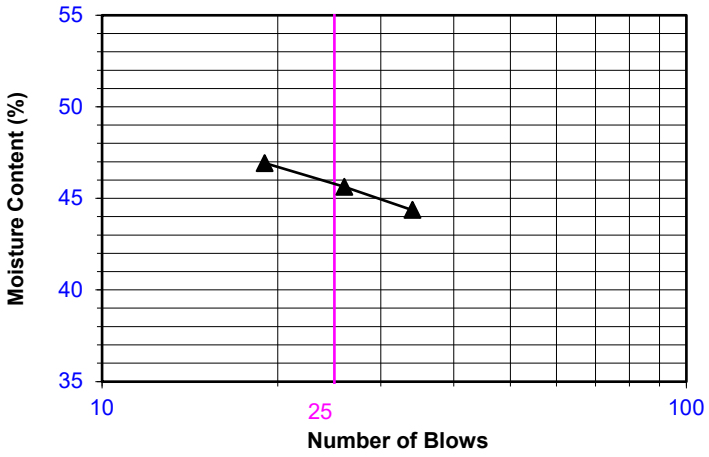
ATTERBERG LIMITS
ASTM D 4318

Client Name:	GeoPentech	Tested By:	DK	Date:	03/28/22
Project Name:	5350 Wilshire Development	Computed By:	NR	Date:	03/30/22
Project No.:	22010A	Checked By:	AP	Date:	03/30/22



PROCEDURE USED

- ☐ Wet Preparation
- ☒ Dry Preparation
- ☒ Procedure A Multipoint Test
- ☐ Procedure B One-point Test



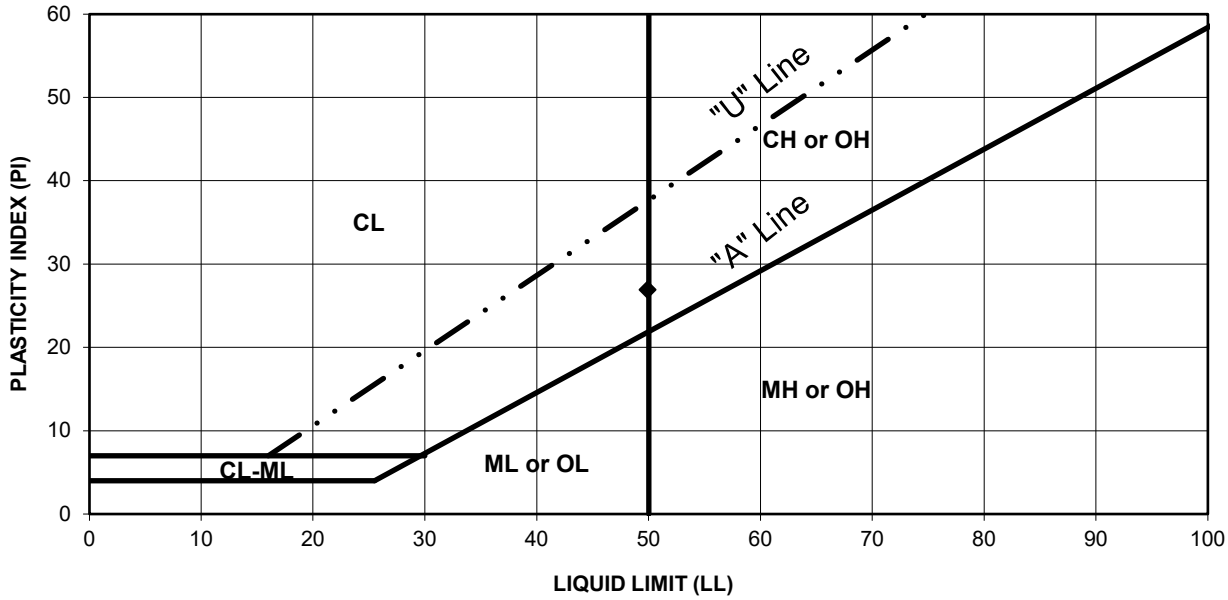
Symbol	Boring Number	Sample Number	Depth (feet)	LL	PL	PI	Plasticity Chart Symbol
	GP-2	16	80	NP	NP	NP	
▲	GP-2	19	95	46	22	24	CL

* NP denotes "non-plastic"

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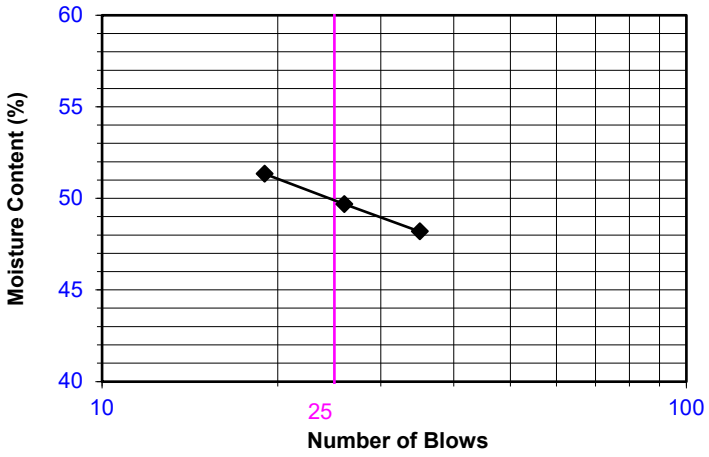
ATTERBERG LIMITS
ASTM D 4318

Client Name:	GeoPentech	Tested By:	DK	Date:	03/28/22
Project Name:	5350 Wilshire Development	Computed By:	NR	Date:	03/30/22
Project No.:	22010A	Checked By:	AP	Date:	03/30/22



PROCEDURE USED

- ☐ Wet Preparation
- ☒ Dry Preparation
- ☒ Procedure A Multipoint Test
- ☐ Procedure B One-point Test



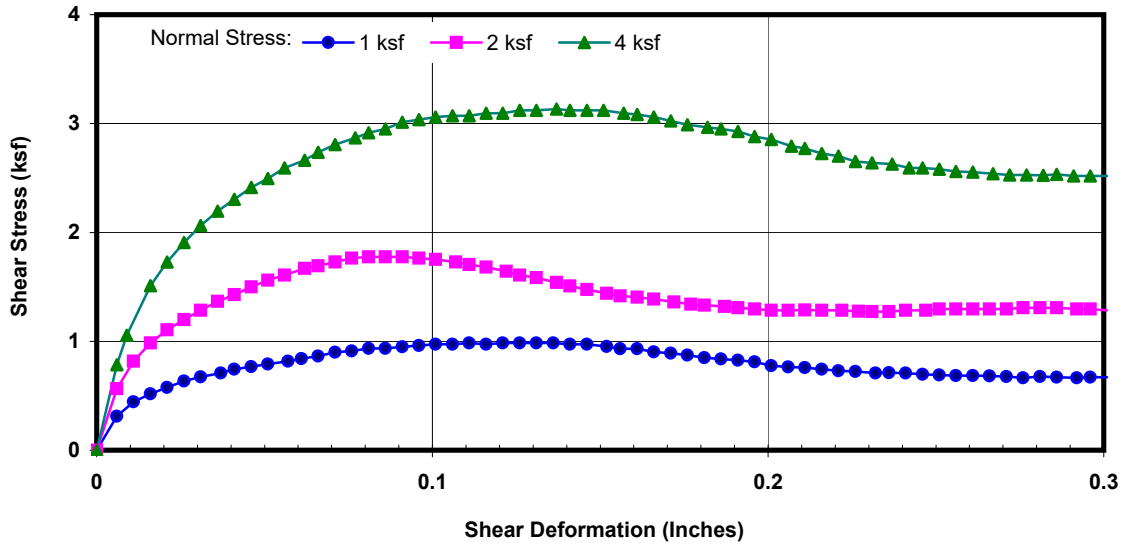
Symbol	Boring Number	Sample Number	Depth (feet)	LL	PL	PI	Plasticity Chart Symbol
♦	GP-2	22	115	50	23	27	CH

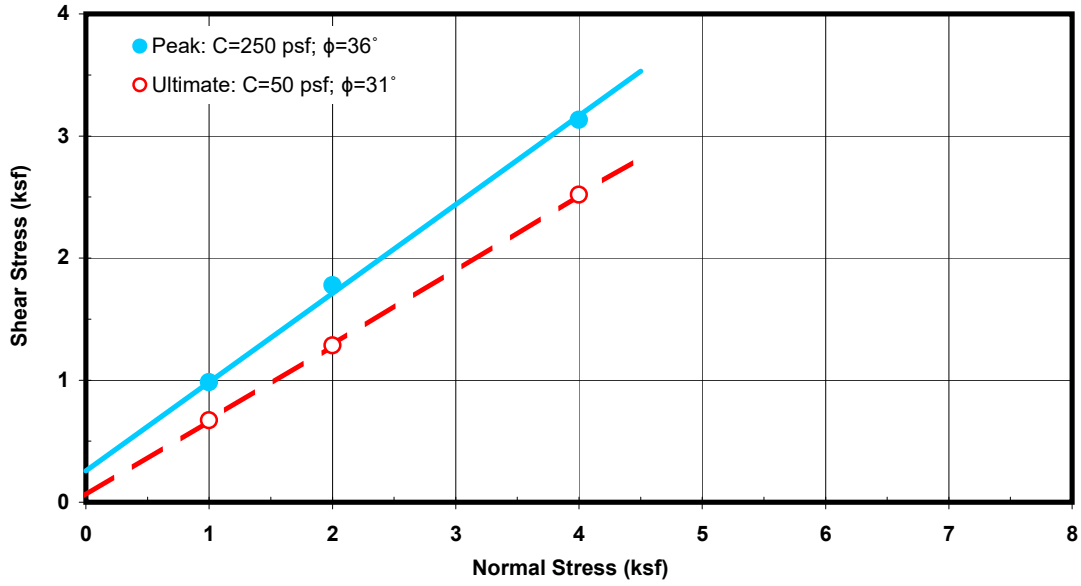
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DIRECT SHEAR TEST RESULTS
ASTM D 3080

Client:	GeoPentech		**Tested By:**	KM	**Date:** 03/24/22
Project Name:	5350 Wilshire Development		**Computed By:**	NR	**Date:** 03/30/22
Project No.:	22010A		**Checked by:**	AP	**Date:** 03/30/22
Boring No.:	GP-2				
Sample No.:	3	**Depth (ft):** 15			
Sample Type:	Mod. Cal.				
Soil Description:	Sand w/silt				
Test Condition:	Inundated	**Shear Type:** Regular			

Wet Unit Weight (pcf)	Dry Unit Weight (pcf)	Initial Moisture Content (%)	Final Moisture Content (%)	Initial Degree Saturation (%)	Final Degree Saturation (%)	Normal Stress (ksf)	Peak Shear Stress (ksf)	Ultimate Shear Stress (ksf)
114.5	108.1	5.9	18.5	28	89	1	0.984	0.670
						2	1.776	1.284
						4	3.132	2.520



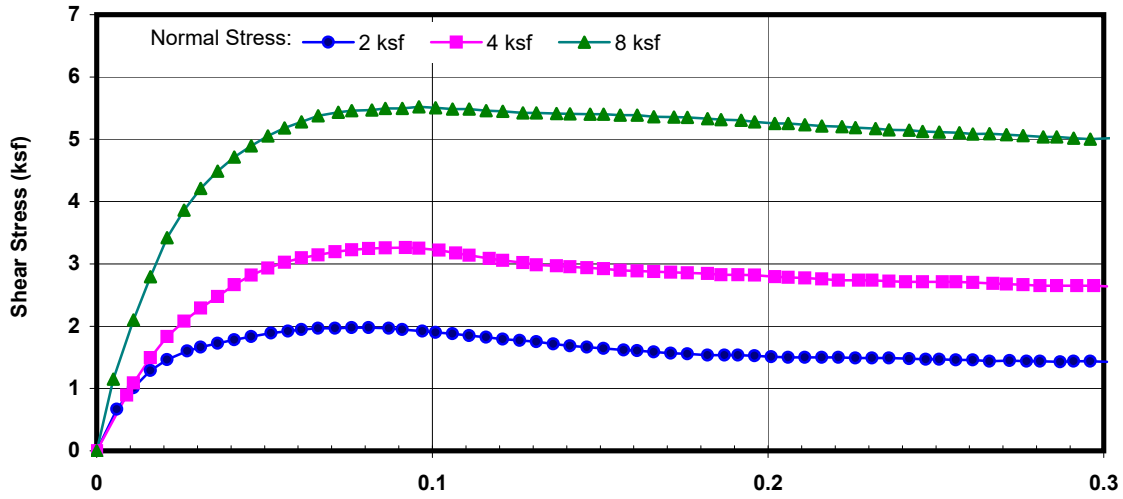


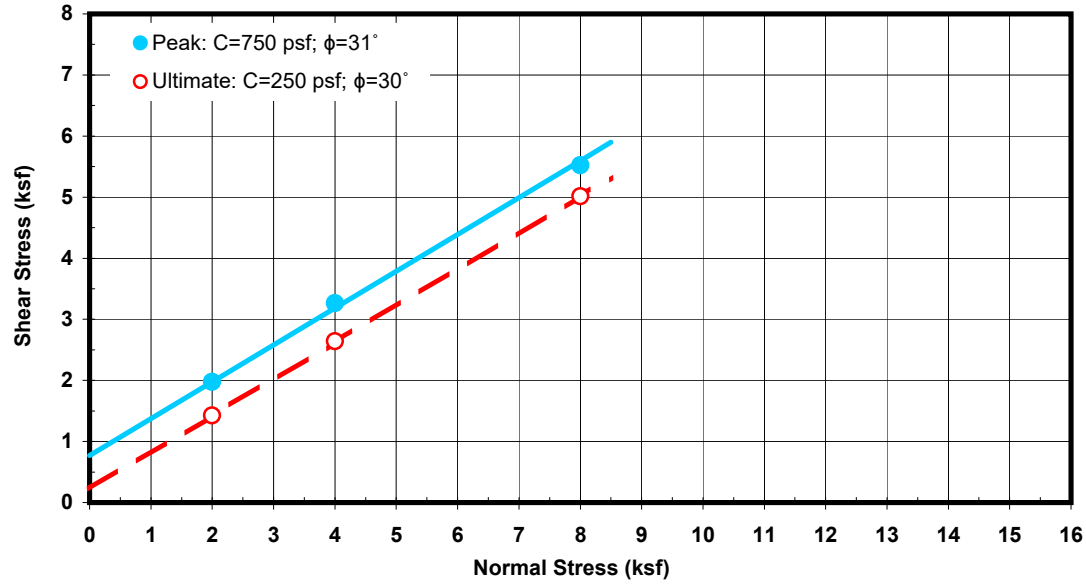
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DIRECT SHEAR TEST RESULTS
ASTM D 3080

Client:	GeoPentech		**Tested By:**	KM	**Date:** 03/24/22
Project Name:	5350 Wilshire Development		**Computed By:**	NR	**Date:** 03/30/22
Project No.:	22010A		**Checked by:**	AP	**Date:** 03/30/22
Boring No.:	GP-2				
Sample No.:	9	**Depth (ft):** 45			
Sample Type:	Mod. Cal.				
Soil Description:	Clayey Sand				
Test Condition:	Inundated	**Shear Type:** Regular			

Wet Unit Weight (pcf)	Dry Unit Weight (pcf)	Initial Moisture Content (%)	Final Moisture Content (%)	Initial Degree Saturation (%)	Final Degree Saturation (%)	Normal Stress (ksf)	Peak Shear Stress (ksf)	Ultimate Shear Stress (ksf)
126.6	109.1	16.1	20.2	80	100	2	1.976	1.426
						4	3.262	2.640
						8	5.520	5.016



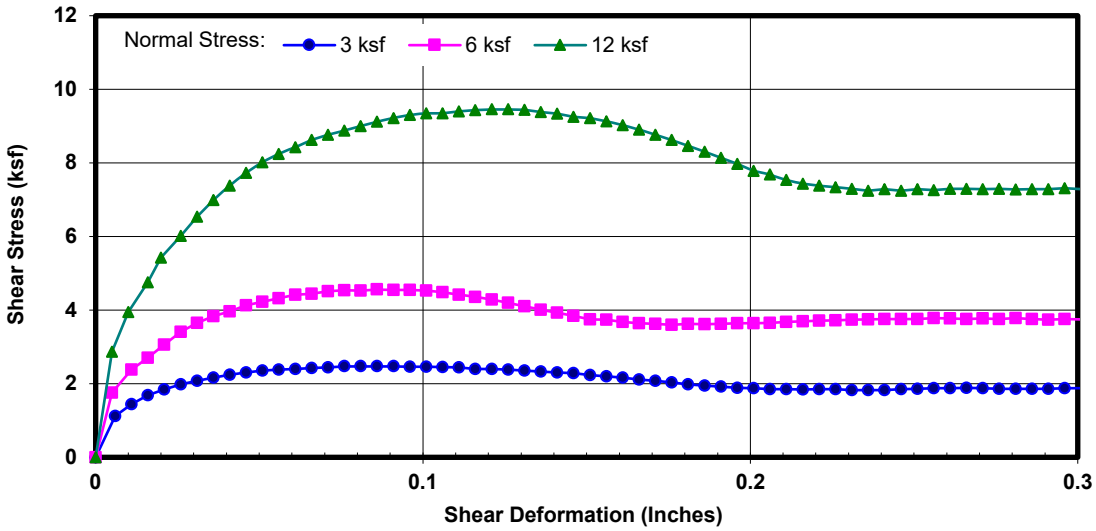


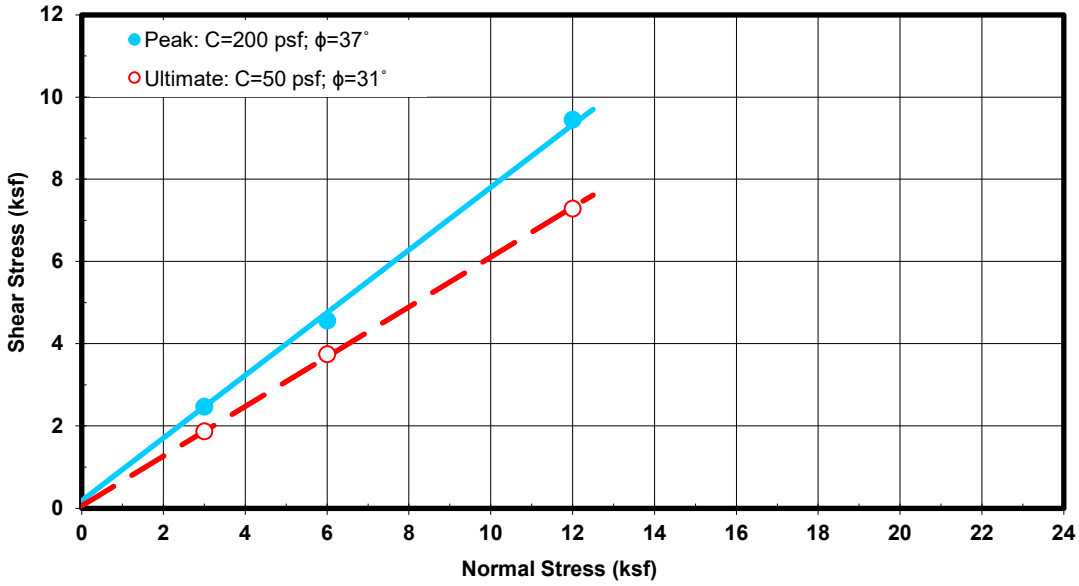
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DIRECT SHEAR TEST RESULTS
ASTM D 3080

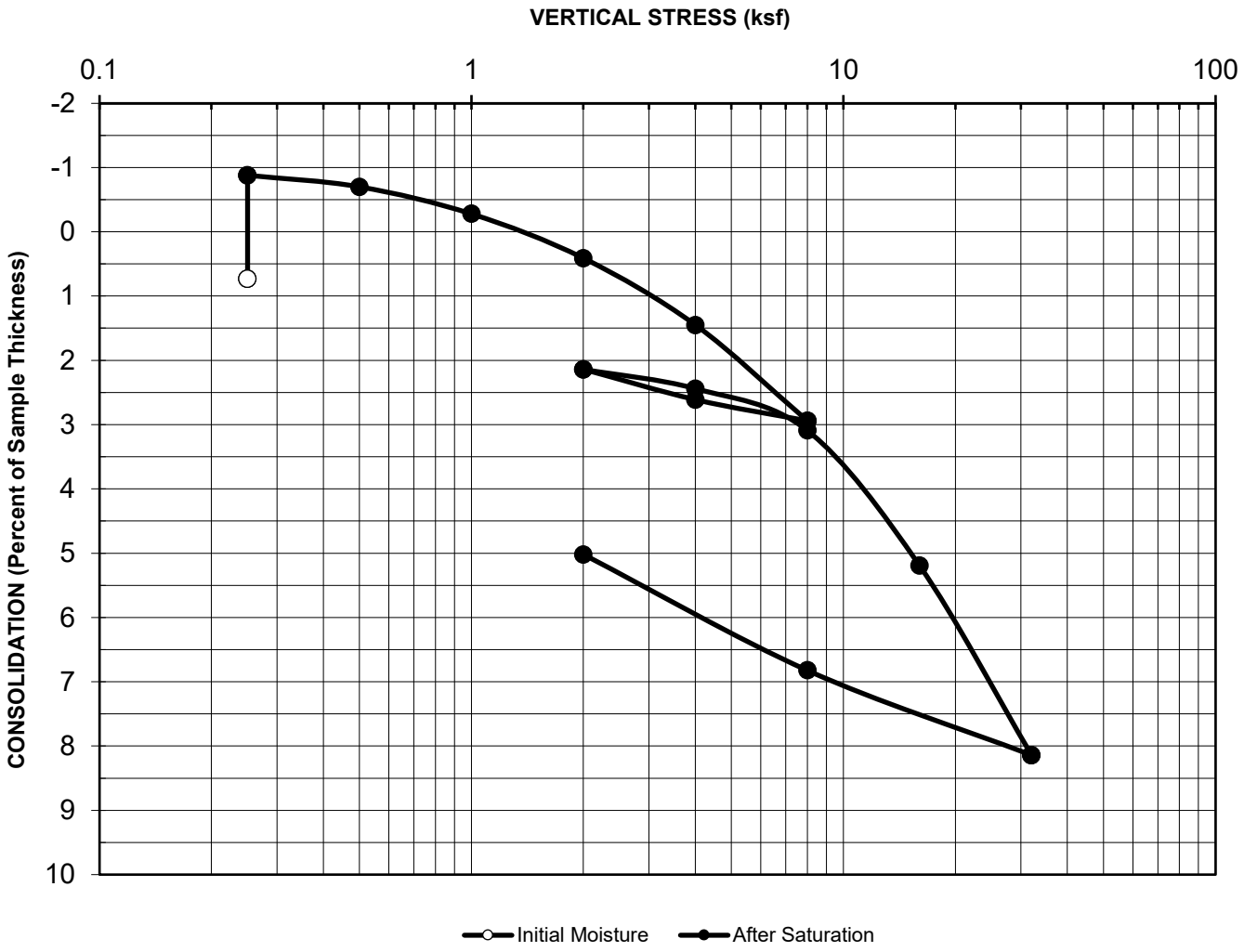
Client:	GeoPentech		**Tested By:**	KM	**Date:** 03/24/22
Project Name:	5350 Wilshire Development		**Computed By:**	NR	**Date:** 03/30/22
Project No.:	22010A		**Checked by:**	AP	**Date:** 03/30/22
Boring No.:	GP-2				
Sample No.:	13	**Depth (ft):** 65			
Sample Type:	Mod. Cal.				
Soil Description:	Sand w/silt				
Test Condition:	Inundated	**Shear Type:** Regular			

Wet Unit Weight (pcf)	Dry Unit Weight (pcf)	Initial Moisture Content (%)	Final Moisture Content (%)	Initial Degree Saturation (%)	Final Degree Saturation (%)	Normal Stress (ksf)	Peak Shear Stress (ksf)	Ultimate Shear Stress (ksf)
128.6	107.2	20.0	21.2	94	100	3	2.472	1.872
						6	4.560	3.744
						12	9.455	7.284





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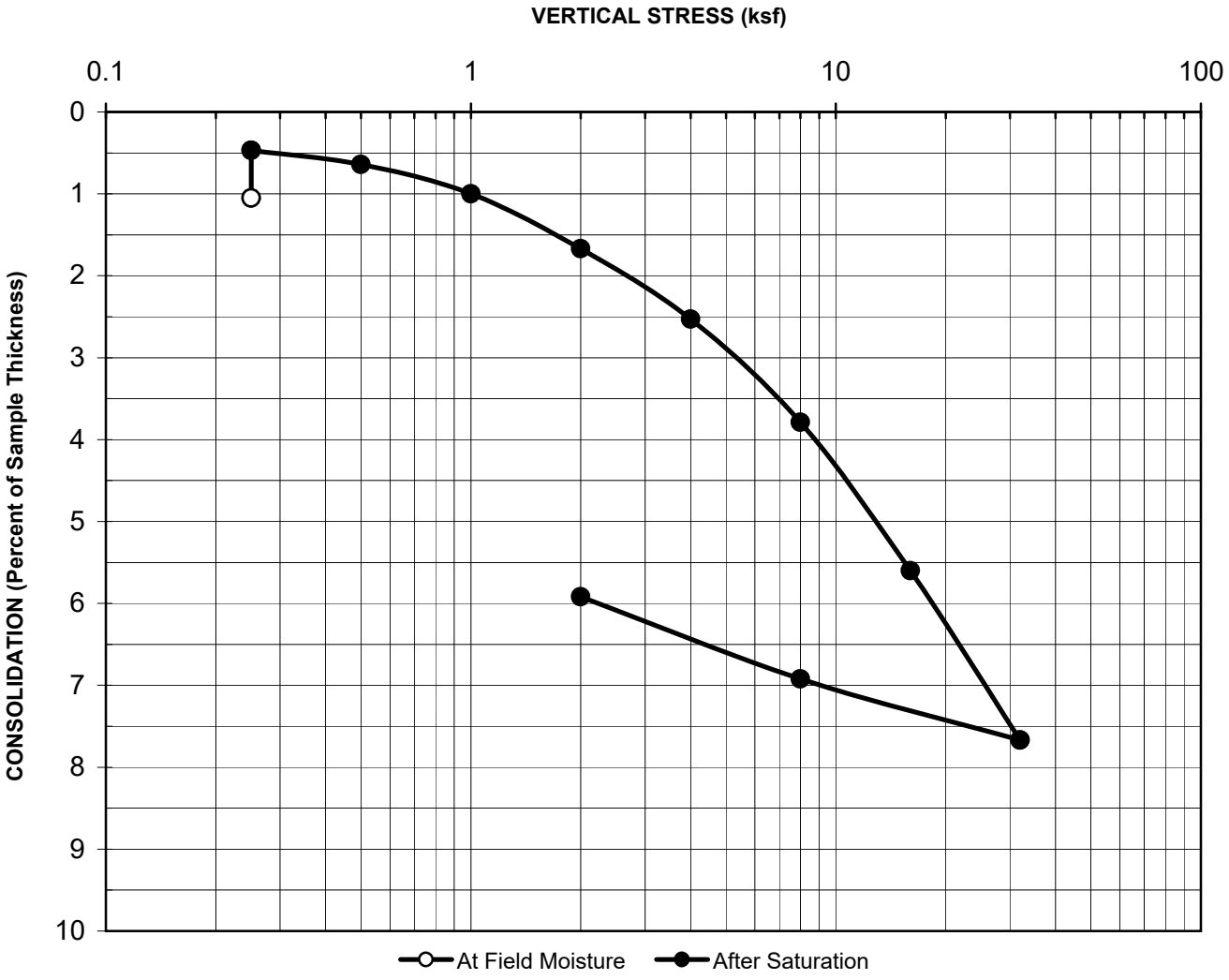


Boring No. :	GP-2	Initial Dry Unit Weight (pcf):	94.2
Sample No.:	5	Initial Moisture Content (%):	27.8
Depth (feet):	25	Final Moisture Content (%):	28.2
Sample Type:	Mod Cal	Assumed Specific Gravity:	2.9
Soil Description:	Sandy Fat Clay	Initial Void Ratio:	0.92
Remarks:	Swell= 1.61% upon inundation		

CONSOLIDATION CURVE
ASTM D 2435

Project Name:	5350 Wilshire Development		
Project No.:	22010A		
Date:	03/18/22		
AP No:	22-0347	**Sheet No:**	1

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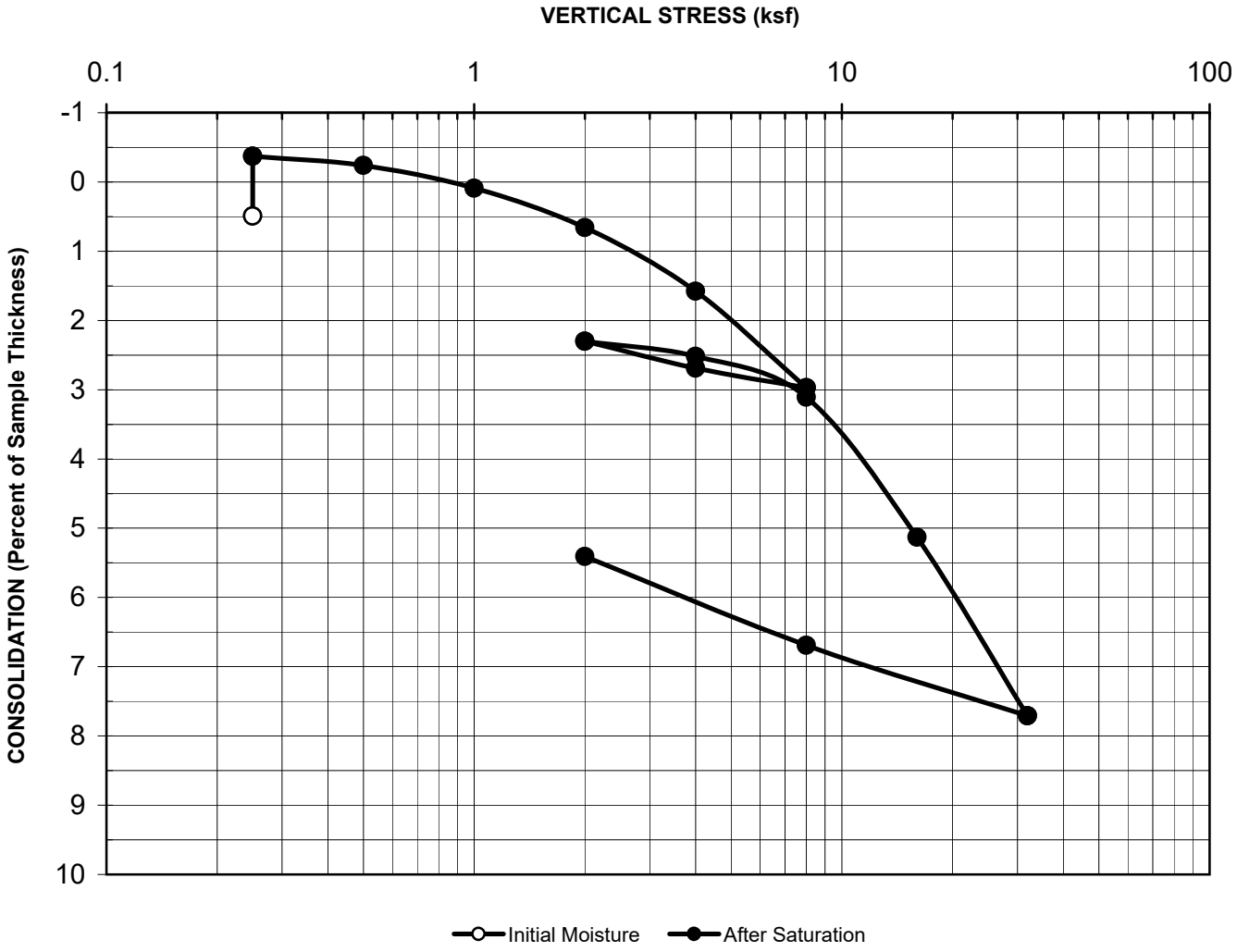


Boring No. :	GP-2	Initial Dry Unit Weight (pcf):	113.3
Sample No.:	9	Initial Moisture Content (%):	16.1
Depth (feet):	45	Final Moisture Content (%):	17.4
Sample Type:	Mod Cal	Assumed Specific Gravity:	2.7
Soil Description:	Clayey Sand	Initial Void Ratio:	0.49
Remarks:	Swell= 0.58% upon inundation		

CONSOLIDATION CURVE
ASTM D 2435

Project Name:	5350 Wilshire Development
Project No.:	22010A
Date:	3/18/2022
AP No:	22-0347 **Sheet No:** 1

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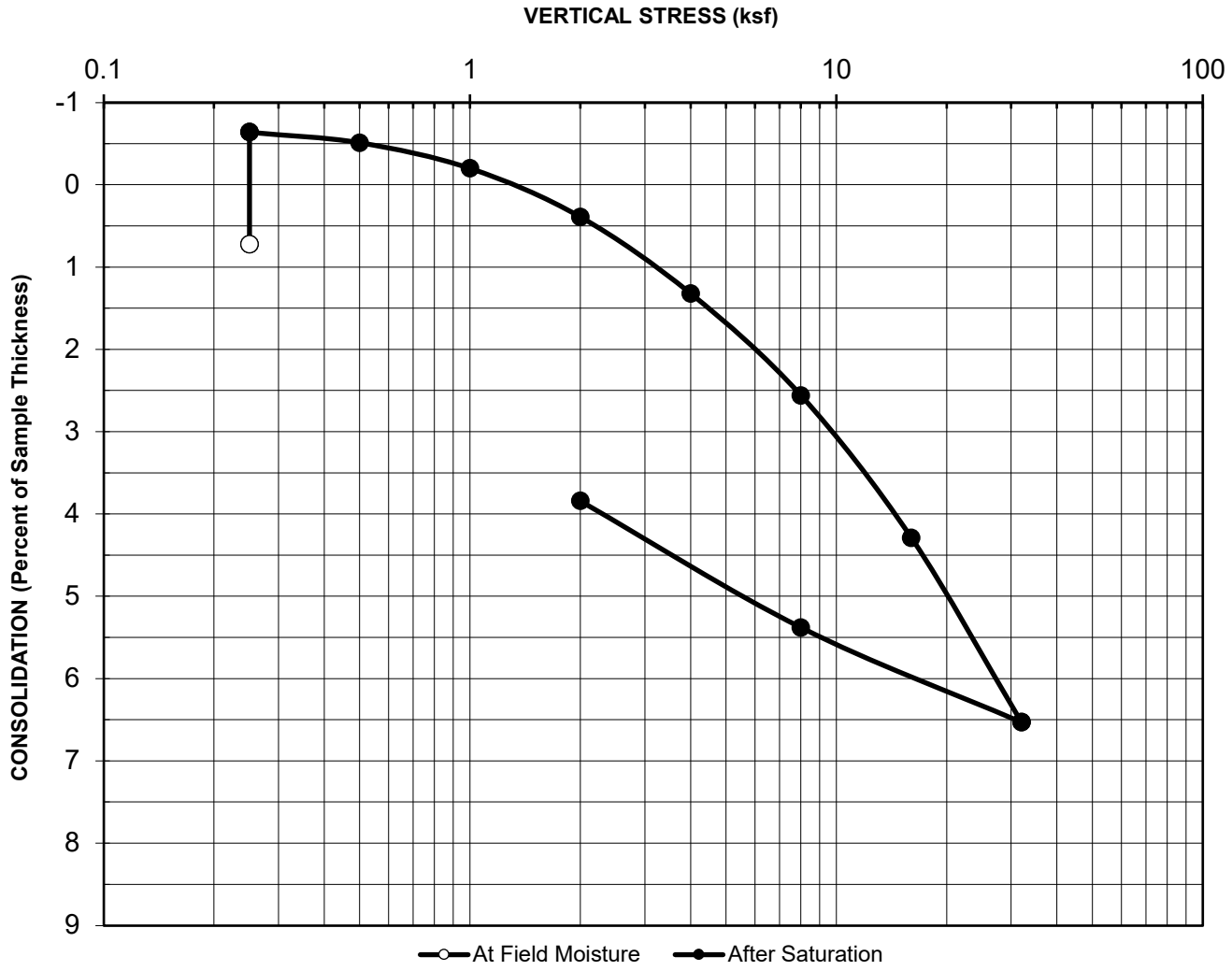


Boring No. :	GP-2	Initial Dry Unit Weight (pcf):	91.4
Sample No.:	19	Initial Moisture Content (%):	30.4
Depth (feet):	95	Final Moisture Content (%):	31.9
Sample Type:	Mod Cal	Assumed Specific Gravity:	2.9
Soil Description:	Claystone	Initial Void Ratio:	0.98
Remarks:	Swell= 0.86% upon inundation		

CONSOLIDATION CURVE
ASTM D 2435

Project Name:	5350 Wilshire Development
Project No.:	22010A
Date:	03/18/22
AP No:	22-0347 **Sheet No:** 1

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Boring No. :	GP-2	Initial Dry Unit Weight (pcf):	92.8
Sample No.:	22	Initial Moisture Content (%):	30.4
Depth (feet):	115	Final Moisture Content (%):	30.5
Sample Type:	Mod Cal	Assumed Specific Gravity:	2.7
Soil Description:	Claystone	Initial Void Ratio:	0.81
Remarks:	Swell= 1.36% upon inundation		

CONSOLIDATION CURVE
ASTM D 2435

Project Name:	5350 Wilshire Development
Project No.:	22010A
Date:	3/18/2022
AP No:	22-0347 **Sheet No:** 1

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MOISTURE AND DENSITY TEST RESULTS

ASTM D2216 and ASTM D7263 (Method B)

Client: GeoPentech
Project Name: 5350 Wilshire Development
Project No.: 22010A

AP Lab No.: 22-0347
Test Date: 03/22/22

Boring No.	Sample No.	Sample Depth (ft.)	Moisture Content (%)	Dry Density (pcf)
GP-3	3	15	9.4	111.2
GP-3	4	20	22.1	NA
GP-3	5	25	25.2	99.0
GP-3	7	35	18.1	102.1
GP-3	10	50	22.2	NA
GP-3	11	60	17.8	112.3
GP-3	14	90	46.3	NA

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PERCENT PASSING NO. 200 SIEVE

ASTM D1140

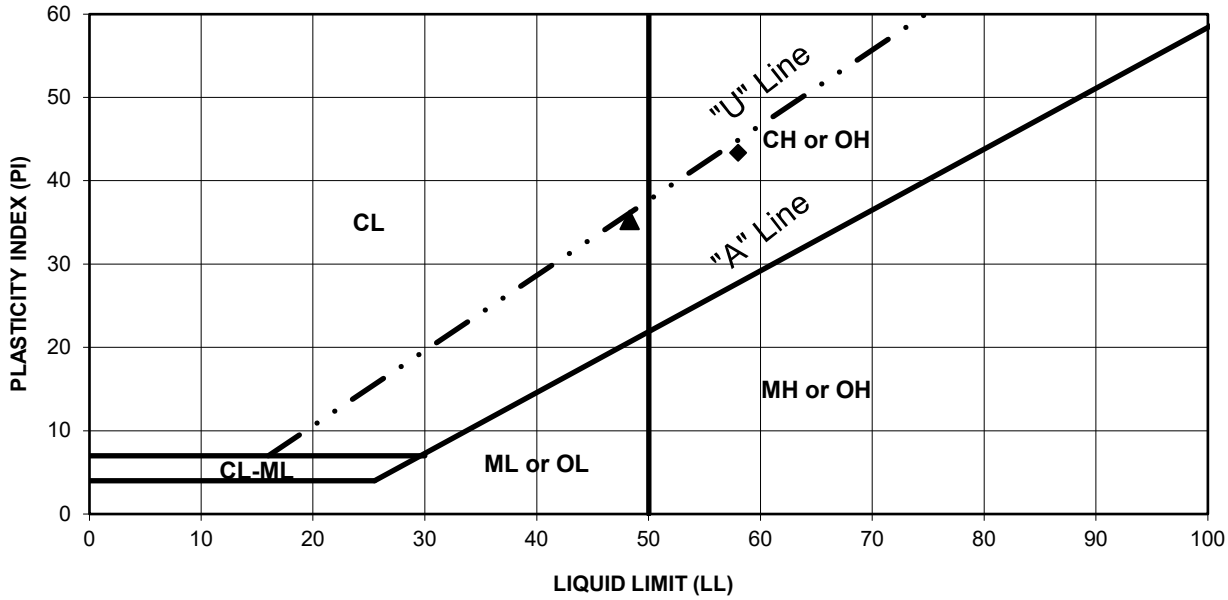
Client:	GeoPentech	AP Lab No.:	22-0347
Project Name:	5350 Wilshire Development	Test Date:	03/23/22
Project Number:	22010A		

Boring No.	Sample No.	Depth (ft)	Percent Fines (%)
GP-3	4	20	73.5
GP-3	7	35	42.3
GP-3	8	40	67.9
GP-3	10	50	57.8
GP-3	11	60	12.2
GP-3	13	80	15.2
GP-3	14	90	70.4

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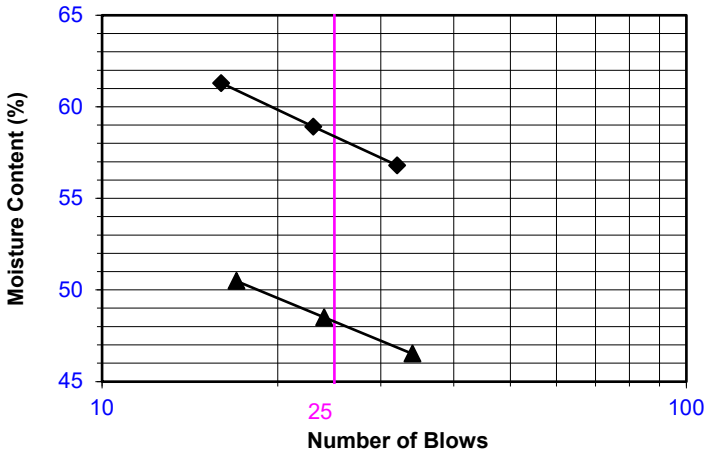
ATTERBERG LIMITS
ASTM D 4318

Client Name:	GeoPentech	Tested By:	DK	Date:	03/29/22
Project Name:	5350 Wilshire Development	Computed By:	NR	Date:	03/30/22
Project No.:	22010A	Checked By:	AP	Date:	03/30/22



PROCEDURE USED

- ☐ Wet Preparation
- ☒ Dry Preparation
- ☒ Procedure A Multipoint Test
- ☐ Procedure B One-point Test

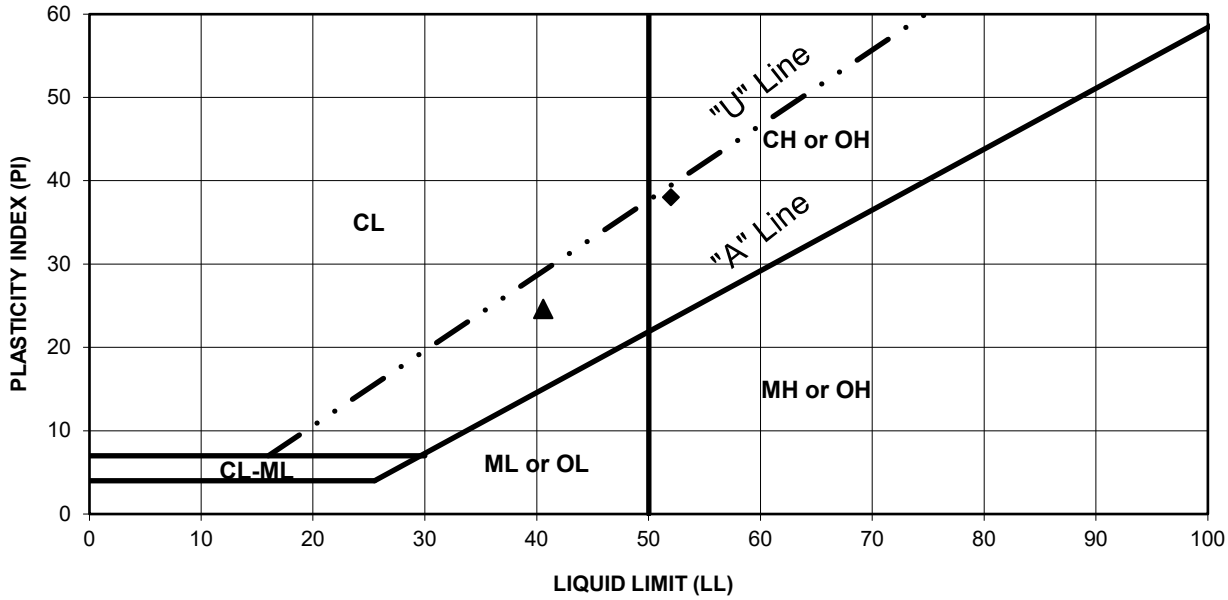


Symbol	Boring Number	Sample Number	Depth (feet)	LL	PL	PI	Plasticity Chart Symbol
♦	GP-3	4	20	58	15	43	CH
▲	GP-3	7	35	48	13	35	CL

AP Engineering and Testing, Inc.
DBE|MBE|SBE
2607 Pomona Boulevard | Pomona, CA 91768
t. 909.869.6316 | f. 909.869.6318 | www.aplaboratory.com

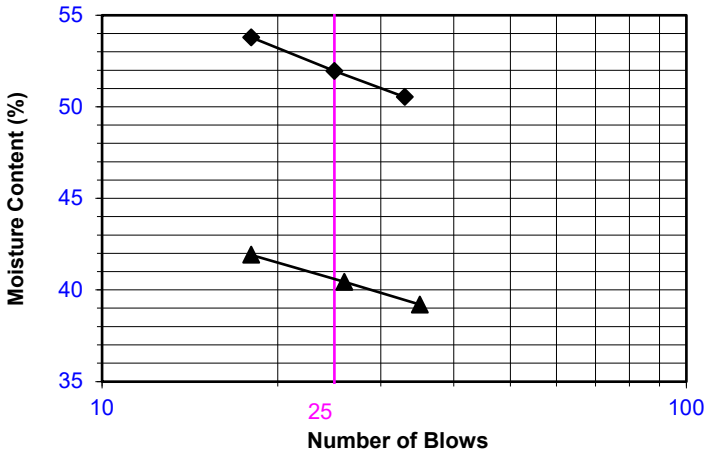
ATTERBERG LIMITS
ASTM D 4318

Client Name:	GeoPentech	Tested By:	DK	Date:	03/29/22
Project Name:	5350 Wilshire Development	Computed By:	NR	Date:	03/30/22
Project No.:	22010A	Checked By:	AP	Date:	03/30/22



PROCEDURE USED

- ☐ Wet Preparation
- ☒ Dry Preparation
- ☒ Procedure A Multipoint Test
- ☐ Procedure B One-point Test

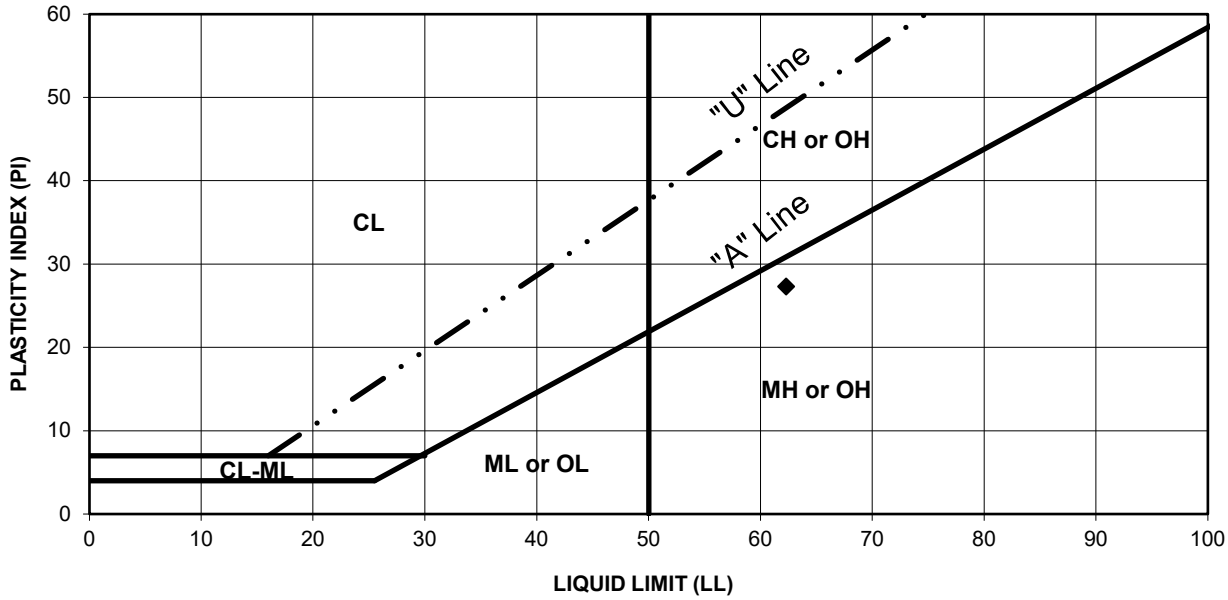


Symbol	Boring Number	Sample Number	Depth (feet)	LL	PL	PI	Plasticity Chart Symbol
♦	GP-3	8	40	52	14	38	CH
▲	GP-3	10	50	41	16	25	CL

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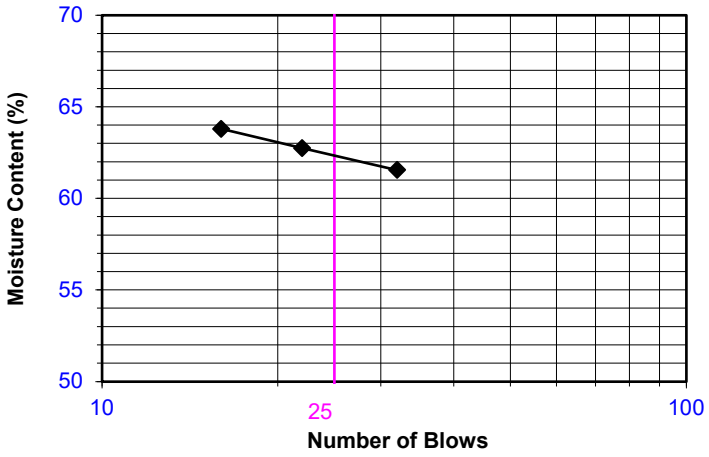
ATTERBERG LIMITS
ASTM D 4318

Client Name:	GeoPentech	Tested By:	DK	Date:	03/29/22
Project Name:	5350 Wilshire Development	Computed By:	NR	Date:	03/30/22
Project No.:	22010A	Checked By:	AP	Date:	03/30/22



PROCEDURE USED

- ☐ Wet Preparation
- ☒ Dry Preparation
- ☒ Procedure A Multipoint Test
- ☐ Procedure B One-point Test



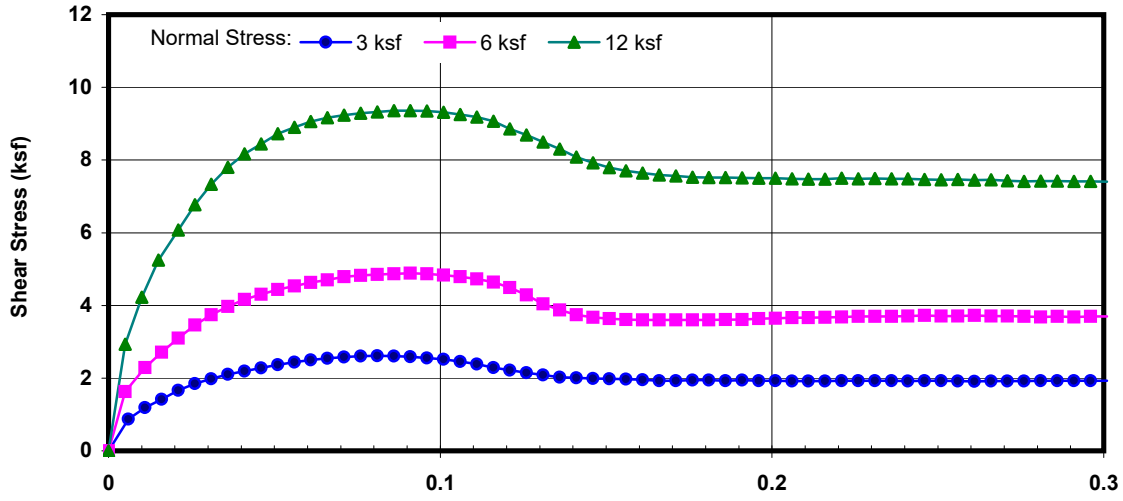
Symbol	Boring Number	Sample Number	Depth (feet)	LL	PL	PI	Plasticity Chart Symbol
♦	GP-3	14	90	62	35	27	MH

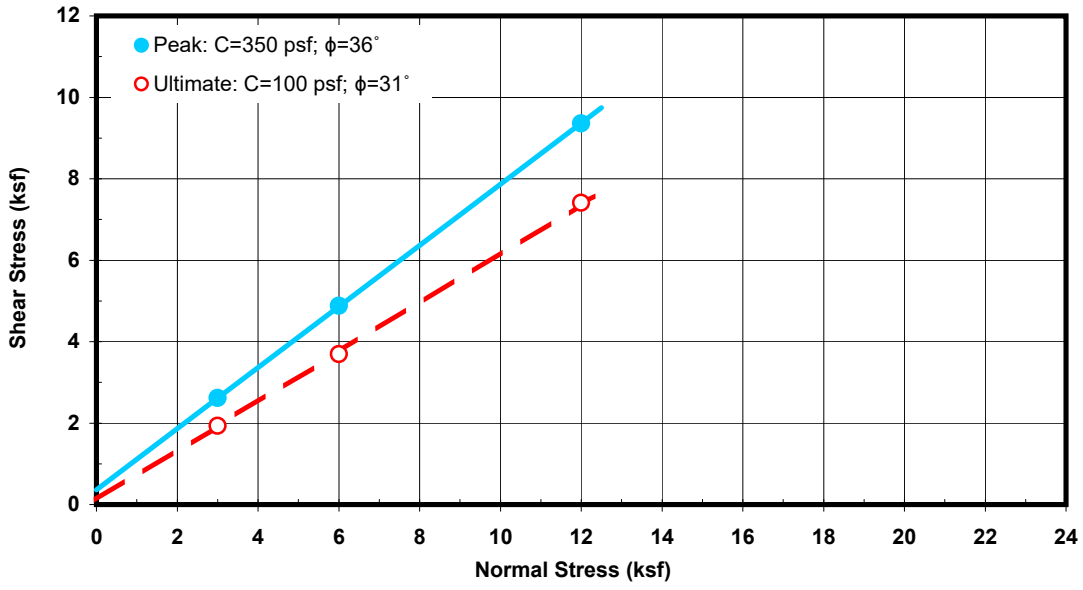
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DIRECT SHEAR TEST RESULTS
ASTM D 3080

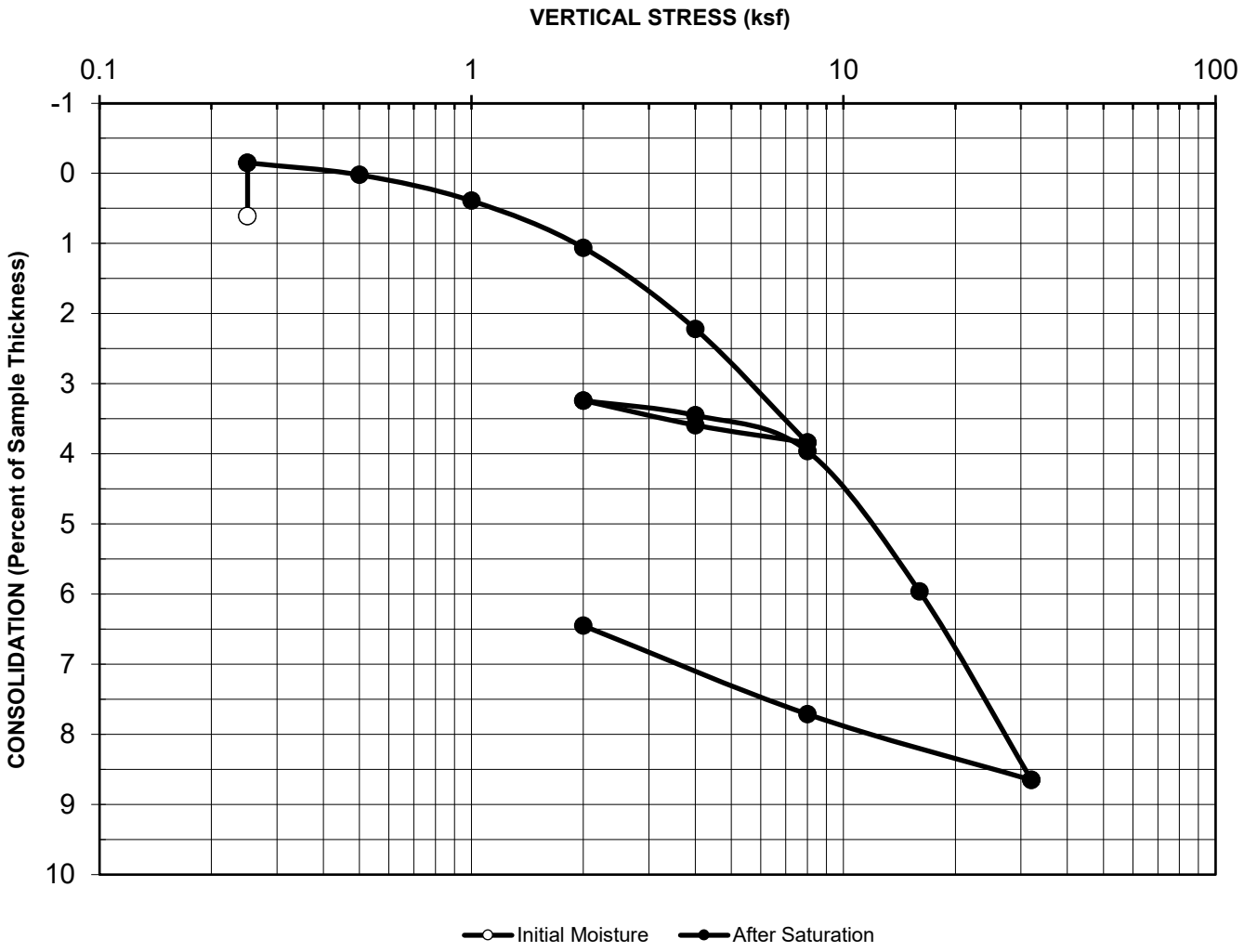
Client:	GeoPentech		**Tested By:**	KM	**Date:** 03/24/22
Project Name:	5350 Wilshire Development		**Computed By:**	NR	**Date:** 03/30/22
Project No.:	22010A		**Checked by:**	AP	**Date:** 03/30/22
Boring No.:	GP-3				
Sample No.:	13	**Depth (ft):** 80			
Sample Type:	Mod. Cal.				
Soil Description:	Silty Sand w/traces of clay				
Test Condition:	Inundated	**Shear Type:** Regular			

Wet Unit Weight (pcf)	Dry Unit Weight (pcf)	Initial Moisture Content (%)	Final Moisture Content (%)	Initial Degree Saturation (%)	Final Degree Saturation (%)	Normal Stress (ksf)	Peak Shear Stress (ksf)	Ultimate Shear Stress (ksf)
125.1	99.9	25.2	25.4	99	100	3	2.616	1.932
						6	4.884	3.696
						12	9.359	7.408





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Boring No. :	GP-3	Initial Dry Unit Weight (pcf):	106.9
Sample No.:	7	Initial Moisture Content (%):	18.1
Depth (feet):	35	Final Moisture Content (%):	20.1
Sample Type:	Mod Cal	Assumed Specific Gravity:	2.9
Soil Description:	Clayey Sand w/gravel	Initial Void Ratio:	0.69
Remarks:	Swell= 0.76% upon inundation		

CONSOLIDATION CURVE
ASTM D 2435

Project Name:	5350 Wilshire Development
Project No.:	22010A
Date:	03/18/22
AP No:	22-0347 **Sheet No:** 1

APPENDIX C

CONE PENETRATION TESTING

C.1 CONE PENETRATION TESTING

The Cone Penetration Testing (CPT) was performed by GeoPentech on March 1st, 2022. The explorations consisted of advancing Three (3) CPTs: CPT-1 to a depth of approximately 70.9 ft, CPT-2 to approximately 69.0 ft, and CPT-3 to approximately 36.3 ft below the ground surface. All three CPTs encountered groundwater at approximately 36 ft below the ground surface. The approximate locations of the CPTs are indicated on Figure 2 in the main report. The work was subcontracted to ConeTec, who provided all equipment, crew, and supplies.

The following pages contain ConeTec's report and data files.

PRESENTATION OF SITE INVESTIGATION RESULTS

5350 Wilshire Development

Prepared for:

GeoPentech

ConeTec Job No: 22-56-23760

Project Start Date: 2022-Mar-01
Project End Date: 2022-Mar-01
Report Date: 2022-Mar-11

Prepared by:

ConeTec Inc.

820 Aladdin Avenue, San Leandro, CA 95477

Tel: (510) 357-3677

ConeTecCA@conetec.com

www.conetec.com
www.conetecdataservices.com



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ABOUT THIS REPORT

The enclosed report presents the results of the site investigation program conducted by ConeTec, Inc. The program consisted of Piezocone Penetration Testing and Pore Pressure Dissipation Testing. Please note that this report, which also includes all accompanying data, are subject to the 3rd Party Disclaimer and Client Disclaimer that follow in the 'Limitations' section of this report.

Project Information

Client	GeoPentech
Project	5350 Wilshire Development
ConeTec Project Number	22-56-23760
Rig Description	30-ton Truck CPT Rig (C-22)

Coordinates

Collection Method	Consumer Grade GPS
EPSG Number	32610 (WGS 84 / UTM 10S)

Cone Penetration Test (CPTu)

Depth Reference	Existing ground surface at the time of the investigation
Sleeve data offset	0.1 Meters

Calculated Geotechnical Parameters Tables

Additional Information	The Normalized Soil Behaviour Type Chart based on Q_{tn} (SBT Q_{tn}) (Robertson, 2009) was used to classify the soil for this project. A detailed set of calculated CPTu parameters have been generated and are provided in Excel format files in the release folder. The CPTu parameter calculations are based on values of corrected tip resistance (q_t) sleeve friction (f_s) and pore pressure (u_2). Effective stresses are calculated based on unit weights that have been assigned to the individual soil behaviour type zones and the assumed equilibrium pore pressure profile. Soils were classified as either drained or undrained based on the Q_{tn} Normalized Soil Behaviour Type Chart (Robertson, 2009). Calculations for both drained and undrained parameters were included for materials that classified as silt mixtures (zone 4).

Please refer to the list of attached documents following the text of this report. A test summary, location map, and plots are included. Thank you for the opportunity to work on this project.

CONETEC

LIMITATIONS

3rd Party Disclaimer

- The “Report” refers to this report titled 5350 Wilshire Development
- The Report was prepared by ConeTec for GeoPentech

The Report is confidential and may not be distributed to or relied upon by any third parties without the express written consent of ConeTec. Any third parties gaining access to the Report do not acquire any rights as a result of such access. Any use which a third party makes of the Report, or any reliance on or decisions made based on it, are the responsibility of such third parties. ConeTec accepts no responsibility for loss, damage and/or expense, if any, suffered by any third parties as a result of decisions made, or actions taken or not taken, which are in any way based on, or related to, the Report or any portion(s) thereof.

Client Disclaimer

- ConeTec was retained by GeoPentech
- The “Report” refers to this report titled 5350 Wilshire Development
- ConeTec was retained to collect and provide the raw data (“Data”) which is included in the Report.

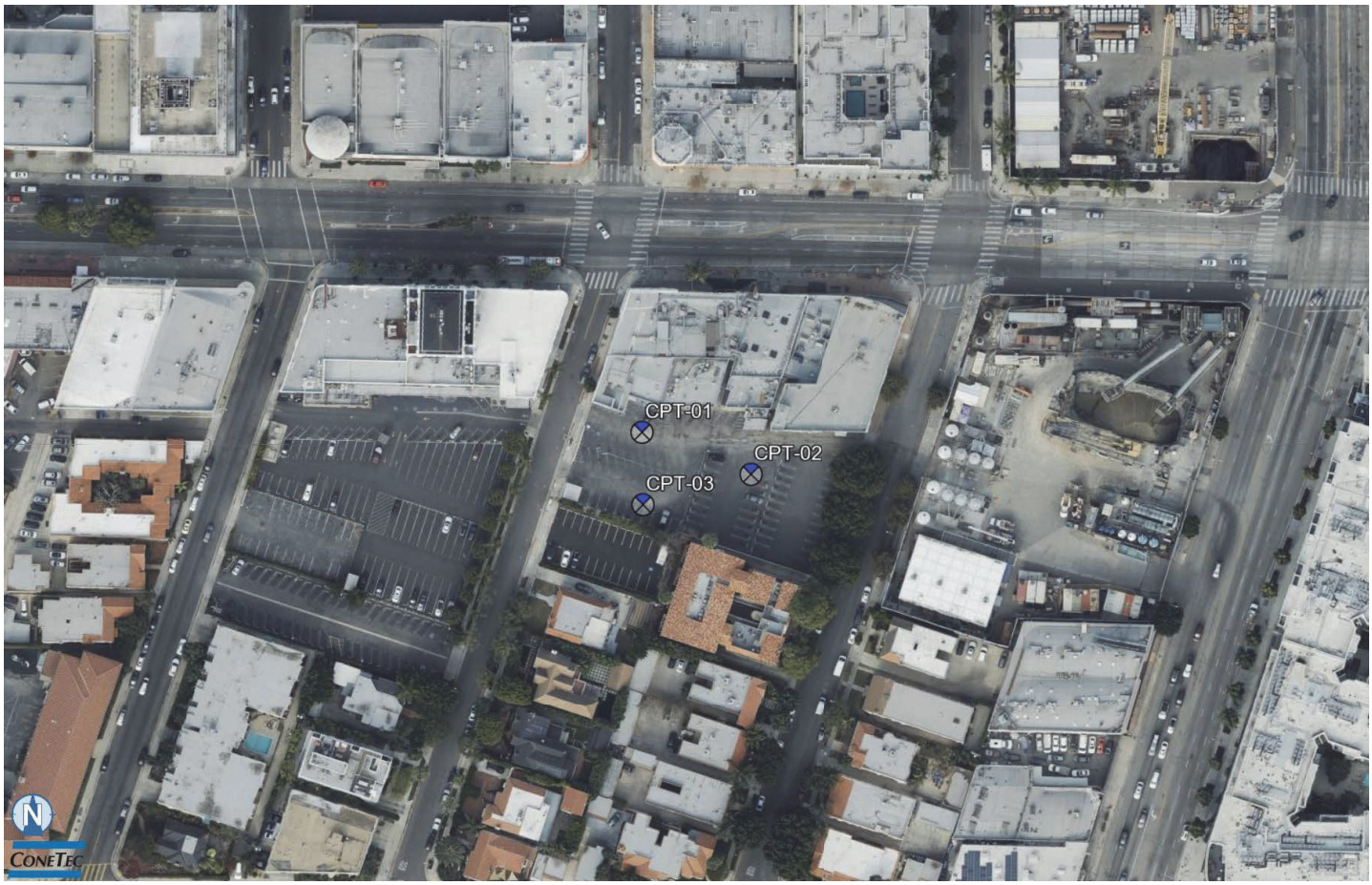
ConeTec has collected and reported the Data in accordance with current industry standards. No other warranty, express or implied, with respect to the Data is made by ConeTec. In order to properly understand the Data included in the Report, reference must be made to the documents accompanying and other sources referenced in the Report in their entirety. Other than the Data, the contents of the Report (including any Interpretations) should not be relied upon in any fashion without independent verification and ConeTec is in no way responsible for any loss, damage or expense resulting from the use of, and/or reliance on, such material by any party.

CONTENTS

The following listed below are included in the report:

- **Site Map**
- **Piezocone Penetration Test (CPTu) Sounding Summary**
- **CPTu Standard Plots, Advanced Plots, and Normalized Plots**
- **SBT Zone Scatter Plots**
- **Pore Pressure Dissipation (PPD) Test Summary**
- **PPD Test Plots**
- **Methodology Statements**
- **Data File Formats**
- **Description of Methods for Calculated CPT Geotechnical Parameters**

SITE MAP



ConeTec Job Number: 22-56-23760

Client: GeoPentech

Project: 5350 Wilshire Development

Report Date: 2022-Mar-11

Sounding Location

All sounding locations are approximate

CONETEC

Cone Penetration Test Summary and Standard Cone Penetration Test Plots

CONETEC

Job No:	22-56-23760
Client:	GeoPentech
Project:	5350 Wilshire Development
Start Date:	01-Mar-2022
End Date:	01-Mar-2022

CONE PENETRATION TEST SUMMARY

Sounding ID	File Name	Date	Cone	Cone Area (cm^2)	Assumed Phreatic Surface[1] (ft)	Final Depth (ft)	Northing[2]	Easting[2]	Elevation[3] (ft)	Refer to Notation Number
CPT-01	22-56-23760_CP01	01-Mar-2022	EC817:T1500F15U35	15	36.0	70.87	3769822	375775	194	4
CPT-02	22-56-23760_CP02	01-Mar-2022	EC817:T1500F15U35	15	36.0	68.98	3769810	375805	191	4
CPT-03	22-56-23760_CP03	01-Mar-2022	EC817:T1500F15U35	15	36.0	36.33	3769802	375775	196	4

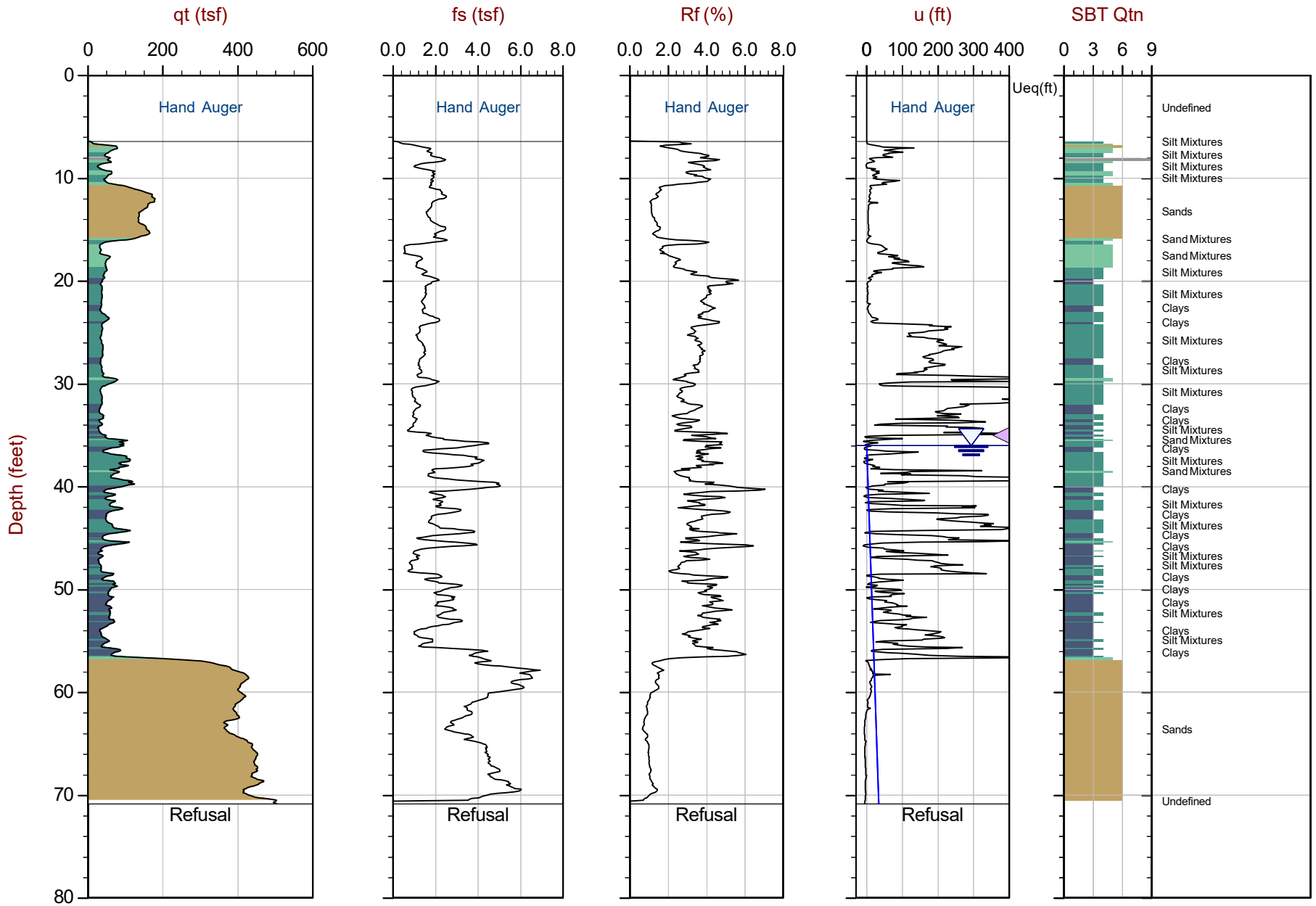
1. The assumed phreatic surface was provided by the client. Hydrostatic conditions were assumed for the calculated parameters.
2. The coordinates were collected using consumer grade GPS equipment. EPSG number: 32610 (WGS84 / UTM Zone 11S).
3. Elevations are referenced to the ground surface and were acquired from the Google Earth Elevation for the recorded coordinates.
4. The assumed phreatic surface was provided by the client based on drill borings performed at the site.

CONETEC

GeoPentech

Job No: 22-56-23760
Date: 2022-03-01 09:58
Site: 5350 Wilshire Development

Sounding: CPT-01
Cone: 817:T1500F15U35



Max Depth: 21.600 m / 70.87 ft
Depth Inc: 0.025 m / 0.082 ft
Avg Int: Every Point

File: 22-56-23760_CP01.COR
Unit Wt: SBTQtn (PKR2009)

SBT: Robertson, 2009 and 2010
Coords: UTM 11S N: 3769822m E: 375775m

Equilibrium Pore Pressure (Ueq) | Assumed Ueq | Dissipation, Ueq achieved | Dissipation, Ueq not achieved | Hydrostatic Line

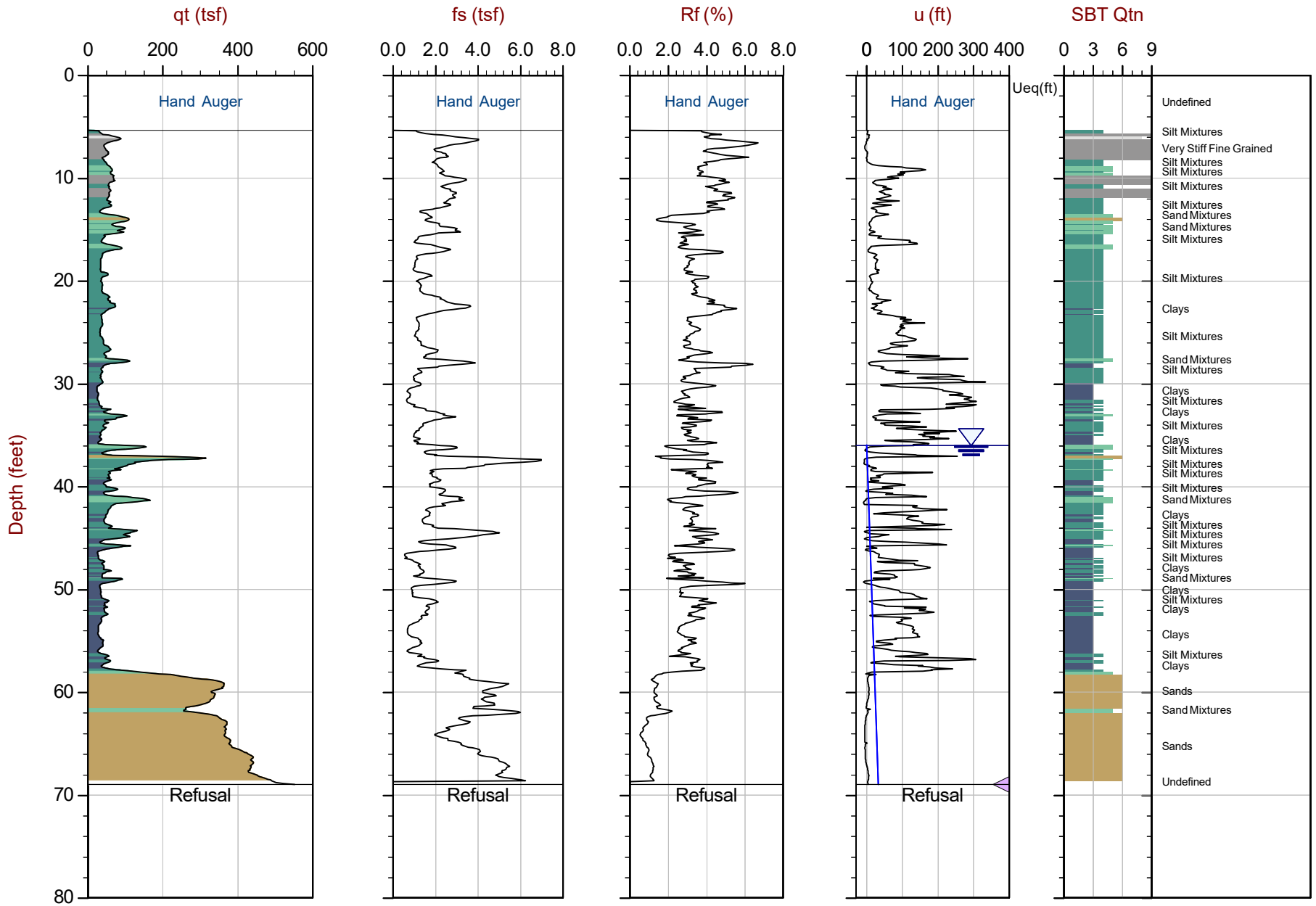
The reported coordinates were acquired from consumer grade GPS equipment and are only approximate locations. The coordinates should not be used for design purposes.

CONETEC

GeoPentech

Job No: 22-56-23760
Date: 2022-03-01 08:16
Site: 5350 Wilshire Development

Sounding: CPT-02
Cone: 817:T1500F15U35



Max Depth: 21.025 m / 68.98 ft
Depth Inc: 0.025 m / 0.082 ft
Avg Int: Every Point

File: 22-56-23760_CP02.COR
Unit Wt: SBTQtn (PKR2009)

SBT: Robertson, 2009 and 2010
Coords: UTM 11S N: 3769810m E: 375805m

Equilibrium Pore Pressure (Ueq) | Assumed Ueq | Dissipation, Ueq achieved | Dissipation, Ueq not achieved | Hydrostatic Line

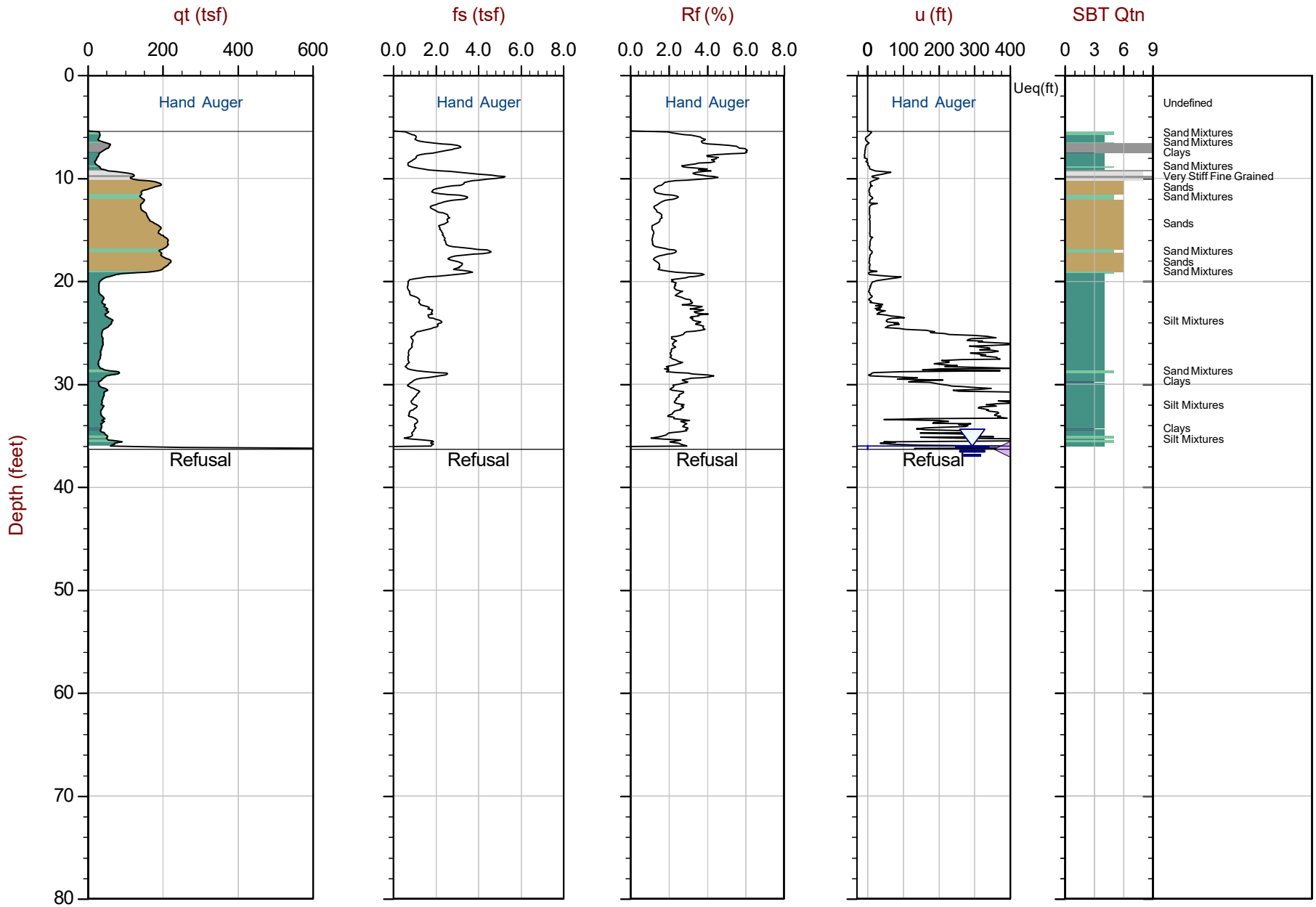
The reported coordinates were acquired from consumer grade GPS equipment and are only approximate locations. The coordinates should not be used for design purposes.

CONETEC

GeoPentech

Job No: 22-56-23760
Date: 2022-03-01 11:50
Site: 5350 Wilshire Development

Sounding: CPT-03
Cone: 817:T1500F15U35



Max Depth: 11.075 m / 36.33 ft
Depth Inc: 0.025 m / 0.082 ft
Avg Int: Every Point

File: 22-56-23760_CP03.COR
Unit Wt: SBTQtn (PKR2009)

SBT: Robertson, 2009 and 2010
Coords: UTM 11S N: 3769802m E: 375775m

Equilibrium Pore Pressure (Ueq) | Assumed Ueq | Dissipation, Ueq achieved | Dissipation, Ueq not achieved | Hydrostatic Line

The reported coordinates were acquired from consumer grade GPS equipment and are only approximate locations. The coordinates should not be used for design purposes.

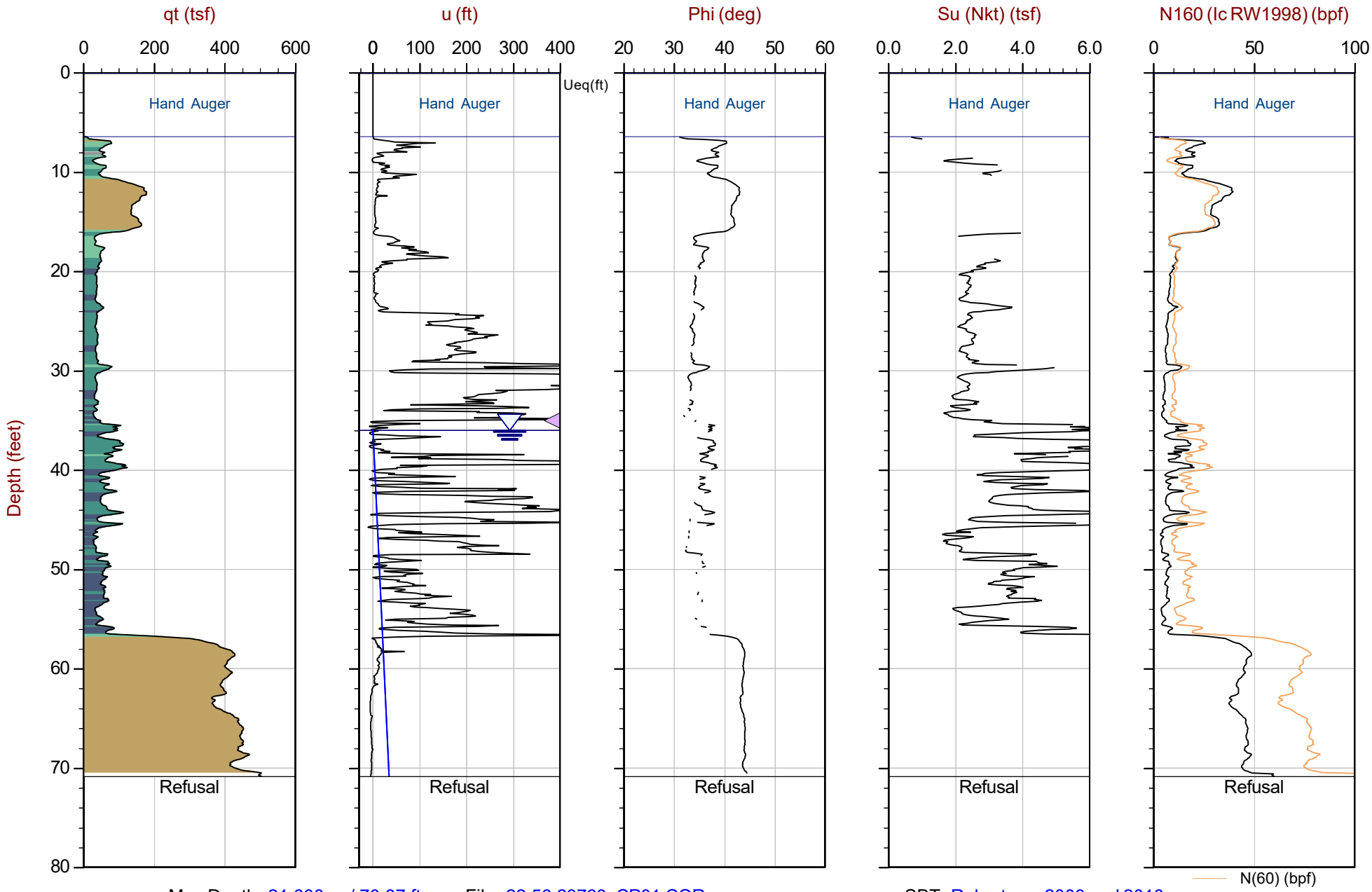
Advanced Cone Penetration Test Plots

CONETEC

GeoPentech

Job No: 22-56-23760
Date: 2022-03-01 09:58
Site: 5350 Wilshire Development

Sounding: CPT-01
Cone: 817:T1500F15U35



Max Depth: 21.600 m / 70.87 ft
Depth Inc: 0.025 m / 0.082 ft
Avg Int: Every Point

File: 22-56-23760_CP01.COR
Unit Wt: SBTQtn (PKR2009)
Su Nkt: 15.0

SBT: Robertson, 2009 and 2010
Coords: UTM 11S N: 3769822m E: 375775m

Equilibrium Pore Pressure (Ueq) | Assumed Ueq | Dissipation, Ueq achieved | Dissipation, Ueq not achieved | Hydrostatic Line

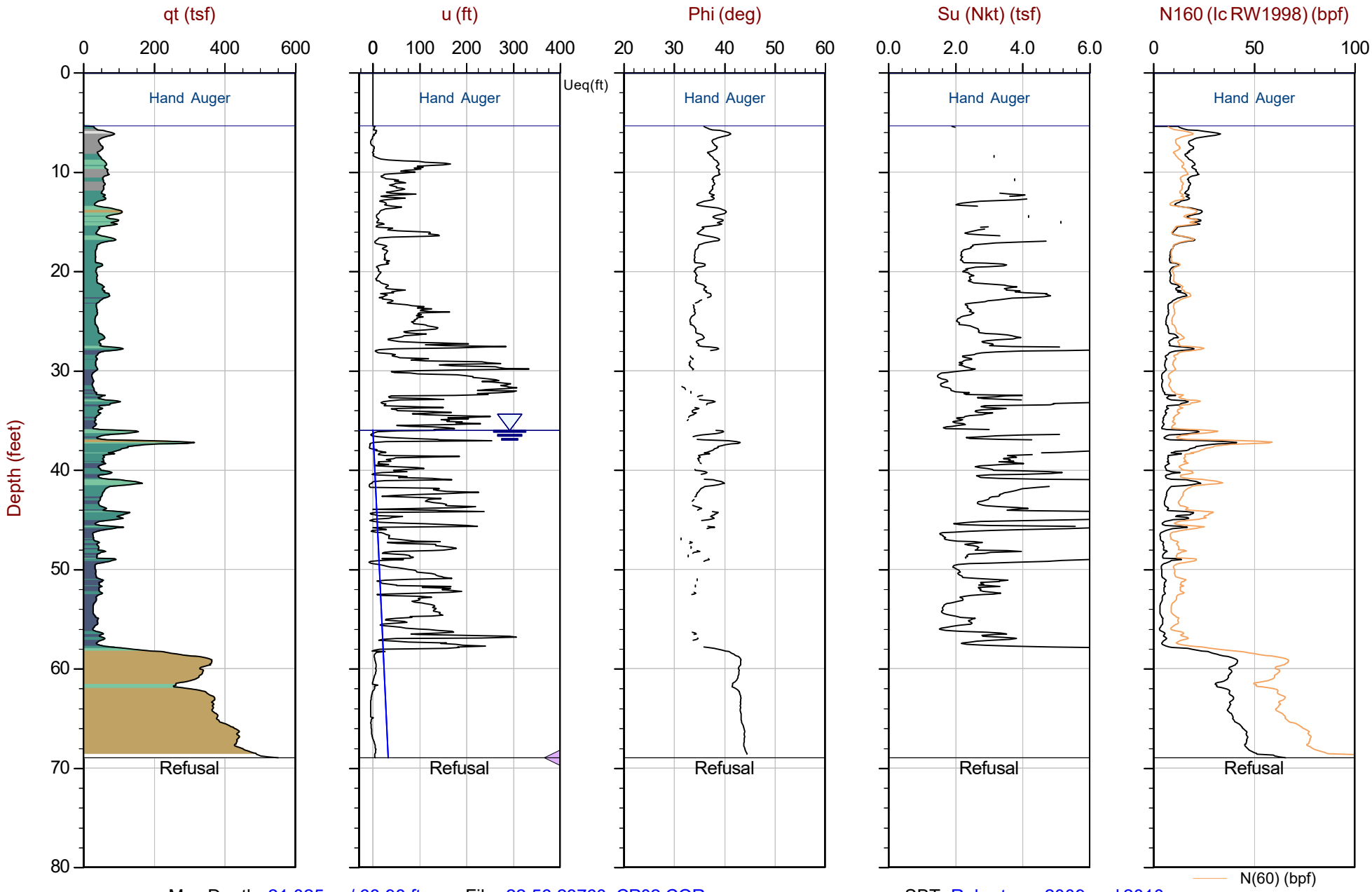
The reported coordinates were acquired from consumer grade GPS equipment and are only approximate locations. The coordinates should not be used for design purposes.

CONETEC

GeoPentech

Job No: 22-56-23760
Date: 2022-03-01 08:16
Site: 5350 Wilshire Development

Sounding: CPT-02
Cone: 817:T1500F15U35



Max Depth: 21.025 m / 68.98 ft
Depth Inc: 0.025 m / 0.082 ft
Avg Int: Every Point

File: 22-56-23760_CP02.COR
Unit Wt: SBTQtn (PKR2009)
Su Nkt: 15.0

SBT: Robertson, 2009 and 2010
Coords: UTM 11S N: 3769810m E: 375805m

Equilibrium Pore Pressure (Ueq) | Assumed Ueq | Dissipation, Ueq achieved | Dissipation, Ueq not achieved | Hydrostatic Line

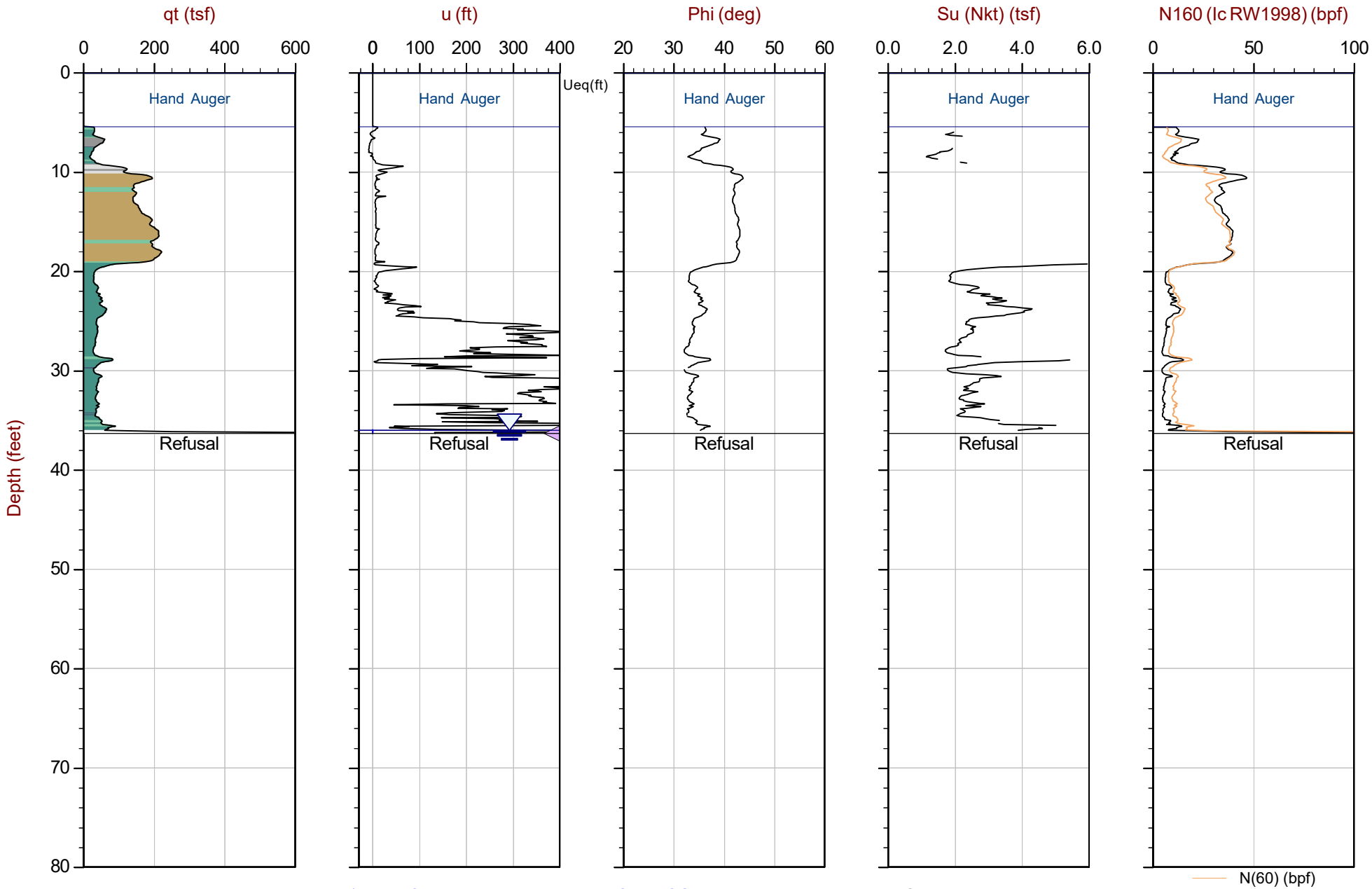
The reported coordinates were acquired from consumer grade GPS equipment and are only approximate locations. The coordinates should not be used for design purposes.

CONETEC

GeoPentech

Job No: 22-56-23760
Date: 2022-03-01 11:50
Site: 5350 Wilshire Development

Sounding: CPT-03
Cone: 817:T1500F15U35



Max Depth: 11.075 m / 36.33 ft
Depth Inc: 0.025 m / 0.082 ft
Avg Int: Every Point

File: 22-56-23760_CP03.COR
Unit Wt: SBTQtn (PKR2009)
Su Nkt: 15.0

SBT: Robertson, 2009 and 2010
Coords: UTM 11S N: 3769802m E: 375775m

Equilibrium Pore Pressure (Ueq) | Assumed Ueq | Dissipation, Ueq achieved | Dissipation, Ueq not achieved | Hydrostatic Line

The reported coordinates were acquired from consumer grade GPS equipment and are only approximate locations. The coordinates should not be used for design purposes.

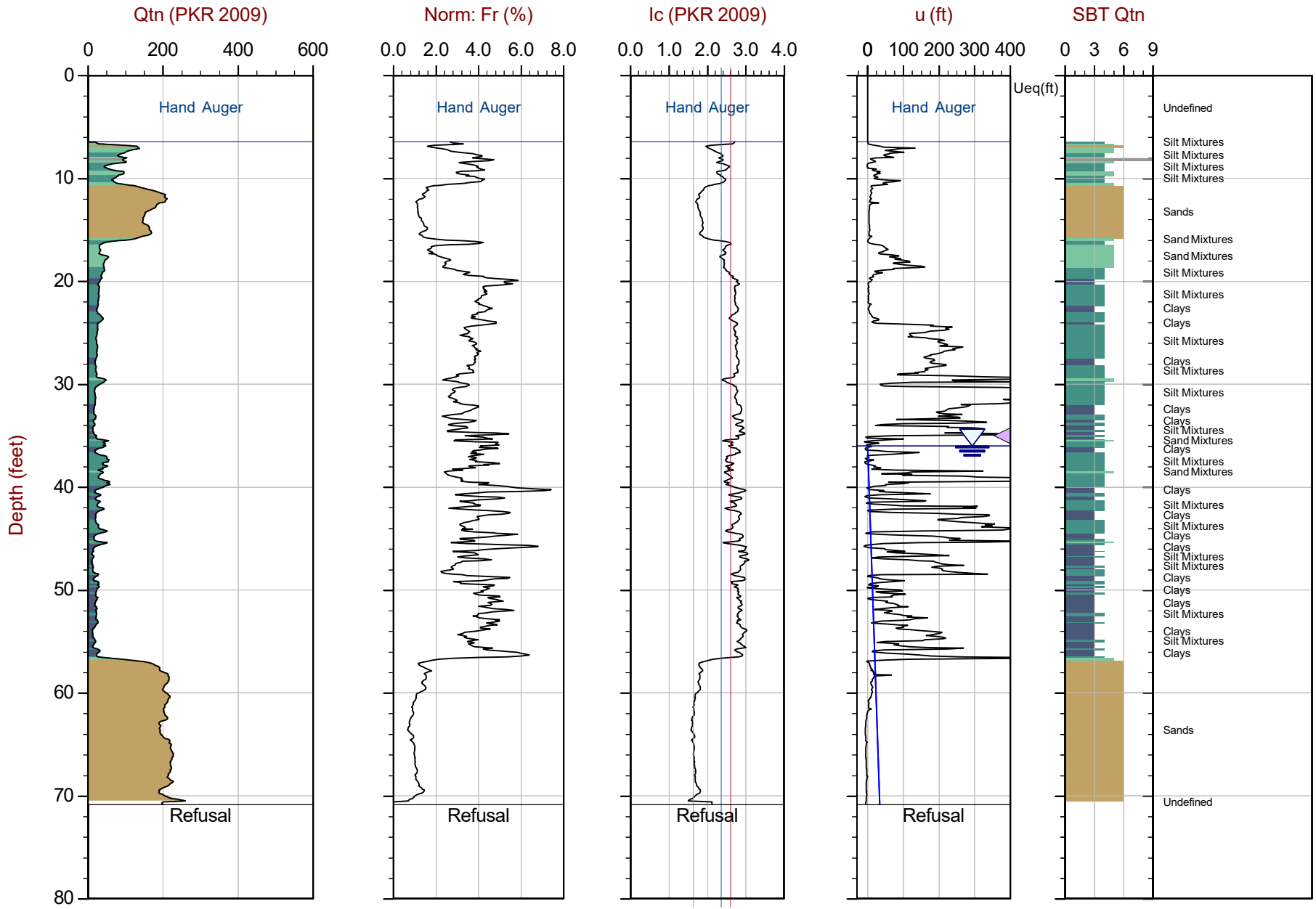
Normalized Cone Penetration Test Plots

CONETEC

GeoPentech

Job No: 22-56-23760
Date: 2022-03-01 09:58
Site: 5350 Wilshire Development

Sounding: CPT-01
Cone: 817:T1500F15U35



Max Depth: 21.600 m / 70.87 ft
Depth Inc: 0.025 m / 0.082 ft
Avg Int: Every Point

File: 22-56-23760_CP01.COR
Unit Wt: SBTQtn (PKR2009)

SBT: Robertson, 2009 and 2010
Coords: UTM 11S N: 3769822m E: 375775m

Equilibrium Pore Pressure (Ueq) | Assumed Ueq | Dissipation, Ueq achieved | Dissipation, Ueq not achieved | Hydrostatic Line

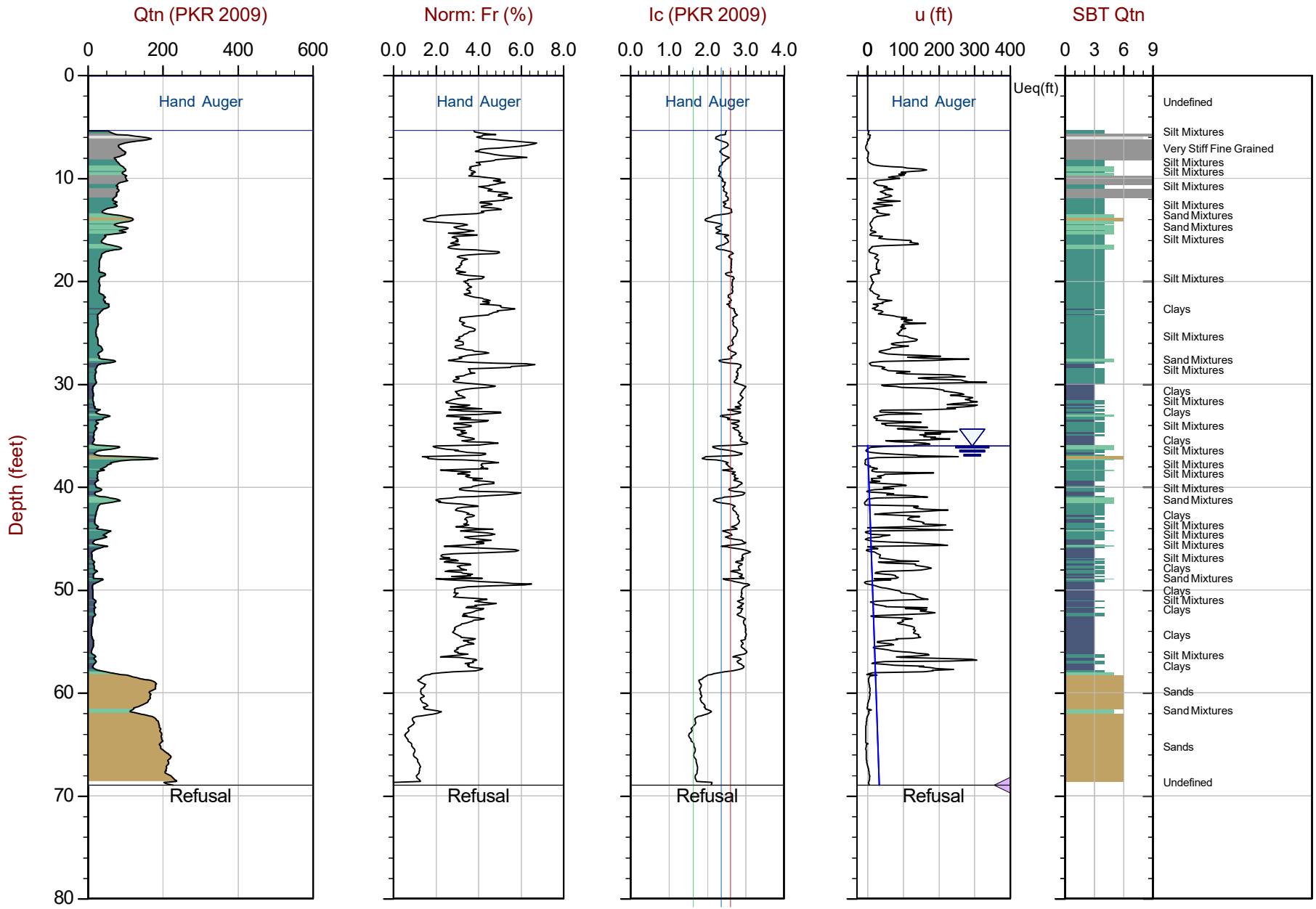
The reported coordinates were acquired from consumer grade GPS equipment and are only approximate locations. The coordinates should not be used for design purposes.

CONETEC

GeoPentech

Job No: 22-56-23760
Date: 2022-03-01 08:16
Site: 5350 Wilshire Development

Sounding: CPT-02
Cone: 817:T1500F15U35



Max Depth: 21.025 m / 68.98 ft
Depth Inc: 0.025 m / 0.082 ft
Avg Int: Every Point

File: 22-56-23760_CP02.COR
Unit Wt: SBTQtn (PKR2009)

SBT: Robertson, 2009 and 2010
Coords: UTM 11S N: 3769810m E: 375805m

Equilibrium Pore Pressure (Ueq) | Assumed Ueq | Dissipation, Ueq achieved | Dissipation, Ueq not achieved | Hydrostatic Line

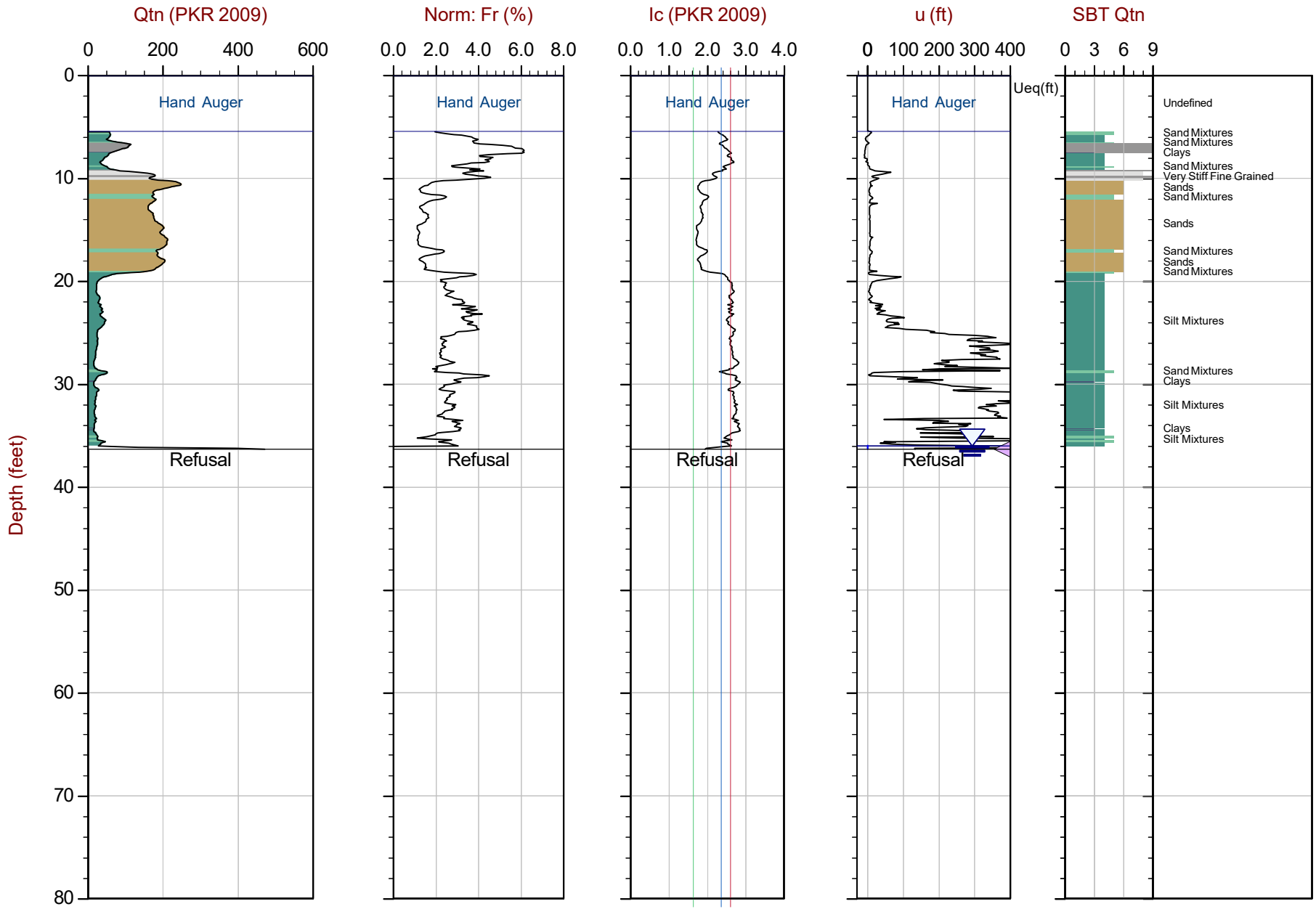
The reported coordinates were acquired from consumer grade GPS equipment and are only approximate locations. The coordinates should not be used for design purposes.

CONETEC

GeoPentech

Job No: 22-56-23760
Date: 2022-03-01 11:50
Site: 5350 Wilshire Development

Sounding: CPT-03
Cone: 817:T1500F15U35



Max Depth: 11.075 m / 36.33 ft
Depth Inc: 0.025 m / 0.082 ft
Avg Int: Every Point

File: 22-56-23760_CP03.COR
Unit Wt: SBTQtn (PKR2009)

SBT: Robertson, 2009 and 2010
Coords: UTM 11S N: 3769802m E: 375775m

Equilibrium Pore Pressure (Ueq) | Assumed Ueq | Dissipation, Ueq achieved | Dissipation, Ueq not achieved | Hydrostatic Line

The reported coordinates were acquired from consumer grade GPS equipment and are only approximate locations. The coordinates should not be used for design purposes.

Soil Behavior Type (SBT) Scatter Plots

CONETEC

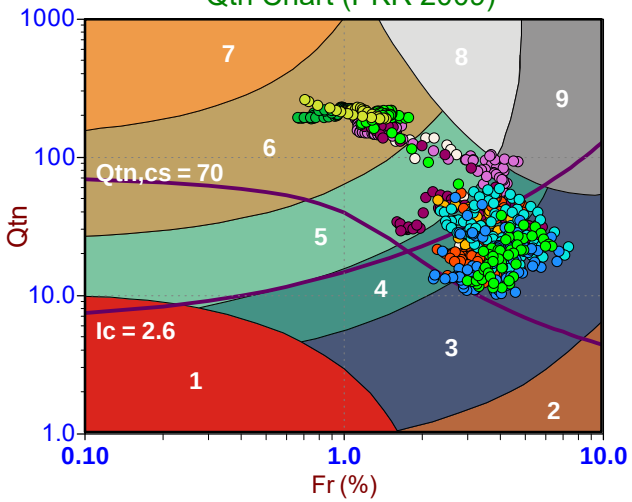
CONETEC

GeoPentech

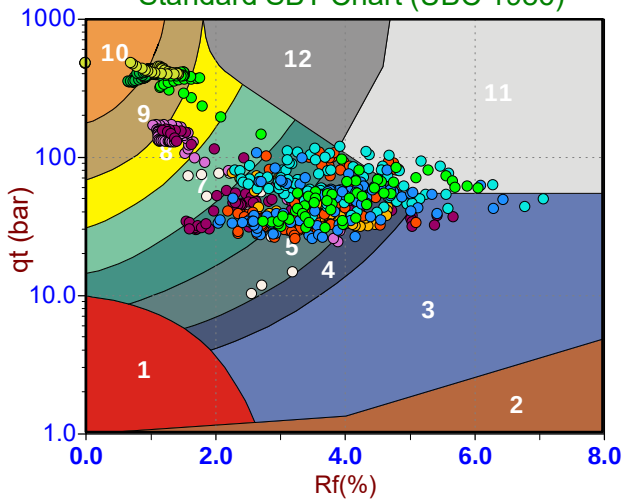
Job No: 22-56-23760
Date: 2022-03-01 09:58
Site: 5350 Wilshire Development

Sounding: CPT-01
Cone: 817:T1500F15U35

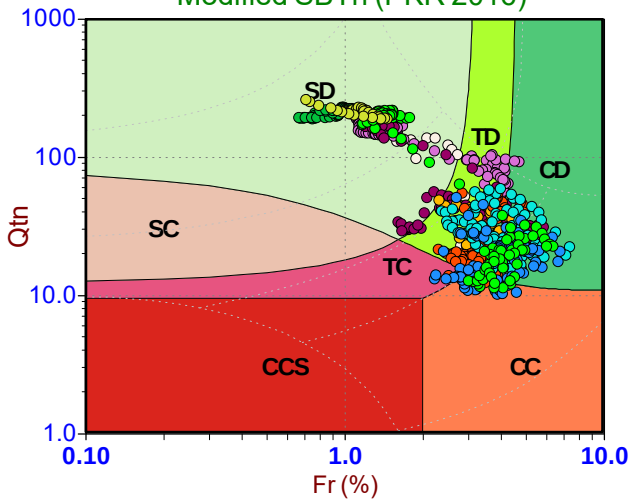
Qtn Chart (PKR 2009)



Standard SBT Chart (UBC 1986)



Modified SBTn (PKR 2016)



Depth Ranges

- >0.0 to 7.5 ft
- >7.5 to 15.0 ft
- >15.0 to 22.5 ft
- >22.5 to 30.0 ft
- >30.0 to 37.5 ft
- >37.5 to 45.0 ft
- >45.0 to 52.5 ft
- >52.5 to 60.0 ft
- >60.0 to 67.5 ft
- >67.5 to 75.0 ft
- >75.0 ft

Legend

- Sensitive, Fine Grained
- Organic Soils
- Clays
- Silt Mixtures
- Sand Mixtures
- Sands
- Gravelly Sand to Sand
- Stiff Sand to Clayey Sand
- Very Stiff Fine Grained

Legend

- Sensitive Fines
- Organic Soil
- Clay
- Silty Clay
- Clayey Silt
- Silt
- Sandy Silt
- Silty Sand/Sand
- Sand
- Gravelly Sand
- Stiff Fine Grained
- Cemented Sand

Legend

- CCS (Cont. sensitive clay like)
- CC (Cont. clay like)
- TC (Cont. transitional)
- SC (Cont. sand like)
- CD (Dil. clay like)
- TD (Dil. transitional)
- SD (Dil. sand like)

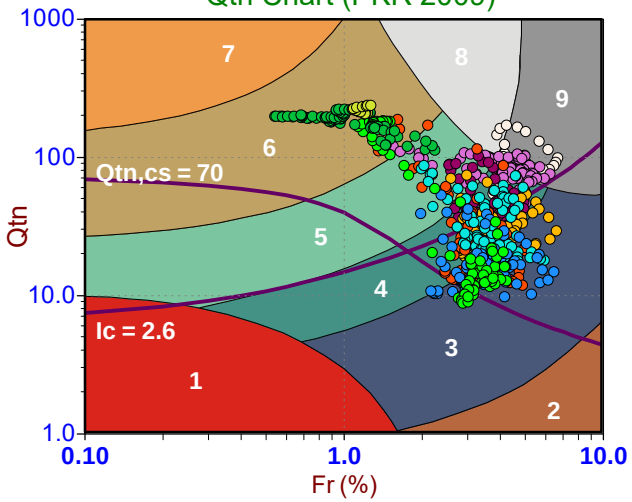
CONETEC

GeoPentech

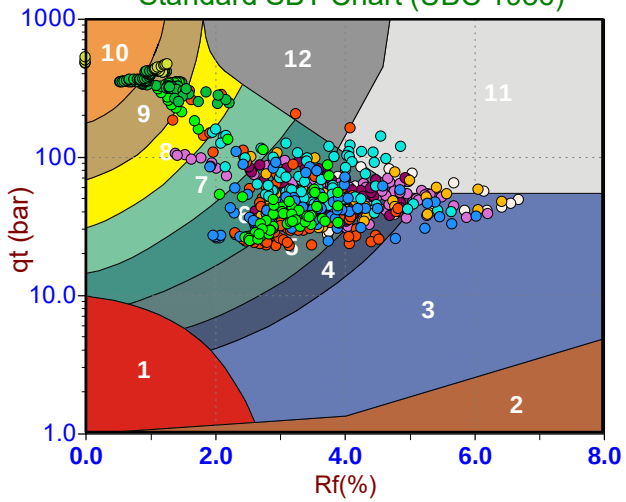
Job No: 22-56-23760
Date: 2022-03-01 08:16
Site: 5350 Wilshire Development

Sounding: CPT-02
Cone: 817:T1500F15U35

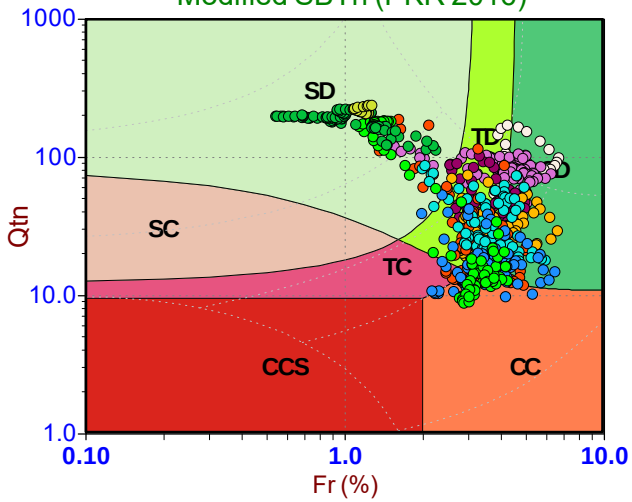
Qtn Chart (PKR 2009)



Standard SBT Chart (UBC 1986)



Modified SBTn (PKR 2016)



Depth Ranges

- >0.0 to 7.5 ft
- >7.5 to 15.0 ft
- >15.0 to 22.5 ft
- >22.5 to 30.0 ft
- >30.0 to 37.5 ft
- >37.5 to 45.0 ft
- >45.0 to 52.5 ft
- >52.5 to 60.0 ft
- >60.0 to 67.5 ft
- >67.5 to 75.0 ft
- >75.0 ft

Legend

- Sensitive, Fine Grained
- Organic Soils
- Clays
- Silt Mixtures
- Sand Mixtures
- Sands
- Gravelly Sand to Sand
- Stiff Sand to Clayey Sand
- Very Stiff Fine Grained

Legend

- Sensitive Fines
- Organic Soil
- Clay
- Silty Clay
- Clayey Silt
- Silt
- Sandy Silt
- Silty Sand/Sand
- Sand
- Gravelly Sand
- Stiff Fine Grained
- Cemented Sand

Legend

- CCS (Cont. sensitive clay like)
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- TC (Cont. transitional)
- SC (Cont. sand like)
- CD (Dil. clay like)
- TD (Dil. transitional)
- SD (Dil. sand like)

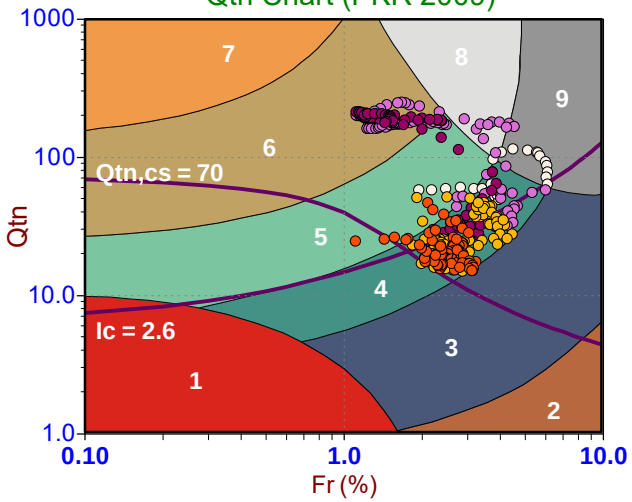
CONETEC

GeoPentech

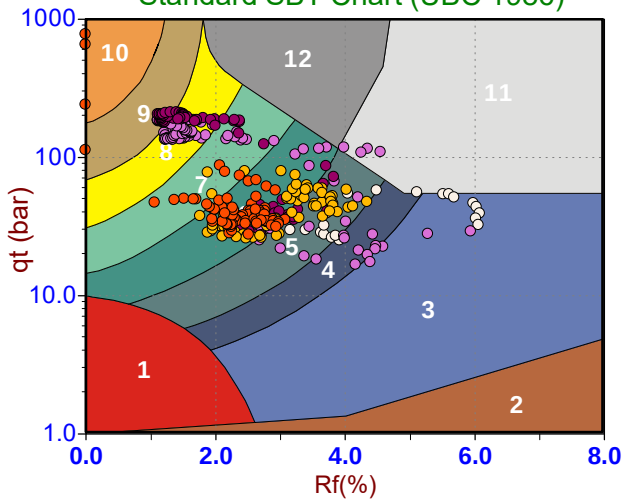
Job No: 22-56-23760
Date: 2022-03-01 11:50
Site: 5350 Wilshire Development

Sounding: CPT-03
Cone: 817:T1500F15U35

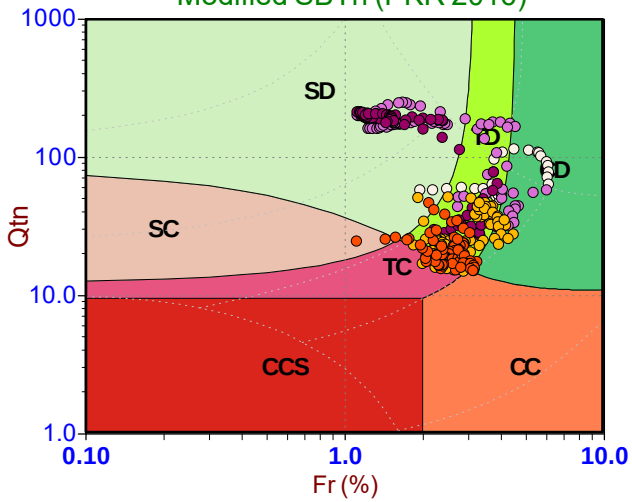
Qtn Chart (PKR 2009)



Standard SBT Chart (UBC 1986)



Modified SBTn (PKR 2016)



Depth Ranges

- >0.0 to 7.5 ft
- >7.5 to 15.0 ft
- >15.0 to 22.5 ft
- >22.5 to 30.0 ft
- >30.0 to 37.5 ft
- >37.5 to 45.0 ft
- >45.0 to 52.5 ft
- >52.5 to 60.0 ft
- >60.0 to 67.5 ft
- >67.5 to 75.0 ft
- >75.0 ft

Legend

- Sensitive, Fine Grained
- Organic Soils
- Clays
- Silt Mixtures
- Sand Mixtures
- Sands
- Gravelly Sand to Sand
- Stiff Sand to Clayey Sand
- Very Stiff Fine Grained

Legend

- Sensitive Fines
- Organic Soil
- Clay
- Silty Clay
- Clayey Silt
- Silt
- Sandy Silt
- Silty Sand/Sand
- Sand
- Gravelly Sand
- Stiff Fine Grained
- Cemented Sand

Legend

- CCS (Cont. sensitive clay like)
- CC (Cont. clay like)
- TC (Cont. transitional)
- SC (Cont. sand like)
- CD (Dil. clay like)
- TD (Dil. transitional)
- SD (Dil. sand like)

Pore Pressure Dissipation Summary and Pore Pressure Dissipation Plots

Job No:	22-56-23760
Client:	GeoPentech
Project:	5350 Wilshire Development
Start Date:	01-Mar-2022
End Date:	01-Mar-2022

CPTu PORE PRESSURE DISSIPATION SUMMARY

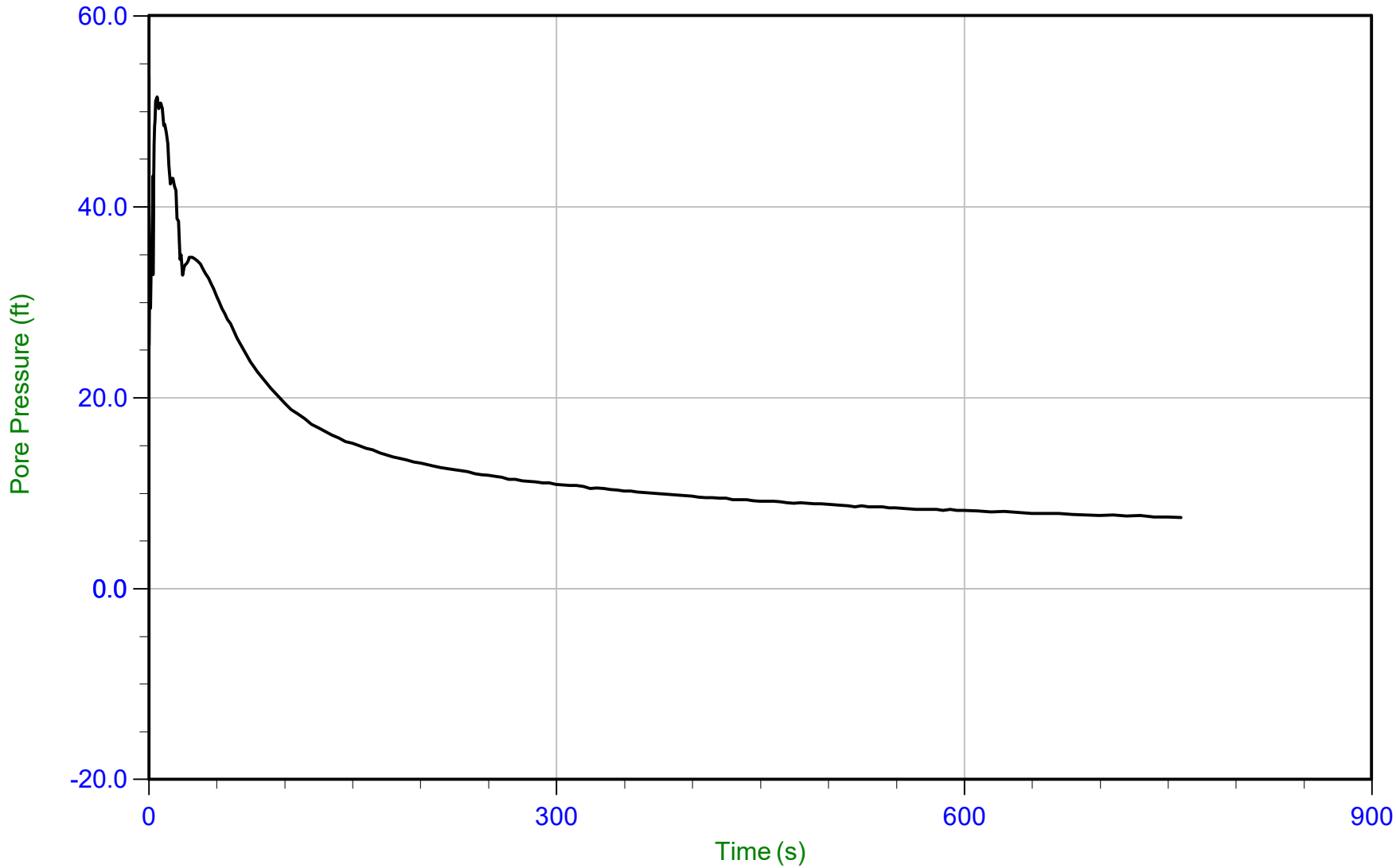
Sounding ID	File Name	Cone Area (cm^2)	Duration (s)	Test Depth (ft)	Estimated Equilibrium Pore Pressure U_{eq} (ft.)	Calculated Phreatic Surface (ft.)
CPT-01	22-56-23760_CP01	15	760	35.02	Not Achieved	
CPT-02	22-56-23760_CP02	15	300	68.98	Not Achieved	
CPT-03	22-56-23760_CP03	15	690	36.33	Not Achieved	

CONETEC

GeoPentech

Job No: 22-56-23760
Date: 03/01/2022 09:58
Site: 5350 Wilshire Development

Sounding: CPT-01
Cone: 817:T1500F15U35 Area=15 cm²



Trace Summary:

Filename: 22-56-23760_CP01.PPD2
Depth: 10.675 m / 35.023 ft
Duration: 760.0 s

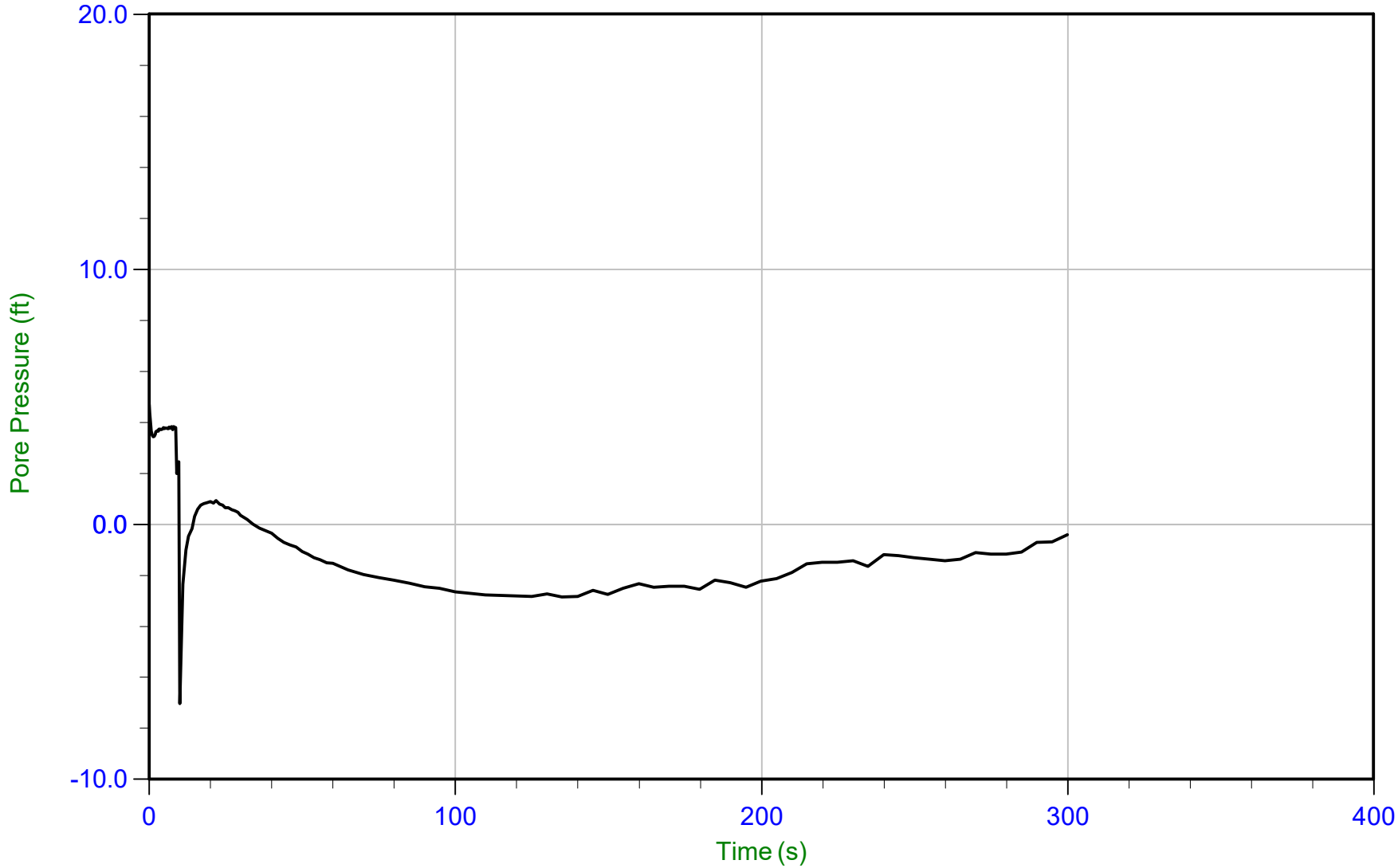
u Min: 7.5 ft
u Max: 53.7 ft
u Final: 7.5 ft

CONETEC

GeoPentech

Job No: 22-56-23760
Date: 03/01/2022 08:16
Site: 5350 Wilshire Development

Sounding: CPT-02
Cone: 817:T1500F15U35 Area=15 cm²



Trace Summary:

Filename: 22-56-23760_CP02.PPD2
Depth: 21.025 m / 68.979 ft
Duration: 300.0 s

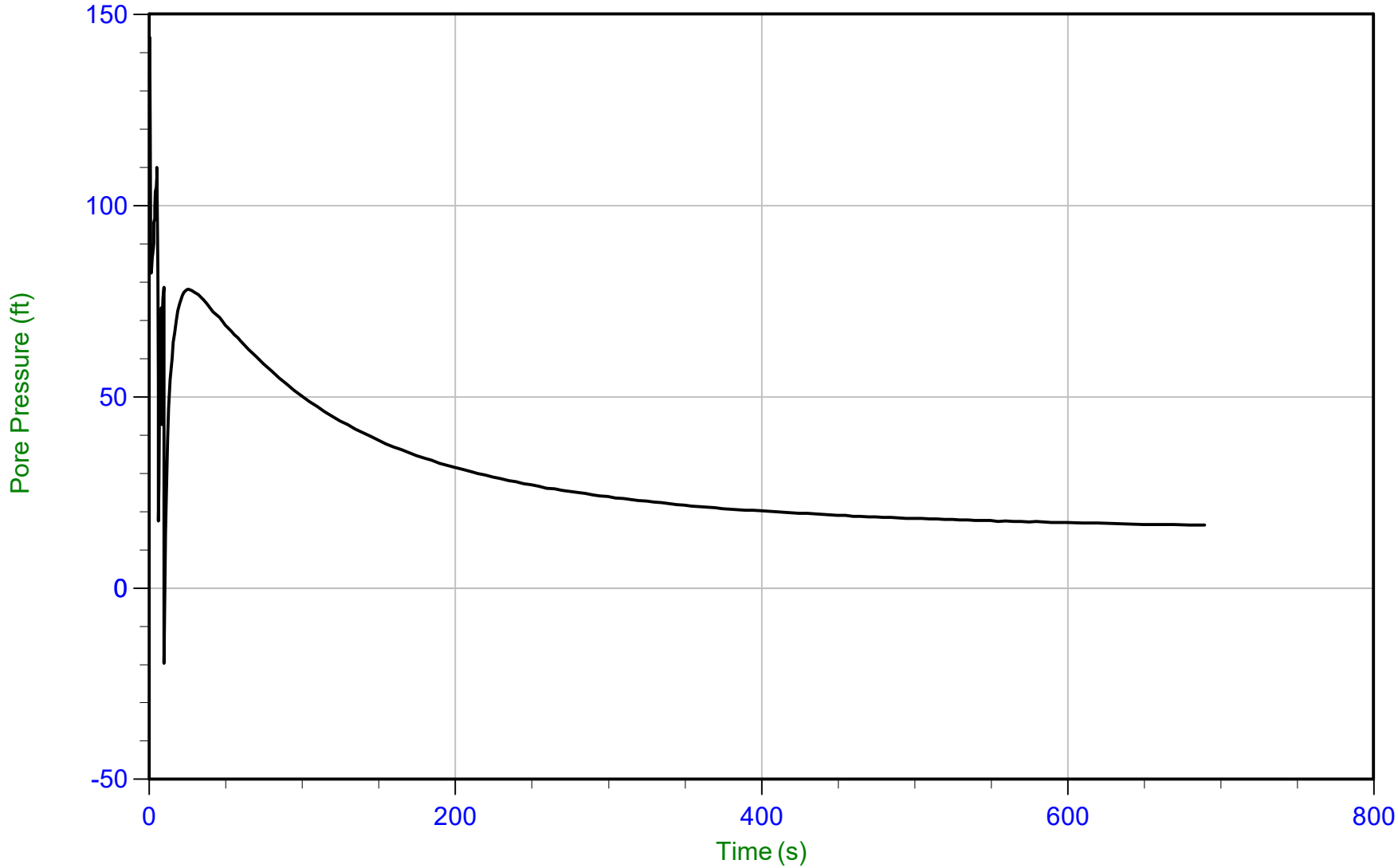
u Min: -7.0 ft
u Max: 4.7 ft
u Final: -0.4 ft

CONETEC

GeoPentech

Job No: 22-56-23760
Date: 03/01/2022 11:50
Site: 5350 Wilshire Development

Sounding: CPT-03
Cone: 817:T1500F15U35 Area=15 cm²



Trace Summary:

Filename: 22-56-23760_CP03.PPD2
Depth: 11.075 m / 36.335 ft
Duration: 690.0 s

u Min: -19.7 ft
u Max: 143.9 ft
u Final: 16.4 ft

Methodology Statements and Data File Formats

CONETEC

Cone penetration tests (CPTu) are conducted using an integrated electronic piezocone penetrometer and data acquisition system manufactured by Adara Systems Ltd., a subsidiary of ConeTec.

ConeTec's piezocone penetrometers are compression type designs in which the tip and friction sleeve load cells are independent and have separate load capacities. The piezocones use strain gauged load cells for tip and sleeve friction and a strain gauged diaphragm type transducer for recording pore pressure. The piezocones also have a platinum resistive temperature device (RTD) for monitoring the temperature of the sensors, an accelerometer type dual axis inclinometer and two geophone sensors for recording seismic signals. All signals are amplified and measured with minimum sixteen-bit resolution down hole within the cone body, and the signals are sent to the surface using a high bandwidth, error corrected digital interface through a shielded cable.

ConeTec penetrometers are manufactured with various tip, friction and pore pressure capacities in both 10 cm^2 and 15 cm^2 tip base area configurations in order to maximize signal resolution for various soil conditions. The specific piezocone used for each test is described in the CPT summary table presented in the first appendix. The 15 cm^2 penetrometers do not require friction reducers as they have a diameter larger than the deployment rods. The 10 cm^2 piezocones use a friction reducer consisting of a rod adapter extension behind the main cone body with an enlarged cross sectional area (typically 44 millimeters diameter over a length of 32 millimeters with tapered leading and trailing edges) located at a distance of 585 millimeters above the cone tip.

The penetrometers are designed with equal end area friction sleeves, a net end area ratio of 0.8 and cone tips with a 60 degree apex angle.

All ConeTec piezocones can record pore pressure at various locations. Unless otherwise noted, the pore pressure filter is located directly behind the cone tip in the "u_2" position (ASTM Type 2). The filter is six millimeters thick, made of porous plastic (polyethylene) having an average pore size of 125 microns (90-160 microns). The function of the filter is to allow rapid movements of extremely small volumes of water needed to activate the pressure transducer while preventing soil ingress or blockage.

The piezocone penetrometers are manufactured with dimensions, tolerances and sensor characteristics that are in general accordance with the current ASTM D5778 standard. ConeTec's calibration criteria also meets or exceeds those of the current ASTM D5778 standard. An illustration of the piezocone penetrometer is presented in Figure CPTu.

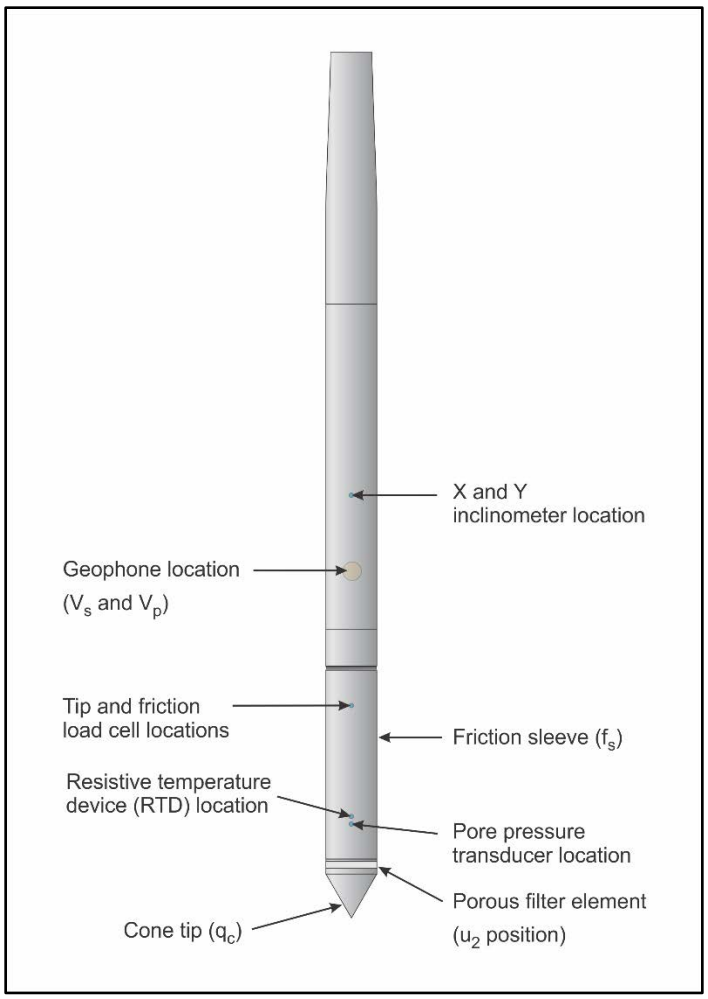


Figure CPTu. Piezocone Penetrometer (15 cm^2)

The ConeTec data acquisition systems consist of a Windows based computer and a signal interface box and power supply. The signal interface combines depth increment signals, seismic trigger signals and the downhole digital data. This combined data is then sent to the Windows based computer for collection and presentation. The data is recorded at fixed depth increments using a depth wheel attached to the push cylinders or by using a spring loaded rubber depth wheel that is held against the cone rods. The typical recording interval is 2.5 centimeters; custom recording intervals are possible.

The system displays the CPTu data in real time and records the following parameters to a storage media during penetration:

- Depth
- Uncorrected tip resistance (q_c)
- Sleeve friction (f_s)
- Dynamic pore pressure (u)
- Additional sensors such as resistivity, passive gamma, ultra violet induced fluorescence, if applicable

All testing is performed in accordance to ConeTec's CPTu operating procedures which are in general accordance with the current ASTM D5778 standard.

Prior to the start of a CPTu sounding a suitable cone is selected, the cone and data acquisition system are powered on, the pore pressure system is saturated with silicone oil and the baseline readings are recorded with the cone hanging freely in a vertical position.

The CPTu is conducted at a steady rate of two centimeters per second, within acceptable tolerances. Typically one meter length rods with an outer diameter of 1.5 inches (38.1 millimeters) are added to advance the cone to the sounding termination depth. After cone retraction final baselines are recorded.

Additional information pertaining to ConeTec's cone penetration testing procedures:

- Each filter is saturated in silicone oil under vacuum pressure prior to use
- Baseline readings are compared to previous readings
- Soundings are terminated at the client's target depth or at a depth where an obstruction is encountered, excessive rod flex occurs, excessive inclination occurs, equipment damage is likely to take place, or a dangerous working environment arises
- Differences between initial and final baselines are calculated to ensure zero load offsets have not occurred and to ensure compliance with ASTM standards

The interpretation of piezocone data for this report is based on the corrected tip resistance (q_t), sleeve friction (f_s) and pore water pressure (u). The interpretation of soil type is based on the correlations developed by Robertson et al. (1986) and Robertson (1990, 2009). It should be noted that it is not always possible to accurately identify a soil behavior type based on these parameters. In these situations, experience, judgment and an assessment of other parameters may be used to infer soil behavior type.

The recorded tip resistance (q_c) is the total force acting on the piezocone tip divided by its base area. The tip resistance is corrected for pore pressure effects and termed corrected tip resistance (q_t) according to the following expression presented in Robertson et al. (1986):

$$q_t = q_c + (1\text{-}a) \bullet u_2$$

where: q_t is the corrected tip resistance
q_c is the recorded tip resistance
u_2 is the recorded dynamic pore pressure behind the tip (u_2 position)
a is the Net Area Ratio for the piezocone (0.8 for ConeTec probes)

The sleeve friction (f_s) is the frictional force on the sleeve divided by its surface area. As all ConeTec piezocones have equal end area friction sleeves, pore pressure corrections to the sleeve data are not required.

The dynamic pore pressure (u) is a measure of the pore pressures generated during cone penetration. To record equilibrium pore pressure, the penetration must be stopped to allow the dynamic pore pressures to stabilize. The rate at which this occurs is predominantly a function of the permeability of the soil and the diameter of the cone.

The friction ratio (R_f) is a calculated parameter. It is defined as the ratio of sleeve friction to the tip resistance expressed as a percentage. Generally, saturated cohesive soils have low tip resistance, high friction ratios and generate large excess pore water pressures. Cohesionless soils have higher tip resistances, lower friction ratios and do not generate significant excess pore water pressure.

A summary of the CPTu soundings along with test details and individual plots are provided in the appendices. A set of files with calculated geotechnical parameters were generated for each sounding based on published correlations and are provided in Excel format in the data release folder. Information regarding the methods used is also included in the data release folder.

For additional information on CPTu interpretations and calculated geotechnical parameters, refer to Robertson et al. (1986), Lunne et al. (1997), Robertson (2009), Mayne (2013, 2014) and Mayne and Peuchen (2012).

The cone penetration test is halted at specific depths to carry out pore pressure dissipation (PPD) tests, shown in Figure PPD-1. For each dissipation test the cone and rods are decoupled from the rig and the data acquisition system measures and records the variation of the pore pressure (u) with time (t).

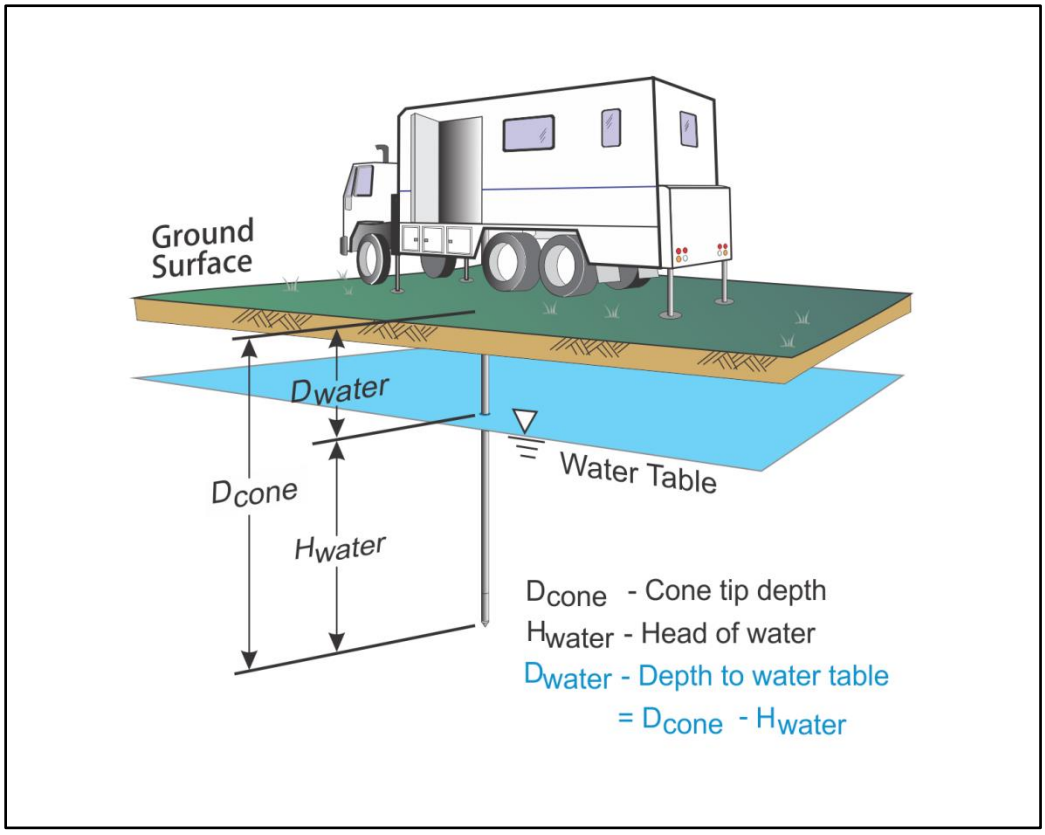


Figure PPD-1. Pore pressure dissipation test setup

Pore pressure dissipation data can be interpreted to provide estimates of ground water conditions, permeability, consolidation characteristics and soil behavior.

The typical shapes of dissipation curves shown in Figure PPD-2 are very useful in assessing soil type, drainage, in situ pore pressure and soil properties. A flat curve that stabilizes quickly is typical of a freely draining sand. Undrained soils such as clays will typically show positive excess pore pressure and have long dissipation times. Dilative soils will often exhibit dynamic pore pressures below equilibrium that then rise over time. Overconsolidated fine-grained soils will often exhibit an initial dilatory response where there is an initial rise in pore pressure before reaching a peak and dissipating.

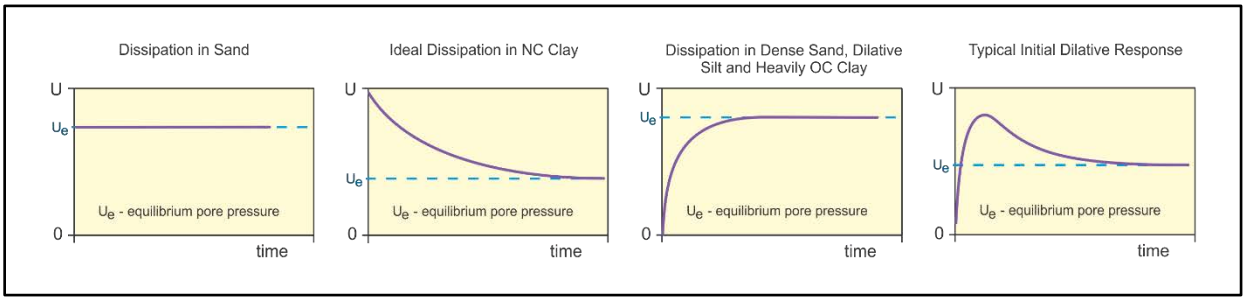


Figure PPD-2. Pore pressure dissipation curve examples

In order to interpret the equilibrium pore pressure (u_{eq}) and the apparent phreatic surface, the pore pressure should be monitored until such time as there is no variation in pore pressure with time as shown for each curve in Figure PPD-2.

In fine grained deposits the point at which 100% of the excess pore pressure has dissipated is known as t_{100}. In some cases this can take an excessive amount of time and it may be impractical to take the dissipation to t_{100}. A theoretical analysis of pore pressure dissipations by Teh and Houlsby (1991) showed that a single curve relating degree of dissipation versus theoretical time factor (T*) may be used to calculate the coefficient of consolidation (c_h) at various degrees of dissipation resulting in the expression for c_h shown below.

$$c_h = \frac{T^* \cdot a^2 \cdot \sqrt{I_r}}{t}$$

Where:
T* is the dimensionless time factor (Table Time Factor)
a is the radius of the cone
I_r is the rigidity index
t is the time at the degree of consolidation

Table Time Factor. T* versus degree of dissipation (Teh and Houlsby (1991))

Degree of Dissipation (%)	20	30	40	50	60	70	80
T* (u_2)	0.038	0.078	0.142	0.245	0.439	0.804	1.60

The coefficient of consolidation is typically analyzed using the time (t_{50}) corresponding to a degree of dissipation of 50% (u_{50}). In order to determine t_{50}, dissipation tests must be taken to a pressure less than u_{50}. The u_{50} value is half way between the initial maximum pore pressure and the equilibrium pore pressure value, known as u_{100}. To estimate u_{50}, both the initial maximum pore pressure and u_{100} must be known or estimated. Other degrees of dissipations may be considered, particularly for extremely long dissipations.

At any specific degree of dissipation the equilibrium pore pressure (u at t_{100}) must be estimated at the depth of interest. The equilibrium value may be determined from one or more sources such as measuring the value directly (u_{100}), estimating it from other dissipations in the same profile, estimating the phreatic surface and assuming hydrostatic conditions, from nearby soundings, from client provided information, from site observations and/or past experience, or from other site instrumentation.

For calculations of c_h (Teh and Houlsby (1991)), t_{50} values are estimated from the corresponding pore pressure dissipation curve and a rigidity index (I_r) is assumed. For curves having an initial dilatory response in which an initial rise in pore pressure occurs before reaching a peak, the relative time from the peak value is used in determining t_{50}. In cases where the time to peak is excessive, t_{50} values are not calculated.

Due to possible inherent uncertainties in estimating I_r, the equilibrium pore pressure and the effect of an initial dilatory response on calculating t_{50}, other methods should be applied to confirm the results for c_h.

Additional published methods for estimating the coefficient of consolidation from a piezocone test are described in Burns and Mayne (1998, 2002), Jones and Van Zyl (1981), Robertson et al. (1992) and Sully et al. (1999).

A summary of the pore pressure dissipation tests and dissipation plots are presented in the relevant appendix.

ASTM D5778-12, 2012, "Standard Test Method for Performing Electronic Friction Cone and Piezocone Penetration Testing of Soils", ASTM International, West Conshohocken, PA. DOI: 10.1520/D5778-12.

Burns, S.E. and Mayne, P.W., 1998, "Monotonic and dilatory pore pressure decay during piezocone tests", Canadian Geotechnical Journal 26 (4): 1063-1073. DOI: 1063-1073/T98-062.

Burns, S.E. and Mayne, P.W., 2002, "Analytical cavity expansion-critical state model cone dissipation in fine-grained soils", Soils & Foundations, Vol. 42(2): 131-137.

Jones, G.A. and Van Zyl, D.J.A., 1981, "The piezometer probe: a useful investigation tool", Proceedings, 10th International Conference on Soil Mechanics and Foundation Engineering, Vol. 3, Stockholm: 489-495.

Lunne, T., Robertson, P.K. and Powell, J. J. M., 1997, "Cone Penetration Testing in Geotechnical Practice", Blackie Academic and Professional.

Mayne, P.W., 2013, "Evaluating yield stress of soils from laboratory consolidation and in-situ cone penetration tests", Sound Geotechnical Research to Practice (Holtz Volume) GSP 230, ASCE, Reston/VA: 406-420. DOI: 10.1061/9780784412770.027.

Mayne, P.W. and Peuchen, J., 2012, "Unit weight trends with cone resistance in soft to firm clays", Geotechnical and Geophysical Site Characterization *4,* Vol. 1 (Proc. ISC-4, Pernambuco), CRC Press, London: 903-910.

Mayne, P.W., 2014, "Interpretation of geotechnical parameters from seismic piezocone tests", CPT'14 Keynote Address, Las Vegas, NV, May 2014.

Robertson, P.K., Campanella, R.G., Gillespie, D. and Greig, J., 1986, "Use of Piezometer Cone Data", Proceedings of InSitu 86, ASCE Specialty Conference, Blacksburg, Virginia.

Robertson, P.K., 1990, "Soil Classification Using the Cone Penetration Test", Canadian Geotechnical Journal, Volume 27: 151-158. DOI: 10.1139/T90-014.

Robertson, P.K., Sully, J.P., Woeller, D.J., Lunne, T., Powell, J.J.M. and Gillespie, D.G., 1992, "Estimating coefficient of consolidation from piezocone tests", Canadian Geotechnical Journal, 29(4): 539-550. DOI: 10.1139/T92-061.

Robertson, P.K., 2009, "Interpretation of cone penetration tests – a unified approach", Canadian Geotechnical Journal, Volume 46: 1337-1355. DOI: 10.1139/T09-065.

Sully, J.P., Robertson, P.K., Campanella, R.G. and Woeller, D.J., 1999, "An approach to evaluation of field CPTU dissipation data in overconsolidated fine-grained soils", Canadian Geotechnical Journal, 36(2): 369-381. DOI: 10.1139/T98-105.

Teh, C.I., and Houlsby, G.T., 1991, "An analytical study of the cone penetration test in clay", Geotechnique, 41(1): 17-34. DOI: 10.1680/geot.1991.41.1.17.



CONE PENETRATION DIGITAL FILE FORMATS - eSeries

CPT Data Files (COR Extension)

ConeTec CPT data files are stored in ASCII text files that are readable by almost any text editor. ConeTec file names start with the job number (which includes the two digit year number) an underscore as a separating character, followed by two letters based on the type of test and the sounding ID. The last character position is reserved for an identifier letter (such as b, c, d etc) used to uniquely distinguish multiple soundings at the same location. The CPT sounding file has the extension COR. As an example, for job number 21-02-00001 the first CPT sounding will have file name 21-02-00001_CP01.COR

The sounding (COR) file consists of the following components:

1. Two lines of header information
2. Data records
3. End of data marker
4. Units information

Header Lines

Line 1: Columns 1-6 may be blank or may indicate the version number of the recording software
Columns 7-21 contain the sounding Date and Time (Date is MM:DD:YY)
Columns 23-38 contain the sounding Operator
Columns 51-100 contain extended Job Location information

Line 2: Columns 1-16 contain the Job Location
Columns 17-32 contain the Cone ID
Columns 33-47 contain the sounding number
Columns 51-100 may contain extended sounding ID information

Data Records

The data records contain 4 or more columns of data in floating point format. A comma and spaces separate each data item:

Column 1: Sounding Depth (meters)
Column 2: Tip (q_c), recorded in units selected by the operator
Column 3: Sleeve (f_s), recorded in units selected by the operator
Column 4: Dynamic pore pressure (u), recorded in units selected by the operator
Column 5: Empty or may contain other requested data such as Gamma, Resistivity or UVIF data

End of Data Marker

After the last line of data there is a line containing an ASCII 26 (CTL-Z) character (small rectangular shaped character) followed by a newline (carriage return / line feed). This is used to mark the end of data.

Units Information

The last section of the file contains information about the units that were selected for the sounding. A separator bar makes up the first line. The second line contains the type of units used for depth, q_c, f_s and u. The third line contains the conversion values required for ConeTec's software to convert the recorded data to an internal set of base units (bar for q_c, bar for f_s and meters for u). Additional lines intended for internal ConeTec use may appear following the conversion values.

CPT Data Files (XLS Extension)

Excel format files of ConeTec CPT data are also generated from corresponding COR files. The XLS files have the same base file name as the COR file with a -BSC suffix. The information in the file is presented in table format and contains additional information about the sounding such as coordinate information, and tip net area ratio.

The BSCI suffix is given to XLS files which are enhanced versions of the BSC files and include the same data records in addition to inclination data collected for each sounding.

CPT Dissipation Files (XLS Extension)

Pore pressure dissipation files are provided in Excel format and contain each dissipation trace that exceeds a minimum duration (selected during post-processing) formatted column wise within the spreadsheet. The first column (Column A) contains the time in seconds and the second column (Column B) contains the time in minutes. Subsequent columns contain the dissipation trace data. The columns extend to the longest trace of the data set.

Detailed header information is provided at the top of the worksheet. The test depth in meters and feet, the number of points in the trace and the particular units are all presented at the top of each trace column.

CPT Dissipation files have the same naming convention as the CPT sounding files with a "–PPD" suffix.

Data Records

Each file will contain dissipation traces that exceed a minimum duration (selected during post-processing) in a particular column. The dissipation pore pressure values are typically recorded at varying time intervals throughout the trace; rapidly to start and increasing as the duration of the test lengthens. The test depth in meters and feet, the number of points in the trace and the trace number are identified at the top of each trace column.

Cone Type Designations

Cone ID	Cone Description	Tip Cross Sect. Area (cm^2)	Tip Capacity (bar)	Sleeve Area (cm^2)**	Sleeve Capacity (bar)	Pore Pressure Capacity (bar)
EC###	A15T1500F15U35	15	1500	225	15	35
EC###	A15T375F10U35	15	375	225	10	35
EC###	A10T1000F10U35	10	1000	150	10	35

refers to the Cone ID number
**Outer Cylindrical Area

Description of Methods for Calculated CPT Geotechnical Parameters

CONETEC

CALCULATED CPT GEOTECHNICAL PARAMETERS

A Detailed Description of the Methods Used in ConeTec's CPT Geotechnical Parameter Calculation and Plotting Software



Revision SZW-Rev 14

Revised November 26, 2019
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Limitations

The geotechnical parameter output was prepared specifically for the site and project named in the accompanying report subject to objectives, site conditions and criteria provided to ConeTec by the client. The output may not be relied upon by any other party or for any other site without the express written permission of ConeTec Group (ConeTec) or any of its affiliates. For this project, ConeTec has provided site investigation services, prepared factual data reporting and produced geotechnical parameter calculations consistent with current best practices. No other warranty, expressed or implied, is made.

To understand the calculations that have been performed and to be able to reproduce the calculated parameters the user is directed to the basic descriptions for the methods in this document and the detailed descriptions and their associated limitations and appropriateness in the technical references cited for each parameter.

ConeTec's Calculated CPT Geotechnical Parameters as of November 26, 2019

ConeTec's CPT parameter calculation and plotting routine provides a tabular output of geotechnical parameters based on current published CPT correlations and is subject to change to reflect the current state of practice. Due to drainage conditions and the basic assumptions and limitations of the correlations, not all geotechnical parameters provided are considered applicable for all soil types. The results are presented only as a guide for geotechnical use and should be carefully examined for consideration in any geotechnical design. Reference to current literature is strongly recommended. ConeTec does not warranty the correctness or the applicability of any of the geotechnical parameters calculated by the program and does not assume liability for any use of the results in any design or review. For verification purposes we recommend that representative hand calculations be done for any parameter that is critical for design purposes. The end user of the parameter output should also be fully aware of the techniques and the limitations of any method used by the program. The purpose of this document is to inform the user as to which methods were used and to direct the end user to the appropriate technical papers and/or publications for further reference.

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The CPT calculations are based on values of tip resistance, sleeve friction and pore pressures considered at each data point or averaged over a user specified layer thickness (e.g. 0.20 m). Note that q_t is the tip resistance corrected for pore pressure effects and q_c is the recorded tip resistance. The corrected tip resistance (corrected using u_2 pore pressure values) is used for all of the calculations. Since all ConeTec cones have equal end area friction sleeves pore pressure corrections to sleeve friction, f_s, are not required.

The tip correction is: $q_t = q_c + (1-a) \bullet u_2$ (consistent units are implied)

where: q_t is the corrected tip resistance
q_c is the recorded tip resistance
u_2 is the recorded dynamic pore pressure behind the tip (u_2 position)
a is the Net Area Ratio for the cone (typically 0.80 for ConeTec cones)

The total stress calculations are based on soil unit weight values that have been assigned to the Soil Behavior Type (SBT) zones, from a user defined unit weight profile, by using a single uniform value throughout the profile, through unit weight estimation techniques described in various technical papers or from a combination of these methods. The parameter output files indicate the method(s) used.

Effective vertical overburden stresses are calculated based on a hydrostatic distribution of equilibrium pore pressures below the water table or from a user defined equilibrium pore pressure profile (typically obtained from CPT dissipation tests) or a combination of the two. For over water projects the stress effects of the column of water above the mudline have been taken into account as has the appropriate unit weight of water. How this is done depends on where the instruments were zeroed (i.e. on deck or at the mudline). The parameter output files indicate the method(s) used.

A majority of parameter calculations are derived or driven by results based on material types as determined by the various soil behavior type charts depicted in Figures 1 through 5. The parameter output files indicate the method(s) used.

The Soil Behavior Type classification chart shown in Figure 1 is the classic non-normalized SBT Chart developed at the University of British Columbia and reported in Robertson, Campanella, Gillespie and Greig (1986). Figure 2 shows the original normalized (linear method) SBT chart developed by Robertson (1990). The Bq classification charts shown in Figures 3a and 3b incorporate pore pressures into the SBT classification and are based on the methods described in Robertson (1990). Many of these charts have been summarized in Lunne, Robertson and Powell (1997). The

Jefferies and Davies SBT chart shown in Figure 3c is based on the techniques discussed in Jefferies and Davies (1993) which introduced the concept of the Soil Behavior Type Index parameter, I_c. Please note that the I_c parameter developed by Robertson and Fear (1995) and Robertson and Wride (1998) is similar in concept but uses a slightly different calculation method than that used by Jefferies and Davies (1993) as the latter incorporates pore pressure in their technique through the use of the Bq parameter. The normalized Qtn SBT chart shown in Figure 4 is based on the work by Robertson (2009) utilizing a variable stress ratio exponent, n, for normalization based on a slightly modified redefinition and iterative approach for I_c. The boundary curves drawn on the chart are based on the work described in Robertson (2010).

Figure 5 shows a revised behavior based chart by Robertson (2016) depicting contractive-dilative zones. As the zones represent material behavior rather than soil gradation ConeTec has chosen a set of zone colors that are less likely to be confused with material type colors from previous SBT charts. These colors differ from those used by Dr. Robertson.

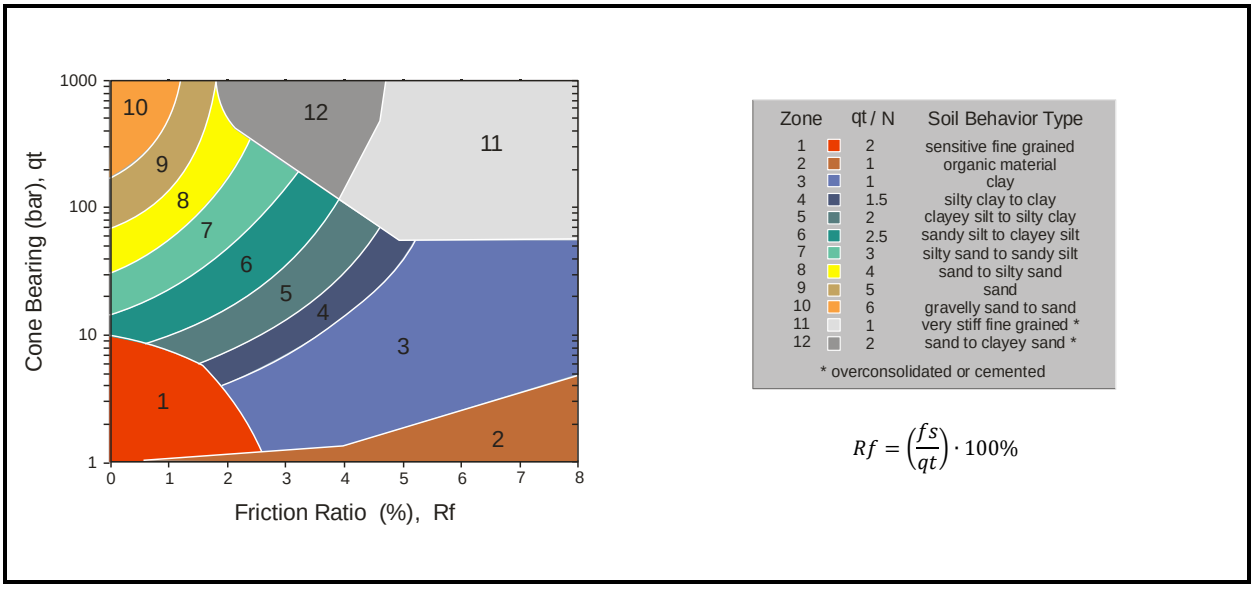


Figure 1. Non-Normalized Soil Behavior Type Classification Chart (SBT)

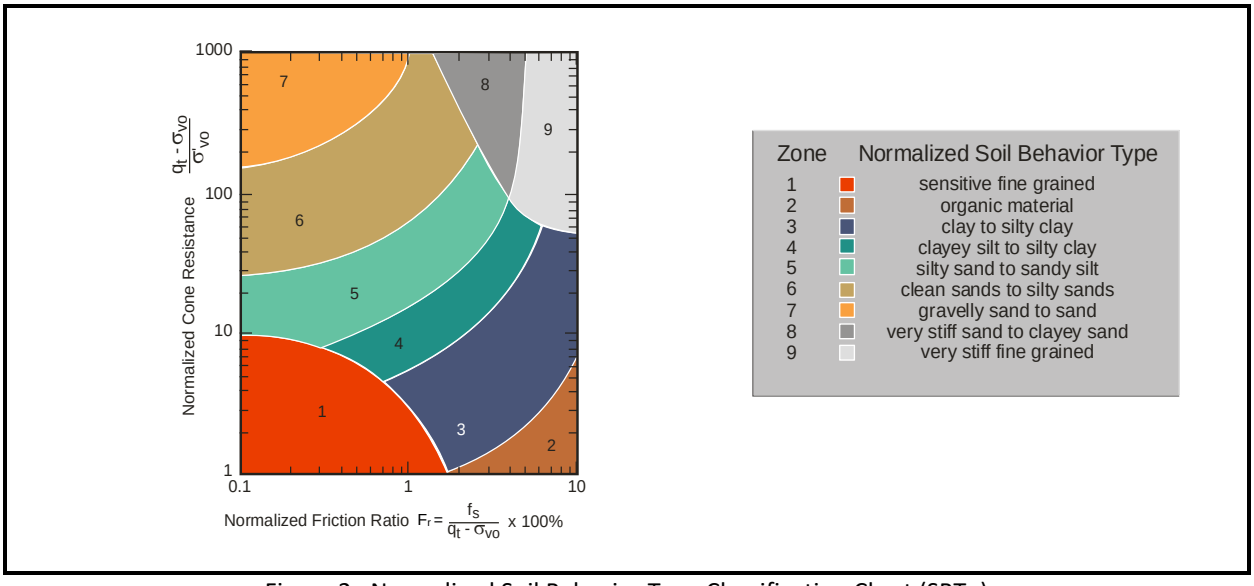


Figure 2. Normalized Soil Behavior Type Classification Chart (SBTn)

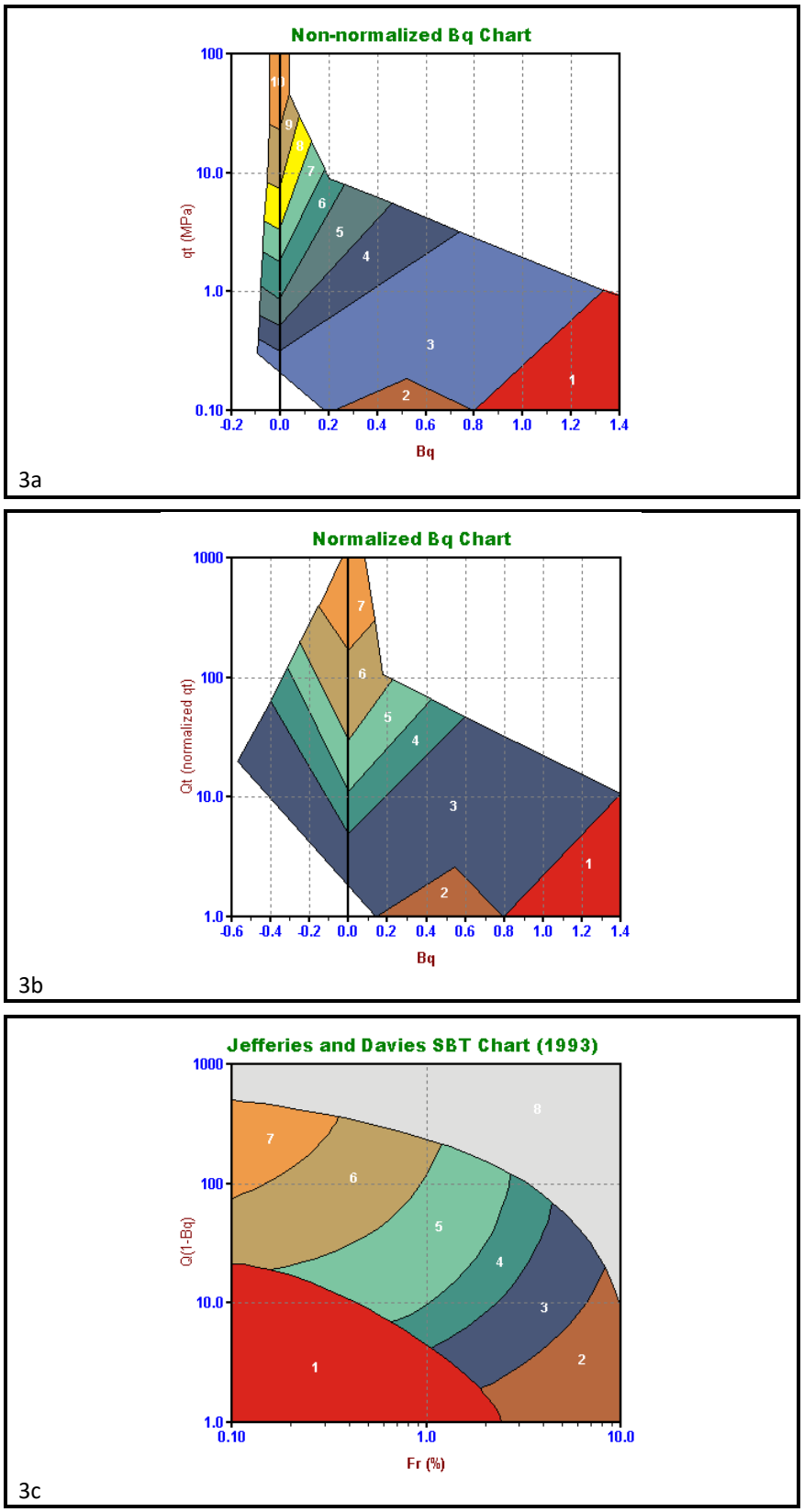


Figure 3. Alternate Soil Behavior Type Charts

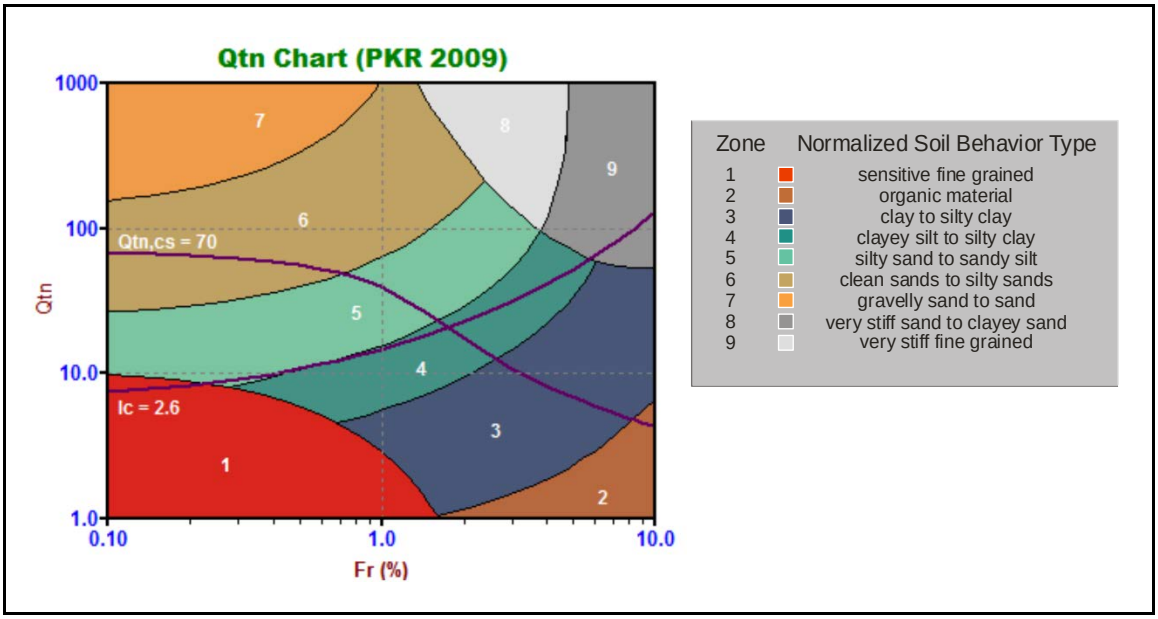


Figure 4. Normalized Soil Behavior Type Chart using Q_{tn} (SBT Qtn)

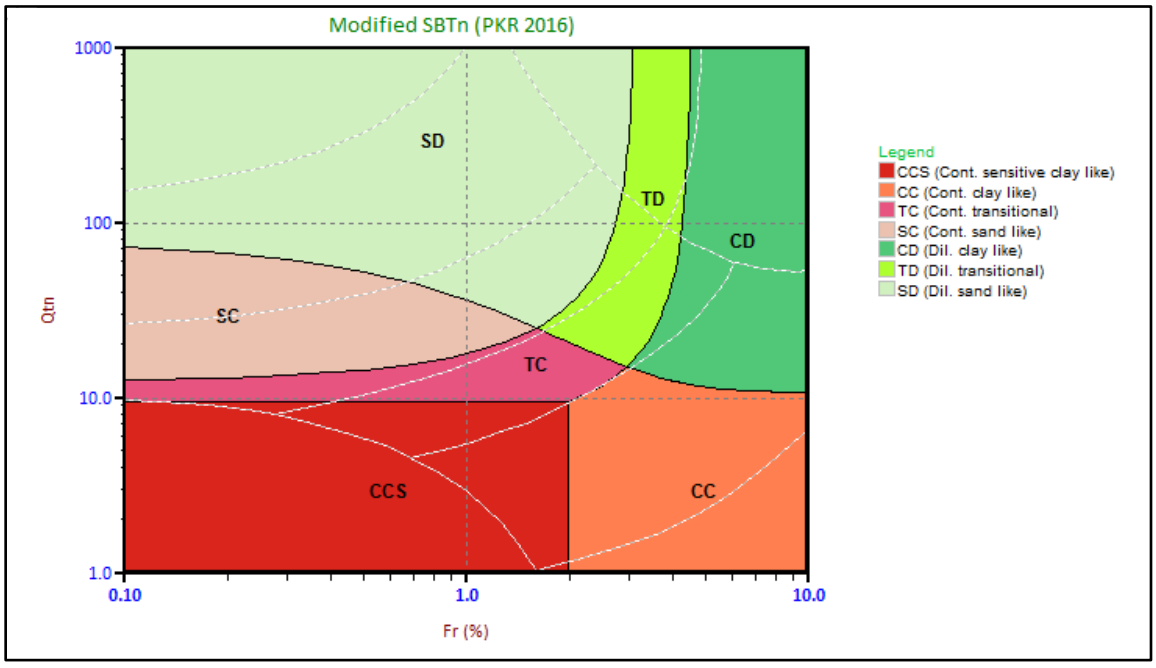


Figure 5. Modified SBTn Behavior Based Chart

Details regarding the geotechnical parameter calculations are provided in Tables 1a and 1b. The appropriate references cited are listed in Table 2. Non-liquefaction specific parameters are detailed in Table 1a and liquefaction specific parameters are detailed in Table 1b.

Where methods are based on charts or techniques that are too complex to describe in this summary the user should refer to the cited material. Specific limitations for each method are described in the cited material.

Where the results of a calculation/correlation are deemed *'invalid'* the value will be represented by the text strings "-9999", "-9999.0", the value 0.0 (Zero) or an empty cell. Invalid results will occur because of (and not limited to) one or a combination of:

1. Invalid or undefined CPT data (e.g. drilled out section or data gap).

2. Where the calculation method is inappropriate, for example, drained parameters in a material behaving as an undrained material (and vice versa).

3. Where input values are beyond the range of the referenced charts or specified limitations of the correlation method.

4. Where pre-requisite or intermediate parameter calculations are invalid.

The parameters selected for output from the program are often specific to a particular project. As such, not all of the calculated parameters listed in Table 1 may be included in the output files delivered with this report.

The output files are typically provided in Microsoft Excel XLS or XLSX format. The ConeTec software has several options for output depending on the number or types of calculated parameters desired or requested by the client. Each output file is named using the original COR file base name followed by a three or four letter indicator of the output set selected (e.g. BSC, TBL, NLI, NL2, IFI, IFI2) and possibly followed by an operator selected suffix identifying the characteristics of the particular calculation run.

Table 1a. CPT Parameter Calculation Methods – Non liquefaction Parameters

Calculated Parameter	Description	Equation	Ref
Depth	Mid Layer Depth *(where calculations are done at each point then Mid Layer Depth = Recorded Depth)*	*[Depth (Layer Top) + Depth (Layer Bottom)]/ 2.0*	CK*
Elevation	Elevation of Mid Layer based on sounding collar elevation supplied by client or through site survey	Elevation = Collar Elevation - Depth	CK*
Avg qc	Averaged recorded tip value (q_c)	$Avgqc = \frac{1}{n}\sum_{i=1}^{n} q_c$ *n=1 when calculations are done at each point*	CK*
Avg qt	Averaged corrected tip (q_t) where: $q_t = q_c + (1-a) \bullet u_2$	$Avgqt = \frac{1}{n}\sum_{i=1}^{n} q_t$ *n=1 when calculations are done at each point*	1
Avg fs	Averaged sleeve friction (f_s)	$Avgfs = \frac{1}{n}\sum_{i=1}^{n} fs$ *n=1 when calculations are done at each point*	CK*
Avg Rf	Averaged friction ratio (R_f) where friction ratio is defined as: $Rf = 100\% \bullet \frac{fs}{q_t}$	$AvgRf = 100\% \cdot \frac{Avgfs}{Avgqt}$ *n=1 when calculations are done at each point*	CK*
Avg u	Averaged dynamic pore pressure *(u)*	$Avgu = \frac{1}{n}\sum_{i=1}^{n} u_i$ *n=1 when calculations are done at each point*	CK*

Calculated Parameter	Description	Equation	Ref
Avg Res	Averaged Resistivity (this data is not always available since it is a specialized test requiring an additional module)	$AvgRes = \frac{1}{n}\sum_{i=1}^{n} Resistivity_i$ *n=1 when calculations are done at each point*	CK*
Avg UVIF	Averaged UVIF ultra-violet induced fluorescence (this data is not always available since it is a specialized test requiring an additional module)	$AvgUVIF = \frac{1}{n}\sum_{i=1}^{n} UVIF_i$ *n=1 when calculations are done at each point*	CK*
Avg Temp	Averaged Temperature (this data is not always available since it requires specialized calibrations)	$AvgTemp = \frac{1}{n}\sum_{i=1}^{n} Temperature_i$ *n=1 when calculations are done at each point*	CK*
Avg Gamma	Averaged Gamma Counts (this data is not always available since it is a specialized test requiring an additional module)	$AvgGamma = \frac{1}{n}\sum_{i=1}^{n} Gamma_i$ *n=1 when calculations are done at each point*	CK*
SBT	Soil Behavior Type as defined by Robertson et al 1986 (often referred to as Robertson and Campanella, 1986)	See Figure 1	1, 5
SBTn	Normalized Soil Behavior Type as defined by Robertson 1990 (linear normalization)	See Figure 2	2, 5
SBT-Bq	Non-normalized Soil Behavior type based on the Bq parameter	See Figure 3	1, 2, 5
SBT-Bqn	Normalized Soil Behavior based on the Bq parameter	See Figure 3	2, 5
SBT-JandD	Soil Behavior Type as defined by Jeffries and Davies	See Figure 3	7
SBT Qtn	Soil Behavior Type as defined by Robertson (2009) using a variable stress ratio exponent for normalization based on I_c	See Figure 4	15
Modified SBTn (contractive /dilative)	Modified SBTn chart as defined by Robertson (2016) indicating zones of contractive/dilative behavior.	See Figure 5	30
Unit Wt.	Unit Weight of soil determined from one of the following user selectable options: 1) uniform value 2) value assigned to each SBT zone 3) value assigned to each SBTn zone 4) value assigned to SBTn zone as determined from Robertson and Wride (1998) based on q_{c1n} 5) values assigned to SBT Qtn zones 6) Mayne fs (sleeve friction) method 7) Robertson 2010 method 8) user supplied unit weight profile The last option may co-exist with any of the other options	See references	3, 5, 15, 21, 24, 29

Calculated Parameter	Description	Equation	Ref
TStress σ_v	Total vertical overburden stress at Mid Layer Depth *A layer is defined as the averaging interval specified by the user where depths are reported at their respective mid-layer depth.* *For data calculated at each point layers are defined using the recorded depth as the mid-point of the layer. Thus, a layer starts half-way between the previous depth and the current depth unless this is the first point in which case the layer start is at zero depth. The layer bottom is half-way from the current depth to the next depth unless it is the last data point.* *Defining layers affects how stresses are calculated since the unit weight attributed to a data point is used throughout the entire layer. This means that to calculate the stresses the total stress at the top and bottom of a layer are required. The stress at mid layer is determined by adding the incremental stress from the layer top to the mid-layer depth. The stress at the layer bottom becomes the stress at the top of the subsequent layer. Stresses are NOT calculated from mid-point to mid-point.* *For over-water work the total stress due to the column of water above the mud line is taken into account where appropriate.*	$TStress = \sum_{i=1}^{n} \gamma_i h_i$ *where* γ_i is layer unit weight h_i is layer thickness	CK*
EStress σ_v'	Effective vertical overburden stress at mid-layer depth	$\sigma_v' = \sigma_v - u_{eq}$	CK*
Equil u u_{eq} or u_0	Equilibrium pore pressure determined from one of the following user selectable options: 1) hydrostatic below water table 2) user supplied profile 3) combination of those above When a user supplied profile is used/provided a linear interpolation is performed between equilibrium pore pressures defined at specific depths. If the profile values start below the water table then a linear transition from zero pressure at the water table to the first defined pointed is used. Equilibrium pore pressures may come from dissipation tests, adjacent piezometers or other sources. Occasionally, an extra equilibrium point ("assumed value") will be provided in the profile that does not come from a recorded value to smooth out any abrupt changes or to deal with material interfaces. These "assumed" values will be indicated on our plots and in tabular summaries.	For hydrostatic option: $u_{eq} = \gamma_w \cdot (D - D_{wt})$ where u_{eq} is equilibrium pore pressure γ_w is unit weight of water D is the current depth D_{wt} is the depth to the water table	CK*
K_0	Coefficient of earth pressure at rest, K_0	$K_O = (1 - \sin\Phi') OCR^{\sin\Phi'}$	17
C_n	Overburden stress correction factor used for $(N_1)_{60}$ and older CPT parameters	$C_n = (P_a/\sigma_v')^{0.5}$ where $0.0 < C_n < 2.0$ *(user adjustable, typically 1.7)* P_a *is atmospheric pressure (100 kPa)*	12
C_q	Overburden stress normalizing factor	$C_q = 1.8 / (0.8 + (\sigma_v'/P_a))$ where $0.0 < C_q < 2.0$ *(user adjustable)* P_a *is atmospheric pressure (100 kPa)*	3, 12

Calculated Parameter	Description	Equation	Ref
N_{60}	SPT N value at 60% energy calculated from q_t/N ratios assigned to each SBT zone. This method has abrupt N value changes at zone boundaries.	*See Figure 1*	5
(N1)60	SPT N_{60} value corrected for overburden pressure	$(N_1)_{60} = C_n \bullet N_{60}$	4
N60Ic	SPT N_{60} values based on the I_c parameter [as defined by Roberston and Wride 1998 (5), or by Robertson 2009 (15)].	$(q_t/P_a)/ N_{60} = 8.5 (1 – I_c/4.6)$ $(q_t/P_a)/ N_{60} = 10^{(1.1268 – 0.2817Ic)}$ Pa being atmospheric pressure	5 15, 31
(N1)60Ic	SPT N_{60} value corrected for overburden pressure (using N_{60} I_c). User has 3 options.	1) $(N_1)_{60}Ic= C_n \bullet (N_{60} I_c)$ 2) $q_{c1n}/ (N_1)_{60}I_c = 8.5 (1 – I_c/4.6)$ 3) $(Q_{tn})/ (N_1)_{60}I_c = 10^{(1.1268 – 0.2817Ic)}$	4 5 15, 31
Su or Su (Nkt)	Undrained shear strength based on q_t S_u factor N_{kt} is user selectable	$Su = \frac{qt - \sigma_v}{N_{kt}}$	1, 5
Su or Su (Ndu)	Undrained shear strength based on pore pressure S_u factor $N_{\Delta u}$ is user selectable	$Su = \frac{u_2 - u_{eq}}{N_{\Delta u}}$	1, 5
Dr	Relative Density determined from one of the following user selectable options: a) Ticino Sand b) Hokksund Sand c) Schmertmann (1978) d) Jamiolkowski (1985) - All Sands e) Jamiolkowski et al (2003) (various compressibilities, K_o)	See reference (methods a through d) Jamiolkowski et al (2003) reference	5 14
PHI ϕ	Friction Angle determined from one of the following user selectable options (methods a through d are for sands and method e is for silts and clays): a) Campanella and Robertson b) Durgunoglu and Mitchel c) Janbu d) Kulhawy and Mayne e) NTH method (clays and silts)	See appropriate reference	5 5 5 11 23
Delta U/qt	Differential pore pressure ratio (older parameter used before B_q was established)	$= \frac{\Delta u}{qt}$ *where:* $\Delta u = u - u_{eq}$ *and* u = *dynamic pore pressure* u_{eq} = *equilibrium pore pressure*	CK*
Bq	Pore pressure parameter	$Bq = \frac{\Delta u}{qt - \sigma_v}$ where : $\Delta u = u - u_{eq}$ *and* u = *dynamic pore pressure* u_{eq} = *equilibrium pore pressure*	1, 2, 5
Net qt or qtNet	Net tip resistance (used in many subsequent correlations)	$qt - \sigma_v$	CK*
qe	Effective tip resistance (using the dynamic pore pressure u_2 and not equilibrium pore pressure)	$qt - u_2$	CK*

Calculated Parameter	Description	Equation	Ref
qeNorm	Normalized effective tip resistance	$\frac{qt - u_2}{\sigma_v}$	CK*
Q_t or Norm: Qt	Normalized q_t for Soil Behavior Type classification as defined by Robertson (1990) using a linear stress normalization. Note this is different from Q_{tn}.	$Qt = \frac{qt - \sigma_v}{\sigma_v}$	2, 5
F_r or Norm: Fr	Normalized Friction Ratio for Soil Behavior Type classification as defined by Robertson (1990)	$Fr = 100\% \cdot \frac{fs}{qt - \sigma_v}$	2, 5
Q(1-Bq)	Q(1-Bq) grouping as suggested by Jefferies and Davies for their classification chart and the establishment of their I_c parameter	$Q \cdot (1 - Bq)$ *where Bq is defined as above and Q is the same as the normalized tip resistance, Q_t, defined above*	6, 7
qc1	Normalized tip resistance, q_{c1}, using a fixed stress ratio exponent, n (this method has stress units)	$q_{c1} = q_t \cdot (Pa/\sigma_v')^{0.5}$ where: Pa = atmospheric pressure	21
qc1 (0.5)	Normalized tip resistance, q_{c1}, using a fixed stress ratio exponent, n (this method is unit-less)	$q_{c1}\,(0.5) = (q_t/P_a) \cdot (Pa/\sigma_v')^{0.5}$ where: Pa = atmospheric pressure	5
qc1 (Cn)	Normalized tip resistance, q_{c1}, based on C_n (this method has stress units)	$q_{c1}(Cn) = C_n * q_t$	5, 12
qc1 (Cq)	Normalized tip resistance, q_{c1}, based on C_q (this method has stress units)	$q_{c1}\,(Cq) = C_q * q_t$ (some papers use q_c)	5, 12
qc1n	normalized tip resistance, q_{c1n}, using a variable stress ratio exponent, n (where n=0.0, 0.70, 1.0) (this method is unit-less)	$q_{c1n} = (q_t / P_a)(P_a/\sigma_v')^n$ where: P_a = atm. Pressure and n varies as described below	3, 5
I_c or Ic (RW1998)	Soil Behavior Type Index as defined by Robertson and Fear (1995) and Robertson and Wride (1998) for estimating grain size characteristics and providing smooth gradational changes across the SBTn chart	$I_c = [(3.47 - \log_{10}Q)^2 + (\log_{10} Fr + 1.22)^2]^{0.5}$ *Where:* $Q = \left(\frac{qt - \sigma_v}{P_a}\right)\left(\frac{P_a}{\sigma_v'}\right)^n$ *Or* $Q = q_{c1n} = \left(\frac{qt}{P_a}\right)\left(\frac{P_a}{\sigma_v'}\right)^n$ *depending on the iteration in determining I_c* *And* *Fr is in percent* *P_a = atmospheric pressure* *n varies between 0.5, 0.70 and 1.0 and is selected in an iterative manner based on the resulting I_c*	3, 5, 21
Ic (PKR 2009)	Soil Behavior Type Index, I_c (PKR 2009) based on a variable stress ratio exponent n, which itself is based on I_c (PKR 2009). An iterative calculation is required to determine Ic (PKR 2009) and its corresponding n (PKR 2009).	I_c (PKR 2009) = $[(3.47 - \log_{10}Q_{tn})^2 + (1.22 + \log_{10}F_r)^2]^{0.5}$	15

Calculated Parameter	Description	Equation	Ref
n (PKR 2009)	Stress ratio exponent n, based on I_c (PKR 2009). An iterative calculation is required to determine n (PKR 2009) and its corresponding Ic (PKR 2009).	*n (PKR 2009) = 0.381 (I_c) + 0.05 (σ_v'/P_a) – 0.15*	15
Qtn (PKR 2009)	Normalized tip resistance using a variable stress ratio exponent based on I_c (PKR 2009) and n (PKR 2009). An iterative calculation is required to determine Qtn (PKR 2009).	$Q_{tn} = [(qt - \sigma_v)/P_a](P_a/\sigma_v')^n$ *where P_a = atmospheric pressure (100 kPa)* *n = stress ratio exponent described above*	15
FC	Apparent fines content (%)	*FC=1.75($Ic^{3.25}$) - 3.7* *FC=100 for $I_c > 3.5$* *FC=0 for $I_c < 1.26$* *FC = 5% if $1.64 < I_c < 2.6$ AND $F_r<0.5$*	3
I_c Zone	This parameter is the Soil Behavior Type zone based on the I_c parameter (valid for zones 2 through 7 on SBTn or SBT Qtn charts)	$I_c < 1.31$ Zone = 7 $1.31 < I_c < 2.05$ Zone = 6 $2.05 < I_c < 2.60$ Zone = 5 $2.60 < I_c < 2.95$ Zone = 4 $2.95 < I_c < 3.60$ Zone = 3 $I_c > 3.60$ Zone = 2	3
State Param or State Parameter or ψ	The state parameter index, ψ, is defined as the difference between the current void ratio, e, and the critical void ratio, e_c. Positive ψ - contractive soil Negative ψ - dilative soil This is based on the work by Been and Jefferies (1985) and Plewes, Davies and Jefferies (1992) - vertical effective stress is used rather than a mean normal stress	See reference	6, 8
Yield Stress σ_p'	Yield stress is calculated using the following methods a) General method b) 1st order approximation using q_tNet (clays) c) 1st order approximation using Δu_2 (clays) d) 1st order approximation using q_e (clays)	All stresses in kPa a) $\sigma_p' = 0.33 \cdot (q_t - \sigma_v)^{m'} (\sigma_{atm}/100)^{1-m'}$ where $m' = 1 - \frac{0.28}{1 + (I_c/2.65)^{25}}$ b) $\sigma_p' = 0.33 \cdot (q_t - \sigma_v)$ c) $\sigma_p' = 0.54 \cdot (\Delta u_2)$ $\Delta u_2 = u_2 - u_0$ d) $\sigma_p' = 0.60 \cdot (q_t - u_2)$	19 20 20 20
OCR OCR(JS1978) OCR(Mayne2014) OCR (qtNet) OCR (deltaU) OCR (qe) OCR (Vs) OCR (PKR2015)	Over Consolidation Ratio based on a) Schmertmann (1978) method involving a plot plot of S_u/σ_v' /($S_u/\sigma_v')_{NC}$ and OCR b) based on Yield stresses described above c) approximate version based on qtNet d) approximate version based on Δu e) approximate version based on effective tip, q_e f) approximate version based on shear wave velocity, V_s g) based on Qt	 a) requires a user defined value for NC Su/P_c' ratio b through f) *based on yield stresses* g) $OCR = 0.25 \cdot (Qt)^{1.25}$	 9 19 20 20 20 18 32

Calculated Parameter	Description	Equation	Ref
Es/qt	Intermediate parameter for calculating Young's Modulus, E, in sands. It is the Y axis of the reference chart.	Based on Figure 5.59 in the reference	5
Es Young's Modulus E	Young's Modulus based on the work done in Italy. There are three types of sands considered in this technique. The user selects the appropriate type for the site from: a) OC Sands b) Aged NC Sands c) Recent NC Sands Each sand type has a family of curves that depend on mean normal stress. The program calculates mean normal stress and linearly interpolates between the two extremes provided in the E_s/q_t chart. Es is evaluated for an axial strain of 0.1%.	Mean normal stress is evaluated from: $\sigma'_m = \frac{1}{3}(\sigma'_v + \sigma'_h + \sigma'_h)$ where σ_v'= vertical effective stress σ_h'= horizontal effective stress *and* $\sigma_h = K_o \bullet \sigma_v'$ with K_o assumed to be 0.5	5
Delta U/TStress	Differential pore pressure ratio with respect to total stress	$= \frac{\Delta u}{\sigma_v}$ *where:* $\Delta u = u - u_{eq}$	CK*
Delta U/Estress, P Value, Excess Pore Pressure Ratio	Differential pore pressure ratio with respect to effective stress. Key parameter (P, Normalized Pore Pressure Parameter, Excess Pore Pressure Ratio) in the Winckler et. al. static liquefaction method.	$= \frac{\Delta u}{\sigma'_v}$ *where:* $\Delta u = u - u_{eq}$	25, 25a, CK*
Su/EStress	Undrained shear strength ratio with respect to vertical effective overburden stress using the S_u (N_{kt}) method	$= Su\ (N_{kt}) / \sigma_v'$	CK*
Gmax	G_{max} determined from SCPT shear wave velocities (not estimated values)	$G_{max} = \rho V_s^2$ where ρ is the mass density of the soil determined from the estimated unit weights at each test depth	27
qtNet/Gmax	Net tip resistance ratio with respect to the small strain modulus G_{max} determined from SCPT shear wave velocities (not estimated values)	$= (qt - \sigma_v) / G_{max}$ where $G_{max} = \rho V_s^2$ and ρ is the mass density of the soil determined from the estimated unit weights at each test depth	15, 28, 30

*CK – common knowledge

Table 1b. CPT Parameter Calculation Methods – Liquefaction Parameters

Calculated Parameter	Description	Equation	Ref
K_{SPT}	Equivalent clean sand factor for $(N_1)60$	$K_{SPT} = 1 + ((0.75/30) \bullet (FC - 5))$	10
K_{CPT} or K_C (RW1998)	Equivalent clean sand correction for q_{c1N}	$K_{cpt} = 1.0$ for $I_c \leq 1.64$ $K_{cpt} = f(I_c)$ for $I_c > 1.64$ (see reference) $K_c = -0.403\ I_c^4 + 5.581\ I_c^3 - 21.63 I_c^2 + 33.75\ I_c - 17.88$	3, 10
Kc (PKR 2010)	Clean sand equivalent factor to be applied to Q_{tn}	$K_c = 1.0$ for $I_c \leq 1.64$ $K_c = -0.403\ I_c^4 + 5.581\ I_c^3 - 21.63 I_c^2 + 33.75\ I_c - 17.88$ for $I_c > 1.64$	16
$(N_1)_{60cs}Ic$	Clean sand equivalent SPT $(N_1)_{60}I_c$. User has 3 options.	1) $(N_1)_{60cs}Ic = \alpha + \beta((N_1)_{60}I_c)$ 2) $(N_1)_{60cs}Ic = K_{SPT} * ((N_1)_{60}I_c)$ 3) $(q_{c1ncs})/(N_1)_{60cs}I_c = 8.5\ (1 - I_c/4.6)$ FC ≤ 5%: $\alpha = 0,\ \beta = 1.0$ FC ≥ 35% $\alpha = 5.0,\ \beta = 1.2$ 5% < FC < 35% $\alpha = exp[1.76 - (190/FC^2)]$ $\beta = [0.99 + (FC^{1.5}/1000)]$	10 10 5
q_{c1ncs}	Clean sand equivalent q_{c1n}	$q_{c1ncs} = q_{c1n} \bullet K_{cpt}$	3
Qtn,cs (PKR 2010)	Clean sand equivalent for Q_{tn} described above - Q_{tn} being the normalized tip resistance based on a variable stress exponent as defined by Robertson (2009)	$Q_{tn,cs} = Q_{tn} \cdot K_c$ (PKR 2016)	16
Su(Liq)/ESv	Liquefied shear strength ratio as defined by Olson and Stark	$\frac{Su(Liq)}{\sigma_v'} = 0.03 + 0.0143(q_{c1})$ Note: σ_v' and s_v' are synonymous	13
Su(Liq)/ESv (PKR 2010)	Liquefied shear strength ratio as defined by Robertson (2010)	$\frac{Su(Liq)}{\sigma_v'}$ Based on a function involving $Q_{tn,cs}$	16
Su (Liq) (PKR 2010)	Liquefied shear strength derived from the liquefied shear strength ratio and effective overburden stress		16
Cont/Dilat Tip	Contractive / Dilative qc1 Boundary based on $(N_1)_{60}$	$(\sigma_v')_{boundary} = 9.58 \times 10^{-4}\ [(N_1)_{60}]^{4.79}$ *qc1* is calculated from specified qt(MPa)/N ratio	13
CRR	Cyclic Resistance Ratio (for Magnitude 7.5)	$q_{c1ncs} < 50$: $CRR_{7.5} = 0.833\ [q_{c1ncs}/1000] + 0.05$ $50 \leq q_{c1ncs} < 160$: $CRR_{7.5} = 93\ [q_{c1ncs}/1000]^3 + 0.08$	10
Kg	Small strain Stiffness Ratio Factor, Kg	[Gmax/qt]/[qc1n^{-m}] m = empirical exponent, typically 0.75	26

Calculated Parameter	Description	Equation	Ref
SP Distance	State Parameter Distance, Winckler static liquefaction method	Perpendicular distance on Qtn chart from plotted point to state parameter Ψ = -0.05 curve	25
URS NP Fr	Normalized friction ratio point on Ψ = -0.05 curve used in SP Distance calculation		25
URS NP Qtn	Normalized tip resistance (Qtn) point on Ψ = -0.05 curve used in SP Distance calculation		25

Table 2. References

No.	Reference
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APPENDIX D

GEOPHYSICAL SURVEYS

D.1 INTRODUCTION

This appendix presents the results of the surface wave geophysical investigation performed in support of soil site class characterization and ground motion development for the design of a mixed-use tower and podium structure with 42 above-ground stories in the tower section and 5 stories in the podium. The structure plans also include 4 subgrade parking levels. The planned structure is located at 708 S Cloverdale Avenue in Los Angeles, California. The geophysical investigation consisted of surface wave surveys using Multichannel Analysis of Surface Waves (MASW) and Refraction Microtremor (ReMi) methods. The geophysical measurements were performed along three survey lines (SW22-1 through SW22-3) at the locations shown in Figure D-1. The purpose of the geophysical surveys was to measure seismic shear-wave (S-wave) velocities at a range of depths to evaluate foundation properties (i.e. V_{S30}) at the site. The geophysical data were collected and processed by an assistant project scientist under the supervision of a California-licensed Professional Geophysicist.

D.2 SURFACE WAVE GEOPHYSICAL METHODS

Both active and passive surface wave surveys were performed at the site. The active surface wave surveys were performed using MASW methods, and the passive surveys were performed using ReMi methods. A detailed description of MASW is provided in Park et al. (1999), and ReMi is described in Louie (2001) and Louie et al. (2021).

In general, the surface wave method records Rayleigh waves generated either with (1) an active source (e.g. sledgehammer) for the MASW method or (2) a passive (ambient) source (e.g. vehicular traffic) for the ReMi method. In a layered medium, Rayleigh surface waves of different frequencies (or wavelengths) propagate at different velocities, referred to as phase velocity. This phase velocity primarily depends on the material stiffness properties (e.g. S-wave velocity) over a depth approximately equal to one wavelength. Consequently, lower frequency, longer wavelength surface wave energy will provide samples to greater survey depths than higher frequency, shorter wavelength energy. Because surface waves of different frequencies (wavelengths) sample different depths, they travel at different velocities (dispersion) in a layered medium. Surface wave geophysical surveys measure the dispersive nature of the geologic medium and produce dispersion curves, which show the variation of Rayleigh wave phase velocity as a function of frequency (or wavelength). Due to the generally lower frequency nature of passive surface wave energy, passive surface wave techniques (i.e. ReMi) have the potential to supplement active surface wave data to achieve deeper investigation depths. For this reason, it is advantageous to perform both types of measurement along the same lines as was done for this project.

After the dispersion curve is generated, the dispersion curve picks are then iteratively fitted to a horizontally layered, laterally continuous, homogeneous-isotropic, S-wave velocity model that would account for the measured surface wave velocity dispersion. The results provide a representative average estimate of the one-dimensional S-wave velocity profile under the array (velocity vs. depth).

D.3 SURFACE WAVE GEOPHYSICAL PROCEDURES

The MASW and ReMi investigations were performed at the site on March 10, 2022. These measurements were collected using a Geometrics Geode seismograph with a linear array of 24 4.5-Hz geophones. As shown on Figure D-1, the three survey lines were performed within the currently existing parking lot. MASW and ReMi measurements were collected with geophones spaced at 10-foot intervals for lines SW22-1 and SW22-2 (total line length of 230 feet) and at 5-foot intervals for line SW22-3 (line length of 115 feet).

For the MASW measurements, the active seismic source consisted of a sledgehammer blow to a ground plate. Shots were performed at 10-foot intervals starting 10 to 20 feet behind the first geophone and finishing 20 to 30 feet in front of the first geophone for lines SW22-1 and SW22-2 (five hit locations). For line SW22-3, shots were performed at 5-foot intervals from 15 feet behind the first geophone to 10 feet in front of the first geophone (six hit locations). At each shot location, the sledgehammer was hit three times and the resultant waveforms for each shot were stacked. A one-second-long record with 0.5 millisecond sample interval was recorded at each shot location. The recorded MASW data were subsequently processed using the program SurfSeis by Kansas Geological Survey. This program uses a modified F-K filter (type of 2-dimensional Fourier transform) to convert the raw seismic data from time and displacement to wave frequency and velocity. The highest amplitude energies along the frequency and phase velocity plot for each shot location were then selected to create a dispersion curve.

Because of the typical lower frequency nature of passive surface wave energy, ReMi measurements were performed to supplement the MASW measurements to deeper investigation depths. A total of ten 32-second-long ReMi records (2 millisecond sample interval) were collected at each survey location along the same geophone arrays that were used for MASW data collection. The source of ambient surface wave energy was primarily vehicular traffic within the neighborhood. The recorded ReMi data were also processed using the Kansas Geological Survey's SurfSeis program. After examining the ReMi records individually to determine which records had sufficient energy to pick a dispersion curve, the curves with the best data were stacked together in the SurfSeis program. Wavefield transformation was then performed on the stacked ReMi records in a similar manner to the MASW processing to create a frequency/phase velocity plot. An overall ReMi dispersion curve was then created from this plot.

For each line, the ReMi dispersion curve picks were combined with the dispersion curve picks generated from MASW to create an overall seismic dispersion curve. The degree of fit of the overlapping ReMi and MASW dispersion picks provided confidence in the results. Additionally, as noted above, the ReMi and MASW data complement each other by generally sampling different frequency ranges of surface wave data. After the data were combined, a best fit polynomial dispersion curve was calculated for modeling. The best fit dispersion curve was then iteratively fitted to a one-dimensional S-wave velocity model using the SurfSeis software. The results provide a one-dimensional

vertical profile of S-wave velocity as a function of depth averaged beneath the extent of the survey line.

D.4 SURFACE WAVE GEOPHYSICAL RESULTS

The results of the combined MASW and ReMi surface wave measurements are presented in Figures D-2 through D-4 for lines SW22-1 through SW22-3, respectively. These figures present the MASW, ReMi, and best fit surface wave dispersion curves and the corresponding representative S-wave velocity models. As seen in these figures, the MASW and ReMi dispersion curves are generally in good agreement in the regions that overlap.

Figure D-5 summarizes the surface wave measurement results for the site. This figure shows (1) the S-wave velocity models for lines SW22-1 through SW22-3 plotted as a function of depth below ground surface and (2) the site average S-wave velocity for all the measurements calculated at 1-foot increments.

Based on the results shown on Figure D-5, the V_{S30} was calculated based on the procedures outlined in the National Earthquake Hazards Reduction Program (NEHRP) and UBC. The V_{S30} was calculated from the following equation from these references:

$$v_s = \frac{\sum_{i=1}^{n} d_i}{\sum_{i=1}^{n} \frac{d_i}{v_{si}}}$$

where:

i = distinct different soil and/or rock layer between 1 and n
v_{si} = shear wave velocity in feet per second of layer i
d_i = thickness of any layer within the 100-foot interval
$\sum_{i=1}^{n} d_i$ = 100 feet

Based on this procedure, the site average V_{S30} was calculated from ground surface to 100 feet below ground surface. The V_{S30} below ground surface was calculated as 993 ft/s (303 m/s), which corresponds with NEHRP Site Class D, stiff soil ($600 < V_{S30} \leq 1{,}200$ ft/s). V_{S30} values for depth intervals beginning below ground surface are also shown on Figure D-5.

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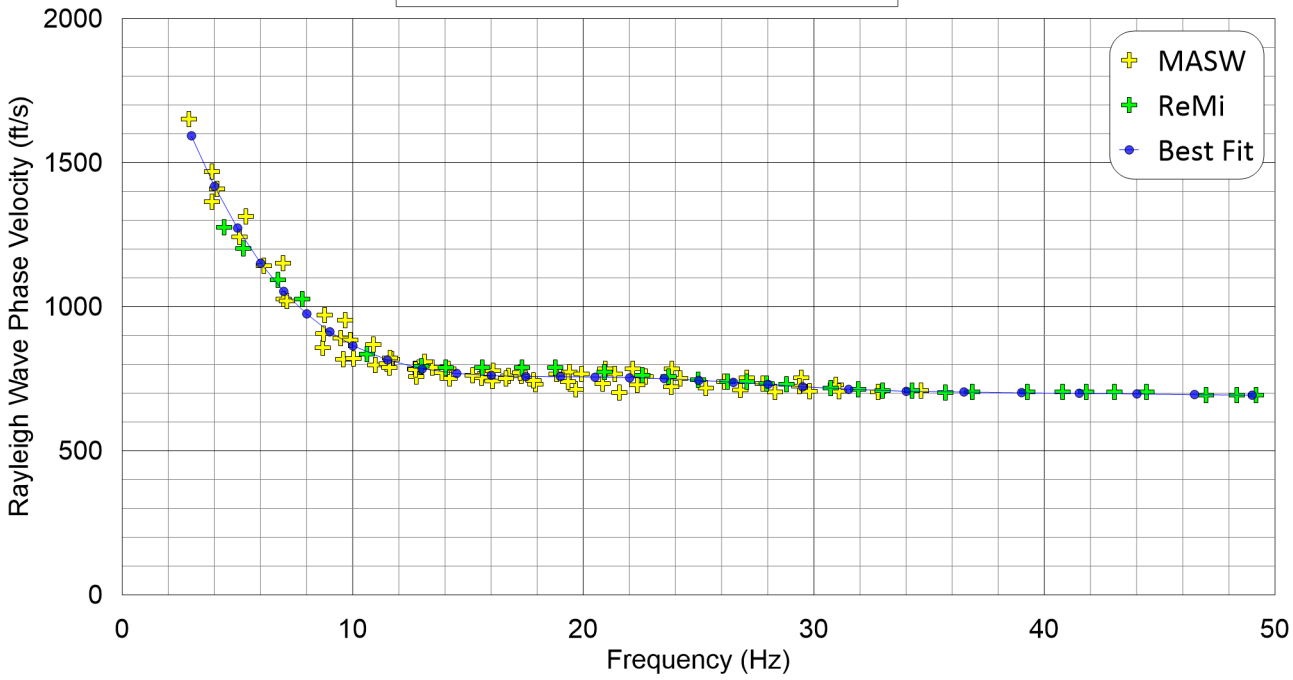
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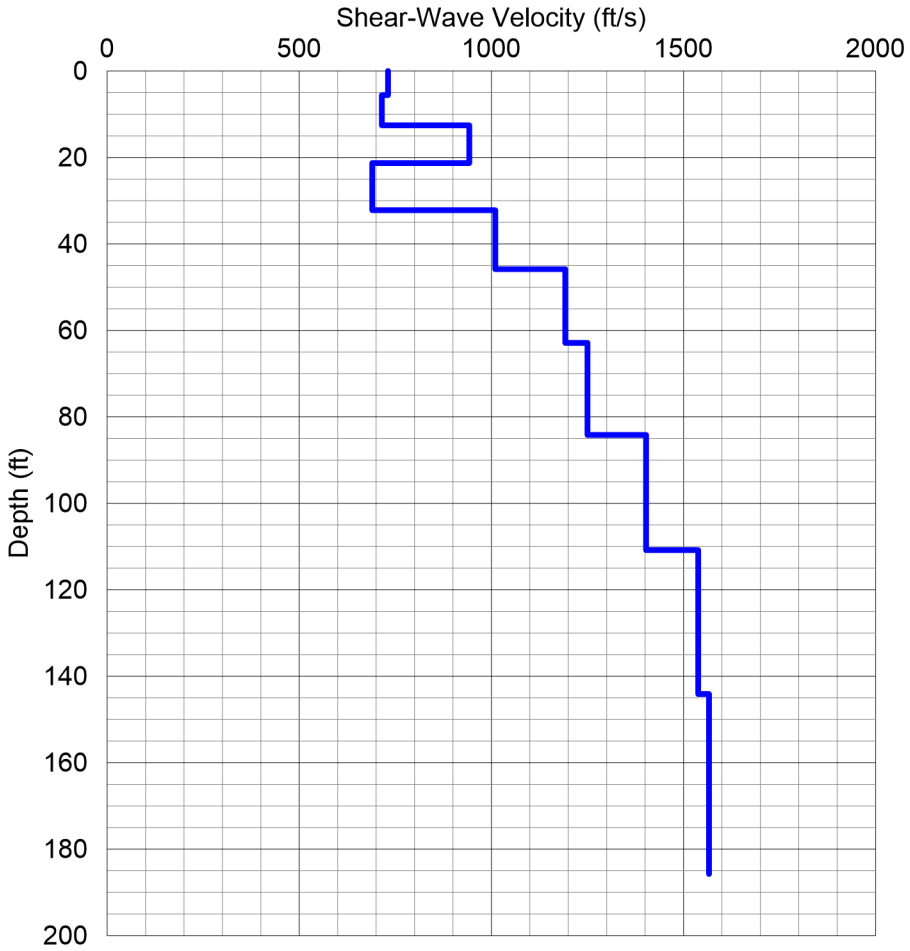
GEOPHYSICAL LINE LOCATIONS

GeoPentech	Project No.: **22010A**	Project: **708 S Cloverdale Ave. Development**	Date: **MAR 2022**	Figure: **D-1**

SURFACE WAVE DISPERSION CURVE



REPRESENTATIVE SHEAR-WAVE VELOCITY MODEL

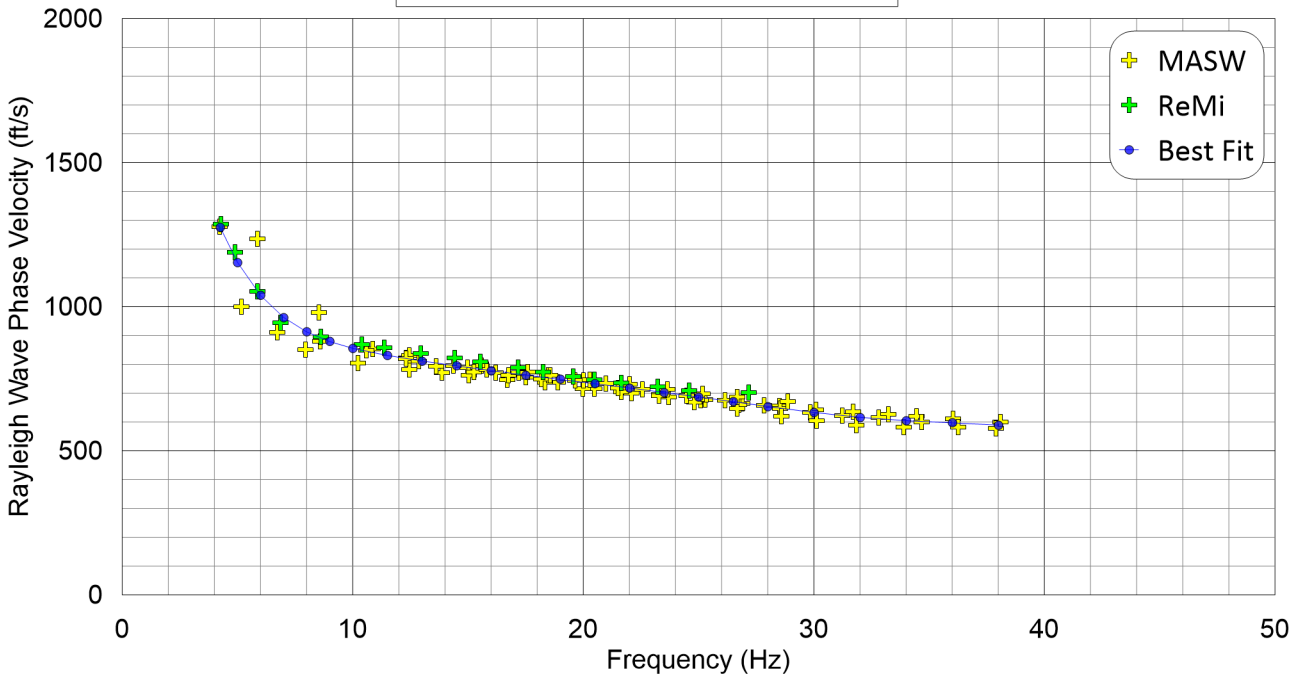


SW22-1: S-WAVE VELOCITY COMBINED SOURCE MODEL

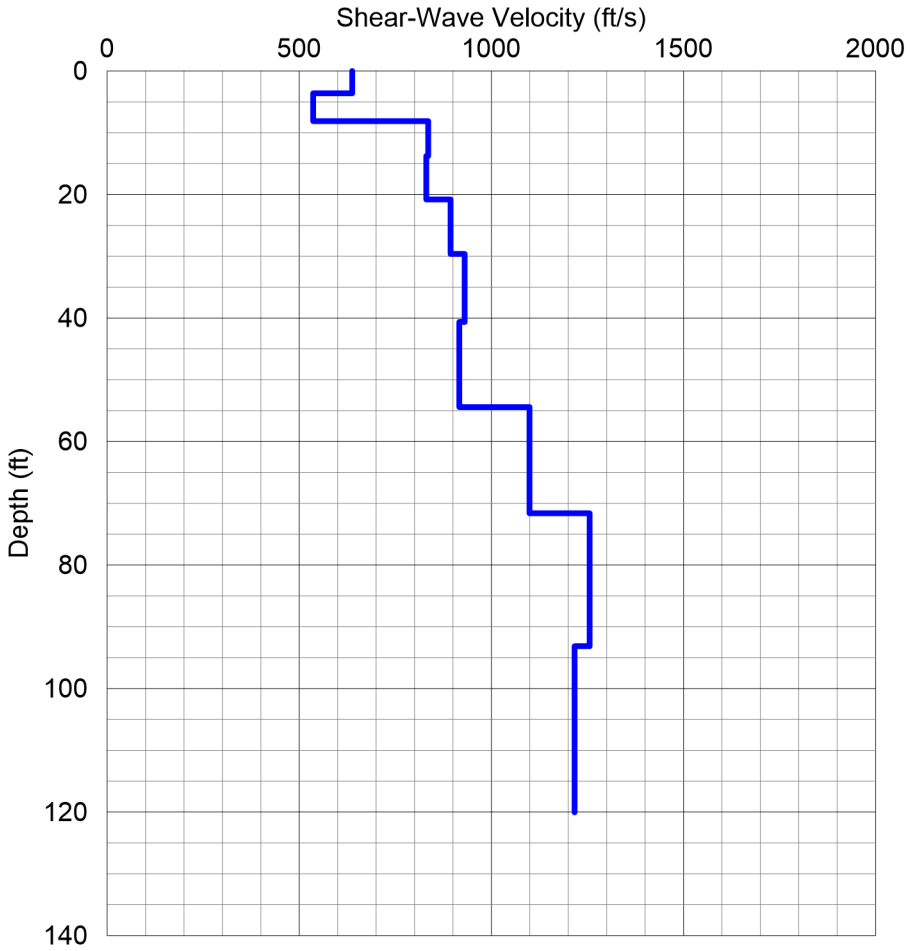
Project No.: 22010A	Project: 708 S Cloverdale Ave. Development	Date: MAR 2022	Figure D-2

GeoPentech

SURFACE WAVE DISPERSION CURVE



REPRESENTATIVE SHEAR-WAVE VELOCITY MODEL

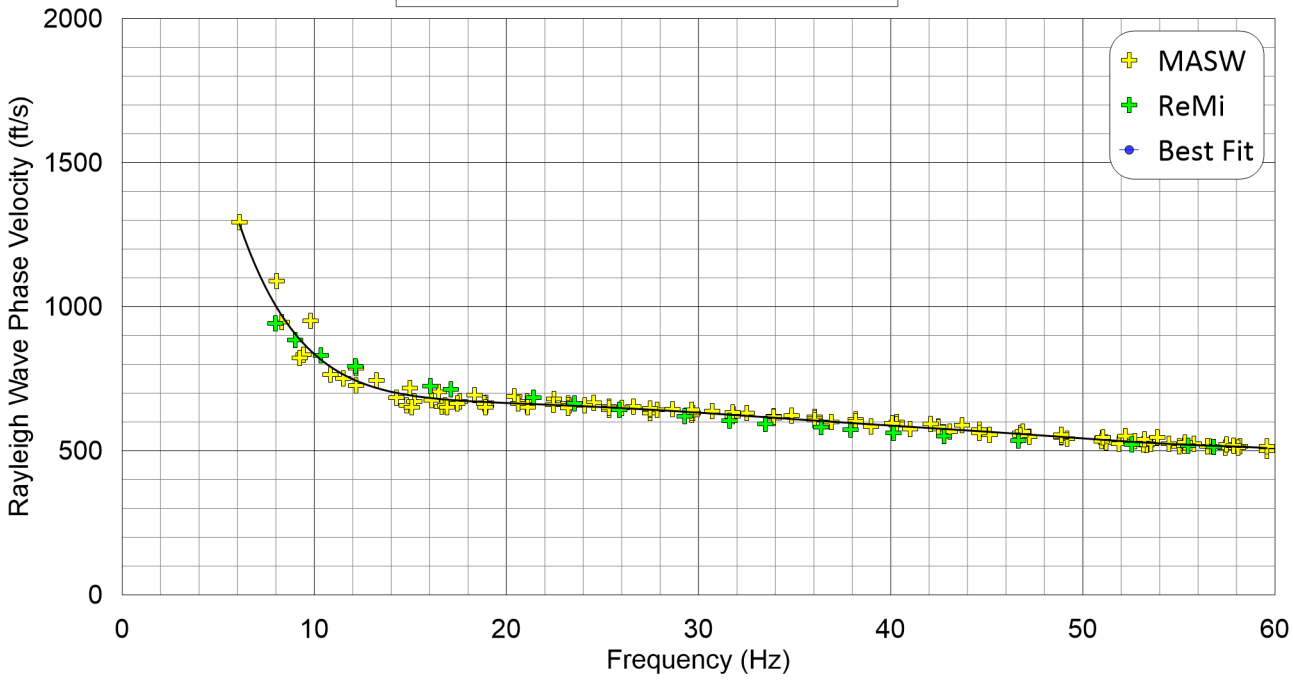


SW22-2: S-WAVE VELOCITY COMBINED SOURCE MODEL

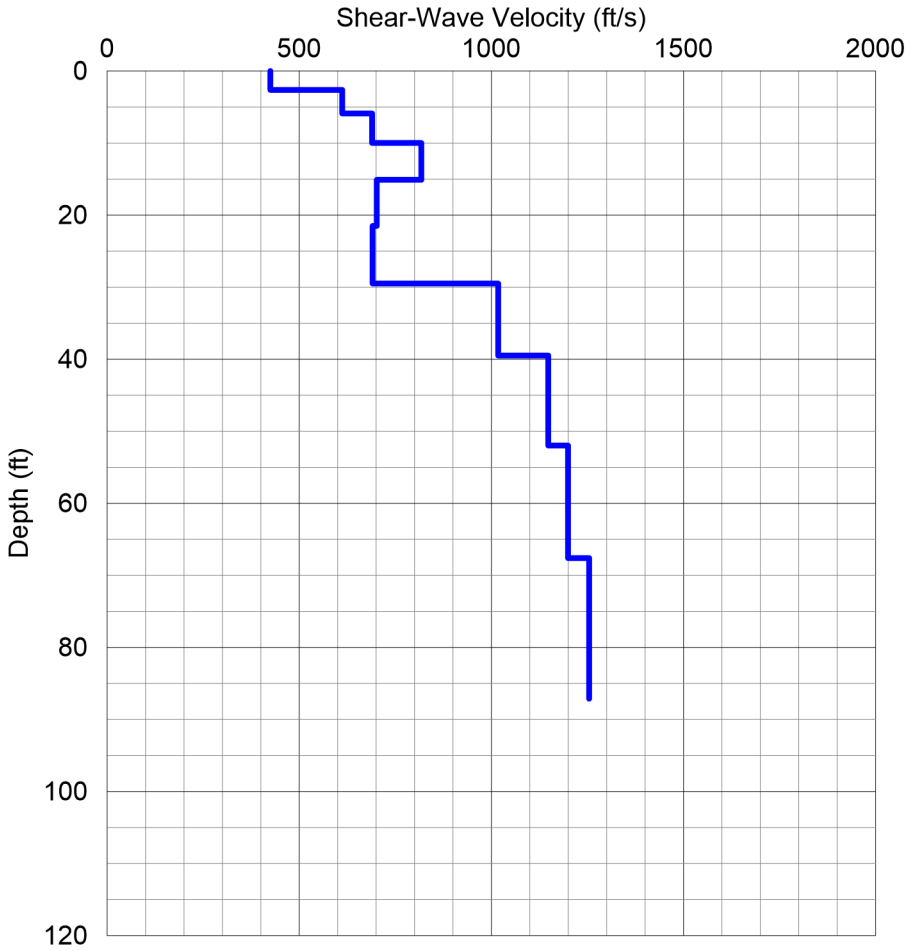
Project No.: 22010A	Project: 708 S Cloverdale Ave. Development	Date: MAR 2022	Figure D-3

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SURFACE WAVE DISPERSION CURVE



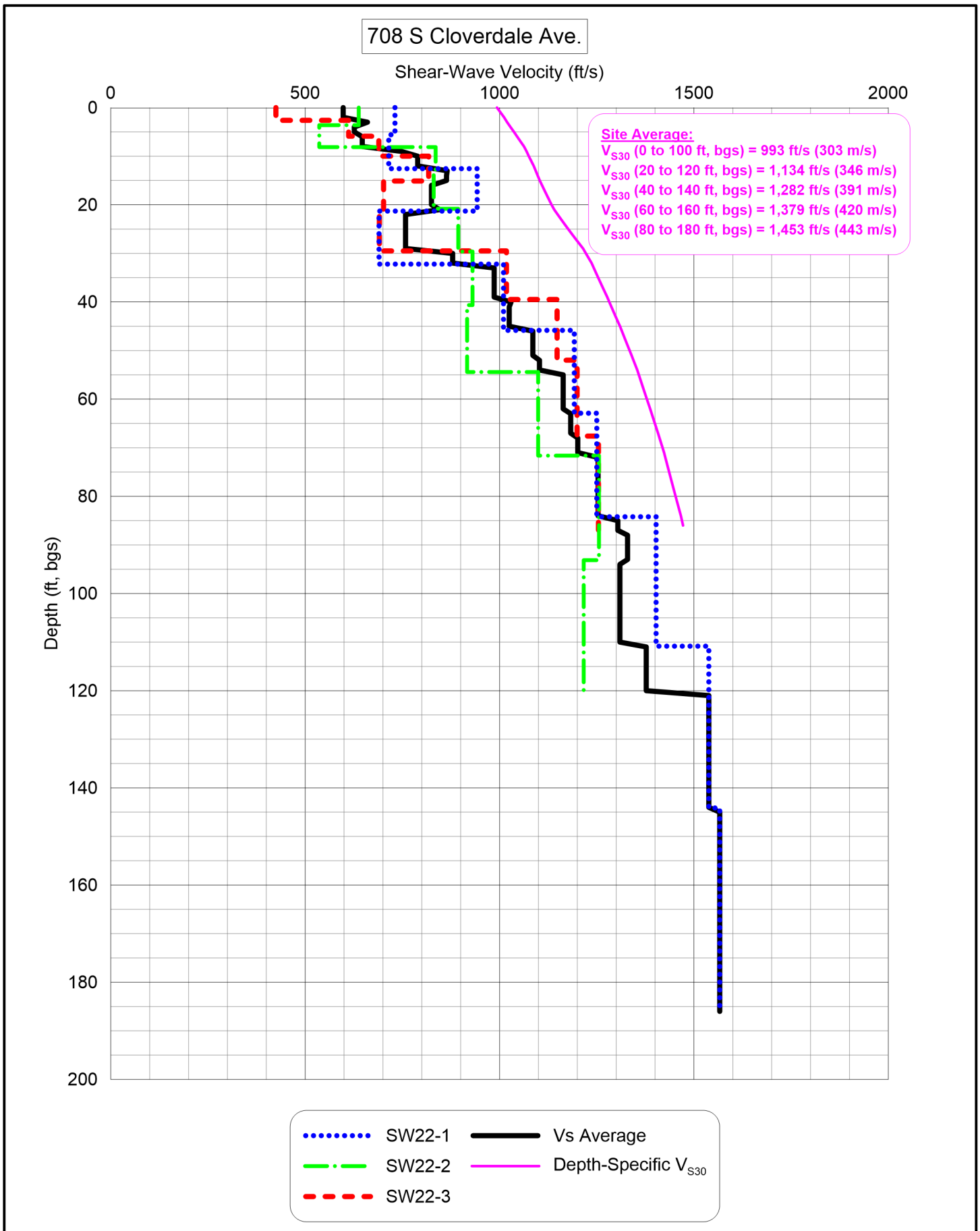
REPRESENTATIVE SHEAR-WAVE VELOCITY MODEL



SW22-3: S-WAVE VELOCITY COMBINED SOURCE MODEL

Project No.: 22010A	Project: 708 S Cloverdale Ave. Development	Date: MAR 2022	Figure D-4

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SHEAR WAVE VELOCITY PROFILE SUMMARY

Project No.: 22010A	Project: 708 S Cloverdale Ave. Development	Date: MAR 2022	Figure D-5

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APPENDIX E

GROUND-MOTION ANALYSIS

E.1 INTRODUCTION

This Appendix presents the ground-motion evaluation results for the subject site located on Figure E-1 in Los Angeles, California. Specifically, this Appendix contains the recommended site-specific response spectra. This Appendix will be updated with the earthquake time history analysis results as the structural design progresses. s

The currently proposed development includes the design and construction of a 492-ft tall, 42-story (up to the Roof Terrace) highrise tower that includes four underground parking levels and an amenity podium. The estimated fundamental spectral period of interest of the structure is not finalized at this time, but it is estimated to be about 6.0-seconds, and will be confirmed when the structural design is finalized. For the purposes of the current seismic hazard contribution evaluation, seismic source deaggregation, and acceleration time history record selection, a horizontal period of 5.0-seconds has been selected to represent the key structural period; however, the ground motions are selected such that they present reliable spectral ordinates up to a period of 10 seconds.

We understand that the design for this structure is being carried out in conformance with the 2019 California Building Code (CBC 2019) and ASCE 7-16 requirements using the performance-based design procedure specified by the 2020 Los Angeles Tall Buildings Structural Design Council (LATBSDC). To meet the performance-based design requirements, two levels of seismic evaluation will be completed: [1] a Serviceability Evaluation and [2] a Collapse Prevention Evaluation. The Serviceability Evaluation will be performed using the Service Level Earthquake (SLE) response spectrum, and the Collapse Prevention Evaluation will be performed using the Risk-Targeted Maximum Considered Earthquake (MCE_R) response spectrum. The design of nonstructural components might be based on the Design Response Spectrum (DRS), which is included for completeness.

To fulfill the seismic design requirements, the following site-specific response spectra are developed herein and summarized in this Appendix.

- "Maximum Considered Earthquake" uniform hazard spectrum (also known as the MCE_R response spectrum); This response spectrum is based on risk-targeted, maximum-rotated ordinates at 5% damping and corresponds to a 1% probability of collapse in a 50-year period.

- "Service-Level Earthquake" uniform hazard spectrum (also known as the SLE response spectrum); This response spectrum is based on average horizontal spectral ordinates at 1.62% damping and corresponds to a 50% probability of exceedance in a 30-year period.

- "Design-Level Earthquake" uniform hazard spectrum (also known as a DLE or DBE response spectrum, or DRS). This spectrum is based on maximum-rotated ordinates at 5% damping and corresponds to 2/3 of the MCE_R response spectrum.

The Collapse Prevention Evaluation also requires the development of eleven pairs of earthquake time histories scaled or spectrally matched to the site-specific Maximum Considered Earthquake (MCE_R) response spectrum, in accordance with the requirements of Section 16.2 of ASCE 7-16 and the 2020 LATBSDC guidelines. Because this project will be subject to the performance-based peer-review process, the seed acceleration time histories selected for the Collapse Prevention Evaluation will be reviewed and approved by the Peer Review Panel prior to performing the spectral matching. The final matched acceleration time histories to be used in the nonlinear response analysis will be documented upon receiving approval of the site-specific response spectra and seed time histories by the structural engineering team and the review panel. Note that if the site location or site conditions change appreciably, the ground-motion results presented herein would need to be re-evaluated.

E.2 SEISMIC SITE CHARACTERIZATION

The seismic site characterization for this study consisted of defining the site parameters needed to account for soil non-linearity in ground-motion attenuation models. The shear-wave velocity in the upper 30 meters of the site (V_{S30}) is the primary parameter used to approximate soil non-linearity in the ground-motion models. The remaining site parameters in the ground-motion attenuation models are the basin terms $Z_{1.0}$ and $Z_{2.5}$, which represent the depth to the 1.0 km/s and 2.5 km/s shear-wave velocities, respectively.

As part of this evaluation, shear-wave velocity measurements were collected at the site using Multichannel Analysis of Surface Waves (MASW) and Refraction Microtremor (ReMi) methods along three survey lines. The results and more information on the geophysical methods and analysis procedures is provided in Appendix D of this report. On Figure E-2, the V_{S30} values are calculated for a range of depths below existing ground surface. The data are presented in this format to allow for efficient interpretation of the V_{S30} value at a particular outcropping depth, as well as to provide information on the sensitivity of the V_{S30} to the shallow soils. The V_{S30} values are calculated per ASCE 7-16, Section 20.4.1.

Based on information from SEOR, we understand that the proposed structure consists of four basements attaining a depth of about 66 feet below grade, on a 4 to 14-ft thick mat foundation. Note that the thickness of the mat varies under the footprint of the building. For the purpose of the ground-motion evaluation, we have considered a representative total depth of 70 feet below ground surface in our analysis. Furthermore, it is our understanding that the majority of the seismic loading will be

accommodated by the foundation and that lateral loading on the basement walls of the structure is minimal; therefore, the soils at and below the foundation level are expected to control the seismic input. In accordance with the structural properties and Section 3.2.4 of the 2020 LATBSDC guidelines, we recommend the V_{S30} be computed from the 35-ft depth. This corresponds to a V_{S30} value of 1,254 ft/s (382 m/s). This V_{S30} value corresponds to Site Class C ($1,200 < V_{S30} \leq 2,500$ ft/s) in ASCE 7-16.

The remaining site parameters in the ground-motion attenuation models are the basin terms $Z_{1.0}$ and $Z_{2.5}$. The approximate depths to these interfaces were estimated to be 350 m and 2.25 km, respectively. These estimates were based on the SCEC Community Velocity Model (CVM-S4) by Magistrale et al. (2000 and 2012) and are in general agreement with values previously used for projects in the vicinity.

E.3 ASCE 7-16 CODE-BASED VALUES

Given the site latitude and longitude (34.061789° N, -118.346146° W) and estimated shear-wave velocity, mapped seismic hazard values were queried from the SEAOC/OSHPD Seismic Design Maps Tool application online at https://seismicmaps.org/. As discussed above in Section E.2 of this Appendix, the estimated V_{S30} at the site foundation level is 1,254 ft/s (382 m/s). This V_{S30} value corresponds to site classification for seismic design of Site Class C ($1,200 < V_{S30} \leq 2,500$ ft/s). The mapped design parameters below are based on this information.

The general procedure ground-motion analysis carried out in accordance with Chapter 16A of the 2019 CBC and Section 11.4.4 of ASCE 7-16 results in mapped acceleration parameters SS and S1 of 2.025 g and 0.721 g, respectively, and site amplification factors Fa and Fv of 1.2 and 1.4, respectively. The general design spectral acceleration parameters S_{DS} and S_{D1} are 1.62 g and 0.673 g, respectively, and Seismic Design Category D for Risk Category II structures. The S_{DS} and S_{D1} values are superseded by the site-specific values presented in this Appendix but have been provided here for completeness.

E.4 SEISMIC HAZARD ANALYSIS

Probabilistic and Deterministic Seismic Hazard Analyses (PSHA and DSHA, respectively) involve the characterization of seismic sources, transmission paths for seismic energy, and the local site conditions. Seismic sources pertinent to ground-motion hazards at the site are characterized based on geologic information. The effects of transmission paths and local site conditions are estimated with ground-motion attenuation relationships, which provide the variation in peak horizontal and/or spectral acceleration with distance and other predictive parameters for a given local site condition. Key information on the computational platforms, seismic sources, and attenuation relationships used in this study is summarized below, followed by the results of the PSHA and DSHA. The resulting response spectra are presented in the following section (Section E.5) of this Appendix.

E.4.1 Seismic Setting

The site is located within a seismically active region of southern California, as evidenced by Quaternary faulting. The locations of Quaternary-active surface-rupturing faults mapped by the US Geological Survey (USGS, 2018) and instrumentally-recorded earthquakes (Hauksson et al., 2018) relative to the project site are shown on Figure E-3a.

The closest Late Quaternary (within the last 15,000 years) surface fault ruptures occurred on the Hollywood Fault (about 4½ km north of the site) and the Newport-Inglewood Fault (about 4½ km southwest). Other nearby faults with Late Quaternary surface rupture include the Santa Monica and the Raymond faults, each located roughly 7 to 13 km from the project site (Figure E-3a).

Several historic earthquakes have occurred within 50 km of the project site, as shown on Figure E-3a. The epicenter for the 1994 Northridge earthquake was approximately 24 km northwest of the project site. Based on interpolating data from nearby recordings in the PEER (2014) database, the event produced peak horizontal ground accelerations (PGA) and peak ground velocities (PGV) of about 0.15 g and 13 cm/s, respectively, at the project site. The 1987 Whittier Narrows earthquake epicenter was approximately 24 km east-southeast of the project site; that event produced PGA and PGV measurements of about 0.15 g and 9 cm/s, respectively, near the project site.

E.4.2 Computations Platforms

The horizontal Deterministic Seismic Hazard Analyses (DSHAs) were performed using the current version of the computer program Hazard (Abrahamson, 2021), herein referred to as HAZ45.

The horizontal Probabilistic Seismic Hazard Analyses (PSHAs) were performed using two computational platforms: HAZ45 (Abrahamson, 2021) and the USGS's PSHA hazard platform used in the National Seismic Hazard Mapping Project, herein referred to as NSHMP-HAZ. Specifically, version v1.1.0 of NSHMP-HAZ was used, which is the latest stable release. As described here below, each platform used an independent source characterization, but the same seismic site conditions (Section E-2) and ground-motion models were integrated in both platforms. The NSHMP-HAZ platform implemented the branch-averaged model based directly on UCERF3, and HAZ45 used an interpretation of UCERF3 with site-specific adjustments (e.g., the latest information available on local faults in the region) and additional epistemic branches to capture uncertainty for key parameters like fault geometry and slip rate. The results were each given 50% weight in calculating the uniform hazard spectra for the horizontal MCE_R and SLE development. Directivity effects were included in the HAZ45 platform, but the NSHMP-HAZ platform does not compute directivity effects.

E.4.3 Seismic Source Characterization

The Seismic Source Characterization (SSC) models used for this project are based on the characterization used by the USGS to develop the 2014 version of National Seismic Hazard Maps (NSHM; Petersen et al., 2014). Both discrete faults and background sources are included.

The NSHMP-HAZ PSHA used the Western US 2014 National Seismic Hazard Map Seismic Source Characterization (SSC) model for this project. This model implements the Uniform California Earthquake Rupture Forecast version 3 (UCERF3; by WGCEP, 2013a,b) branch average models (i.e., both alternatives) for discrete crustal faults and gridded background seismicity. The 2014 versions of the NSHM (Petersen et al., 2014) use the Western US 2014 NSHM SSC model.

The HAZ45 PSHA used our in-house implementation of UCERF3. The source geometries, alternative models, aseismicity factors, and slip rates in the UCERF3 model (WGCEP, 2013a,b) have been implemented in this site-specific SSC model. Additional epistemic uncertainty on slip rate and geometry is included for key nearby sources (i.e., the Hollywood, Santa Monica, Raymond, and Elysian Park faults). The locations of the seismic sources relative to the project site, as implemented in the PSHA, are shown on the fault map on Figure E-3b. The best-estimate parameters (including maximum magnitude, closest distance, slip rate, and style of faulting) for these seismic sources are summarized in Table E-1.

All faults shown on Figure E-3b and listed in Table E-1 were included in the HAZ45 PSHA. In addition to the discrete seismic sources presented in Table E-1, background seismicity that is consistent with the gridded seismicity used in the NSHM calculation was also used in the HAZ45 PSHA. The full set of UCERF3 faults (i.e., those beyond 100 km of the subject site) was implemented in the NSHMP-HAZ PSHA. Specific scenarios evaluated for the DSHA are presented in Table E-2.

E.4.4 Ground-Motion Characterization

Seismic shaking is estimated using empirical ground-motion attenuation relationships and calculated as the pseudo-spectral acceleration (SA) for a given period. Calculated values represent the average horizontal component considering 5% damping.

For this project, four of the five Next Generation Attenuation West 2 (NGA-West2) ground-motion attenuation models were used in the PSHA and DSHA analyses to calculate the horizontal response spectra: Abrahamson et al., (2014) – ASK14; Boore et al., (2014) – BSSA14; Campbell and Bozorgnia, (2014) – CB14; and Chiou and Youngs, (2014) – CY14. The Idriss (2014) model was not used based on the V_{S30} for the site and the applicability criteria for the model. Each of the attenuation relationships

was assigned an equal weight of 1/4 to approximately address the "modeling" part of the epistemic uncertainty.

Based on the updated definitions per ASCE 7-16, Section 11.4.1, sites are classified near-fault when significant contribution hazard is noted from sources located within 10 km for $M_W \geq 6$, or within 15 km for $M_W \geq 7$. As discussed below, the project site falls into this category due to the proximity and characteristic earthquake size of the Hollywood, Elysian Park (Upper), Newport-Inglewood, and Santa Monica faults. Directivity effects are therefore considered for these sources in the probabilistic analysis for the horizontal ground motions and were computed using the HAZ45 platform. (It is noted that the NSHM-HAZ platform does not allow for computing directivity effects.) We used directivity models developed by Bayless and Somerville (2013) and Watson-Lamprey (2018). It is noted that directivity effects for the deterministic analysis are not relevant for this specific project site because a combination of the probabilistic MCE_R and the code-based minimum controls at long periods.

E.4.5 PSHA Results

A site-specific Probabilistic Seismic Hazard Analysis (PSHA) was completed to generate hazard curves and equal-hazard response spectra at the site for the Maximum Considered Earthquake (i.e., the MCE_R) and the Service-Level Earthquake (SLE). The basic results of the PSHA are presented in terms of seismic hazard curves, which show the annual probability of exceedance of a given spectral acceleration (SA), including PGA. The annual probability of exceedance is based on the calculated mean number of events per year that result in the spectral acceleration being exceeded at the site. Deaggregation plots are also useful for presenting PSHA results for a specified average return period (ARP) and SA; they show the percentage contribution to the total site seismic hazard based on distance and magnitude. Finally, equal-hazard spectra are used to identify a uniform hazard level (i.e., a specified ARP) over a range of periods.

As discussed above, two computational platforms were used with identical site and ground-motion models; each platform used an independent source characterization. The results were each given 50% weight in calculating the UHS for the MCE_R and SLE development.

E.4.5.1 Source Contribution Hazard Curves

Figures E-4a and E-4b present seismic hazard curves for the spectral periods of 0.2-seconds (which is close to the peak of the response spectrum, as is typical for California hazard) and 5.0-seconds. The total hazard (solid black line) and the contributions of various seismic sources to the total seismic hazard are shown. Table E-3 lists the relative contributions of significant seismic sources at various hazard levels for the 0.2 seconds and the 5.0-second spectral periods for the horizontal ground motions. As indicated on Table E-3 and Figure E-4a, the Hollywood Fault controls the horizontal 0.2-

seconds hazard for average return periods longer than about 500 years. This is expected given the proximity and slip rate of the Hollywood Fault, as listed on Table E-1. Other key contributors to the hazard are the Elysian Park System (mainly the Elysian Park Upper Fault), the Santa Monica Fault, and the Puente Hills System (single-fault model and three-fault model with LA segment as the main contributor). The 5.0-second hazard contributions (Table E-3 and Figure E-4b) are similar to the horizontal 0.2-seconds contributions, with persistent significant hazard contribution from the Hollyood, Santa Monica, Puente Hills and the Elysian Park faults at the 2,475-yr average return period. It is noted that the relative contribution of the San Andreas Fault System (and the other Type A faults) increases as the spectral period increases, and dominates at the short return periods. At the 2,475-yr ARP, the contribution of the Newport Inglewood Onshore Fault exceeds the contributions from the other sources.

E.4.5.2 Deaggregation Plots

Magnitude-distance deaggregations for 0.2-seconds and 5.0-seconds were also evaluated for the following ARPs:

- 43-yr (50% probability of exceedance in 30 years)
- 225-yr (20% probability of exceedance in 50 years)
- 975-yr (5% probability of exceedance in 50 years)
- 2,475-yr (2% probability of exceedance in 50 years)

The deaggregation plots are shown on Figures E-5a and E-5b. The mean magnitude and distance for each deaggregation are also listed on the figures. The vertical axis of the plots show the relative intensity of the magnitude-distance contribution with respect to the epsilon value (number of standard deviations above or below the median). Epsilon values of ±1 correspond to the 16^{th}/84^{th} percentiles; values of ±2 indicate 2^{nd}/98^{th} percentiles; and an epsilon value of zero is the median or 50^{th} percentile.

As shown on Figure E-5a, the 2,475-yr 0.2-second hazard is controlled by M_W 6.0 to 7.5 earthquakes located within 10 km of the site that produce median to 98^{th} percentile ground motions. These magnitude-distance bins correspond to characteristics events on several sources, including the Puente Hills (Alt 1. and LA), Elysian Park (Upper), Compton, and Hollywood (e.g., Table E-1). The 975-yr 0.2-seconds hazard deaggregation is similar to the 2,475-yr deaggregation. The 225-yr 0.2-second hazard deaggregation is also generally similar to the 975-yr and 2,475-yr, albeit with lower intensity ground motions, more contribution from M_W 6.0 to 7.5 events 15 to 25 km away, and more contribution from background seismicity within about 20 km of the site. The 43-yr 0.2-seconds hazard is controlled by background seismicity from M_W 5.0 to 7.0 earthquakes within 40 km of the site. There is also a clear contribution from characteristic events on the San Andreas Fault System located 58 km

away. Finally, the peak in the 0.2-seconds 43-yr deaggregation in the M_W 6.0 to 6.5 and 20 to 25 km distance bin is due to low-intensity shaking from characteristic events (with magnitude uncertainty) on the Sierra Madre, Northridge, and Palos Verdes faults.

Figure E-5b shows the deaggregation at the same average return periods for 5.0-seconds. At the 2,475-yr ARP, the largest contributions are still from the local sources; however, as to be expected, within the local sources, the contribution is skewed towards the M-R bins with higher magnitudes and smaller range of distance with respect of the shorter-periods deaggregations. This trend is particularly relevant at the long return periods for the modal distance for the magnitude 7 to 7.5 bin, with attains peak values within 5 km from the site. Some contribution is evident from very high epsilon ground motions produced by characteristic earthquakes on the San Andreas Fault System (M_W 8.2±0.2) about 58 km away from the site, especially at short average return periods. At all average return periods, we notice that the ground-motion hazard presents a clear bimodal distance distribution, where a fair amount of hazard still comes from sources within 15 km of the site, but there is a sharp spike in the 50 to 75 km bin as related to characteristic earthquakes on the San Andreas Fault System. The noticeable but minor spike in the 75 to 100 km bin is due to the contribution from other distant faults with high slip rates (e.g., San Jacinto Fault System located 76 km away from the site). This bimodal hazard distribution is nevertheless characterized by modest contribution associated to magnitude 7 to 8 capable source located about 25 km away from the site. These results are overall consistent with the source contribution to the total hazard discussed above

E.4.5.3 Uniform Hazard Spectra

The results of the PSHA at periods between 0.01 and 10 seconds are aggregated into a uniform hazard spectrum for several return periods and averaged. The 2,475-yr ordinates at 5% damping are also tabulated on Table E-4 in Column 3,4, and 5, and the resulting average UHS is plotted on Figure E-6. The development of the MCE_R spectrum is based on the 2,475-yr uniform hazard spectrum.

The probabilistic MCE_R spectrum, which represents the maximum rotated, risk-targeted ordinates per ASCE 7-16, is shown on Figure E-6. The ordinates are also tabulated on Table E-4 in Column 8. This spectrum was developed using one set of scale factors to adjust the calculated ordinates (which are the average horizontal component of ground motion) to the maximum rotated component of ground motion, and a second set of scale factors was used to adjust the ordinates from hazard representing 2% probability of exceedance in 50 years (the 2,475-yr ARP) to risk, which represents a 1% probability of exceedance in 50 years. The adjustment between average horizontal and maximum rotated component is based on the period-specific ratios in Shahi and Baker (2014). The adjustment between hazard and risk-targeted ordinates is based on the mapped ratios provided by ASCE 7-16 for use by Method 1 (21.2.1.1). At the site latitude and longitude, a scale factor of 0.900 is specified for periods

0.2-second and shorter and a scale factor of 0.899 is used for periods of 1.0-second and longer; scale factors for periods between 0.2- and 1.0-second are linearly interpolated. The incorporation of these scale factors is reflected in the modified probabilistic MCE_R spectrum on Figure E-6, and the process of developing the probabilistic MCE_R spectral ordinates is shown on Table E-4 in Columns 3 through 8.

The Serviceability Evaluation per the 2020 LATBSDC guidelines uses the Service-Level Earthquake (SLE) spectrum, which based on a uniform hazard spectrum reflecting ground motions with a 50% probability of exceedance in 30 years (43-year return period). Accordingly, the results of the horizontal PSHA at periods between 0.01 and 10 seconds are also aggregated into a 43-yr ARP uniform hazard spectrum on Figure E-6. Development of the SLE spectrum, including conversion of the hazard ordinates to the target damping ratio, is discussed below.

E.4.6 DSHA Results

A deterministic seismic hazard analysis (DSHA) was performed for the site following the guidelines provided in ASCE 7-16. Albeit the ASCE 7-16 Supplement 1 introduced an exception to the need of DSHA computation in the event the largest spectral response acceleration of the probabilistic ground motion response spectrum of 21.2.1 is less than 1.2 time the Fa factor (with the latter being determined using Table 11.4.1, with the value of Ss taken as 1.5 for Site Classes A, B, C, and D), such conditions are not encountered in the present project. In fact, the resulting Fa factor for Site Class C is 1.2, thus resulting in a threshold of 1.44 which is less that the peak spectral values attained by the probabilistic MCE_R spectrum. As such, the development of a deterministic ground-motion response spectrum is necessary.

On the basis of the seismic source characterization and the results of the PSHA, several faults were evaluated for the DSHA. Table E-2 lists the key contributors to the DSHA ground motions, as well as the fault parameters used in the analysis. The DSHA scenarios were evaluated using the same ground-motion models and site parameters defined above for the PSHA. Predicted response spectra for each of these DSHA scenarios are shown on Figure E-7. The DSHA ordinates reflect the 84^{th} percentile average horizontal component of ground motion, modified to represent the maximum rotated component of ground motion. The modification for maximum rotated component was performed using the same methodology described for the probabilistic MCE_R development (i.e., the Shahi and Baker, 2014, period-specific ratios). Additional faults, including the nearby Elysian Park (Lower), the San Vicente, the North Salt Lake, the Raymond faults, the Northridge System, and the Sierra Madre faults and were also evaluated and their predicted ground motions were found to contribute less than those sources tabulated above.

Before the ASCE 7-16 Supplement 1 took effect, the deterministic MCE_R response spectrum was defined as the envelope (maximum at each ordinate) of the 84th percentile of DSHA scenarios, but no less than the code-based deterministic minimum developed per ASCE 7-16, Section 21.2.2. In an effort to compute a code-based deterministic minimum response spectrum characterized by realistic spectral shape, the Supplement 1 modifies the approach to develop such minimum: per new provisions, the code-based deterministic minimum is the envelope of the maximum-rotated 84th percentile spectral ordinates, scaled by a single factor such that the maximum response spectral acceleration equals 1.5 times Fa (developed as discussed above). The final deterministic MCE_R response spectrum is still defined as the maximum between the envelope of the maximum-rotated 84th percentile spectral ordinates and the code-based deterministic minimum developed as discussed above.

As observed on Figure E-7, the Compton case controls the deterministic MCE_R spectrum up to about 1.5 seconds, and the Newport-Inglewood Onshore case controls the envelope at longer spectral periods. The code-based deterministic minimum attains smaller spectral amplitudes as compared to the 84th percentile of DSHA scenarios. The deterministic MCE_R spectral ordinates are tabulated in Table E-4 in Column 12, and the process of developing the deterministic MCE_R spectral ordinates is shown on Table E-4 in Columns 9 through 12.

E.5 SITE-SPECIFIC RESPONSE SPECTRA

It is our understanding that the structural evaluation is being carried out in conformance with the 2019 CBC requirements and ASCE 7-16 requirements for performance-based design, using the procedure specified by the 2020 LATBSDC guidelines. Accordingly, two levels of seismic evaluation are required for this project: Serviceability Evaluation and Collapse Prevention Evaluation. The Serviceability Evaluation uses the Service-Level Earthquake (SLE) spectrum, which is represented by a uniform hazard spectrum reflecting ground motions with a 50% probability of exceedance in 30 years (43-yr return period) with a reduced damping ratio (< 5%). The Collapse Prevention Evaluation uses the site-specific MCE_R response spectrum, developed in accordance with the requirements of Section 21.2 of ASCE 7-16. For completeness, the site-specific DRS, developed in accordance with the requirements of Section 21.3 of ASCE 7-16, is also provided for the design of non-structural components. The December 2018 ASCE 7-16 Supplement 1 was followed in developing both the site-specific MCE_R and DRS spectra.

The development of these spectra is discussed below.

E.5.1 Site-Specific MCE_R Response Spectrum

The left panel of Figure E-8 shows the final development of the site-specific horizontal MCE_R response spectrum. The final horizontal MCE_R is developed as the lesser of the deterministic MCE_R and the probabilistic MCE_R response spectra (per ASCE 7-16, Section 21.2.3), but no less than the code-based minimum (per ASCE 7-16, Supplement 1, Section 21.2.3).

As shown in the left panel on Figure E-8, the probabilistic MCE_R spectrum attains less spectral amplitudes as compared to the deterministic MCE_R spectrum. Accordingly, the probabilistic MCE_R spectrum controls at all spectral periods beside for the narrow 0.02- to 0.09-second range and above approximately 6 seconds, where the code-based minimum MCE_R spectrum controls. The final site-specific MCE_R spectrum is shown highlighted in the left panel on Figure E-8, and the spectral ordinates are tabulated in Table E-4, Column 14. The process of developing the site-specific horizontal MCE_R spectral ordinates is shown in Table E-4 in Columns 8 and 12 through 14.

The site-specific horizontal MCE_R developed per ASCE 7-16, Section 21.2 represents the RotD100 spectrum. A compatible RotD50 spectrum was also calculated by "un-rotating" the MCE_R RotD100 using the same period-specific ratios described in Section E.4.5.3. The results are shown in the right panel on Figure E-8, and are used to support the future seed acceleration time history selection.

E.5.2 Site-Specific Design Response Spectrum

The Design Response Spectrum (DRS) was developed as 2/3 of the site-specific MCE_R, but no less than the code-based minimum (which is defined as 80% of the code-based spectrum using ASCE 7-16, Section 11.4.6). The process of developing the DRS is shown on Figure E-9. The final recommended horizontal DRS is shown highlighted on Figure E-9, and the ordinates are tabulated in Table E-5, Column 6. The process of developing the horizontal DRS ordinates is shown in Table E-5 in Columns 3 through 6.

The site-specific seismic design parameters for new structures at the project site were calculated per Section 21.4 of ASCE 7-16 and are listed below. As specified in ASCE 7-16, Section 21.4, the site-specific short-period design acceleration, S_{DS}, is calculated as 90% of the maximum DRS between 0.2-seconds and 5.0-seconds. The 1-second design acceleration, S_{D1}, is calculated as the maximum product of the period and DRS between 1.0- and 2.0-seconds. It is noted that these parameters are based on Fa and Fv values of 1.2 and 1.4, respectively, in accordance with ASCE 7-16, Section 21.3.

- S_{DS} = 1.532 g, based on 90% of the spectral acceleration at a period of 0.3-seconds
- S_{D1} = 0.875 g, based on the spectral acceleration at a period of 1.0-second
- S_{MS} = 2.298 g, based on 1.5 times S_{DS}

- S_{M1} = 1.312 g, based on 1.5 times S_{D1}

E.5.3 Site-Specific SLE Spectrum

The SLE response spectrum, which is based on the 43-year ARP uniform hazard spectrum, is shown on Figure E-10. The SLE response spectrum represents a 50% probability of exceedance in 30 years at a reduced damping ratio (< 5%).

Based on communications from the SEOR, a critical damping value of 1.62% is used in the SLE development in conformance to Section 3.4.4 of the 2020 LATBSDC guidelines factoring in the height of the proposed tower. Specifically, the 43-year ARP uniform hazard spectrum ordinates were converted from 5% spectral damping (as is predicted by the GMPEs in the hazard calculation) to 1.62% damping using the empirically-based Damping Scaling Factor (DSF) relationship in Rezaeian et al. (2012). This model uses magnitude and distance as parameters to estimate period-specific DSFs. The mean magnitude and distance for each spectral ordinate at the 43-yr ARP were used in the DSF calculation.

The final recommended SLE is tabulated in Table E-6 in Column 7. The process of developing the SLE ordinates is also shown in Table E-6.

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TABLE E-1
CHARACTERIZATION[1] OF SIGNIFICANT FAULTS
708 S. CLOVERDALE AVE.

Fault Name	Style of Faulting[2]	Maximum Magnitude (Mw)	Slip Rate (mm/yr)	Closest Rupture Distance From Site (km)
San Vicente	RV	6.1	0.2	1.6
North Salt Lake	RV	5.8	0.1	2.6
Puente Hills (LA)	RV	6.7	0.6	3.7
Newport-Inglewood	SS	7.1	1.2	4.5
Hollywood	OBL	6.5	1.3	4.6
Puente Hills	RV	7.0	0.9	6.7
Santa Monica	OBL	6.7	1.1	6.9
Elysian Park (Upper)	RV	6.5	1.4	7.8
Elysian Park (Lower CFM)	RV	6.8	0.1	10.2
San Pedro Escarpment	RV	7.1	0.2	12
Raymond	OBL	6.5	1.3	13
Compton	RV	7.3	0.8	14
Verdugo	RV	6.8	0.6	15
Malibu Coast	OBL	6.9	0.8	17
Puente Hills (Santa Fe Springs)	RV	6.4	0.8	19
Anacapa-Dume	OBL	7.1	0.7	20
Northridge Hills	RV	6.8	1.0	21
Palos Verdes	SS	7.4	2.3	22
Sierra Madre	RV	7.1	1.5	22
Mission Hills	RV	6.3	0.8	23
Sierra Madre (San Fernando)	RV	6.5	1.6	24
Northridge	RV	6.8	1.3	24
Santa Susana East (connector)	RV	6.2	1.9	24
Santa Monica Bay	RV	6.8	0.1	24
San Gabriel (Extension)	SS	7.1	0.5	28
Redondo Canyon	RV	6.5	0.4	28
Santa Susana	RV	6.9	3.2	28
Elsinore - Whittier[3]	SS	7.0	4.2	28
San Gabriel	OBL	7.2	0.6	29
Puente Hills (Coyote Hills)	RV	6.6	0.8	29
Anaheim	RV	6.2	0.1	33
Clamshell-Sawpit	RV	6.4	0.3	34
Holser	RV	6.6	0.6	37
San Pedro Basin	SS	7.1	1.1	39
Simi-Santa Rosa	OBL	6.8	1.1	42

Fault Name	Style of Faulting[2]	Maximum Magnitude (Mw)	Slip Rate (mm/yr)	Closest Rupture Distance From Site (km)
San Jose	OBL	6.5	0.3	43
Richfield	RV	6.1	0.2	44
Peralta Hills	RV	6.3	0.3	47
Oak Ridge (Onshore)	RV	7.1	2.6	47
Del Valle	RV	6.2	1.0	48
Yorba Linda	RV	6.3	0.1	48
Chino	OBL	6.7	0.9	51
Malibu Coast (Extension)	OBL	6.8	0.5	54
San Joaquin Hills	RV	6.8	1	56
Cucamonga	RV	6.7	1.7	56
San Cayetano	RV	7.0	2.9	57
San Andreas[3]	SS	8.2	29.0	58
Sisar	RV	6.8	0.8	64
Newport-Inglewood (Offshore)	SS	7.1	1.0	66
Fontana (Seismicity)	SS	6.6	0.3	70
San Diego Trough North	SS	7.3	1.6	71
Ventura-Pitas Point	OBL	7.1	1.5	72
Santa Cruz Catalina Ridge	OBL	7.4	1.1	73
Pine Mtn	RV	7.2	0.3	74
Santa Ynez (East)	SS	7.1	1.5	75
San Jacinto[3]	SS	7.9	6.0	76
Oceanside	RV	7.2	0.7	78
Channel Islands Thrust	RV	7.2	1.0	85
Santa Cruz Island	OBL	7.1	0.9	85
Cleghorn	SS	6.6	0.5	85
Oak Ridge (Offshore)	RV	6.8	1.7	86
Mission Ridge-Arroyo Parida-Santa Ana	RV	7.0	1.1	87
Red Mountain	RV	7.4	2.2	93
San Clemente	SS	7.4	1.8	96
Channel Islands Western Deep Ramp	RV	7.2	0.4	98
Garlock[3]	SS	7.4	3.6	100
Big Pine (Central)	RV	6.3	0.4	100
North Frontal (West)	RV	7.1	0.3	103
Coronado Bank	SS	7.4	1.8	103

Notes:

(1) Source characterization based on information published by SCEC/USGS UCERF2 (WGCEP, 2008), 2008 NSHM (Petersen et al., 2008), and UCERF3 (WGCEP, 2013).

(2) SS=Strike-Slip, OBL=Oblique, RV=Reverse or Thrust, NOR=Normal.

(3) Characterization used a distribution of magnitude and slip rates; best estimate for deterministic case shown.

TABLE E-2
DETERMINISTIC SEISMIC HAZARD ANALYSIS FAULT CHARACTERIZATION
708 S. CLOVERDALE AVE.

Fault	Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8	Column 9	Column 10	Column 11	Column 12
	M_W	F_{RV}	F_N	F_{HW}	Z_{TOR}	Z_{BOT}	*Dip*	*W*	Z_{HYP}	R_{RUP}	R_{JB}	R_X
Raymond/Hollywood/Santa Monica System	7.0	1	0	0	0	17.3	70	18.4	10.2	4.6	4.6	-4.6
Elysian Park (Upper)	6.5	1	0	0	3.0	15.0	50	15.7	11.0	7.8	7.2	-7.2
Puente Hills (LA)	6.8	1	0	1	2.1	15.0	27	28.4	7.8	3.7	1.8	1.8
Puente Hills (Alt. 1)	7	1	0	0	5.0	13.0	25	18.9	10.2	6.7	4.5	-2.2
Compton	7.3	1	0	1	5.2	15.0	20	28.7	9.4	13.6	0	25.5
Newport-Inglewood Onshore	7.4	0	0	0	0	15.0	90	15.0	10.2	4.5	4.5	4.5
Elsinore	7.8	0	0	0	0	15.4	90	15.4	10.2	28.4	28.4	28.4
San Andreas	8.2	0	0	0	0	13.1	90	13.1	10.2	58	58	58

Key

Column 1	= Moment magnitude.
Column 2	= Reverse-faulting factor: 0 for strike slip, normal, normal-oblique; 1 for reverse, reverse-oblique, thrust.
Column 3	= Normal-faulting factor: 0 for strike slip, reverse, reverse-oblique, thrust and normal-oblique; 1 for normal.
Column 4	= Hanging-wall factor: 1 for site on down-dip side of top of rupture; 0 otherwise.
Column 5	= Depth to top of coseismic rupture (km).
Column 6	= Depth to bottom of the seismogenic crust (km).
Column 7	= Average dip of rupture plane (degrees).
Column 8	= Fault rupture width (km).
Column 9	= Hypocentral depth from the earthquake (km), based on Campbell and Bozorgnia (2014) model.
Column 10	= Closest distance to coseismic rupture (km).
Column 11	= Closest distance to surface projection of coseismic rupture (km).
Column 12	= Horizontal distance from top of rupture measured perpendicular to fault strike (km).

TABLE E-3
PSHA SOURCE CONTRIBUTIONS
708 S. CLOVERDAVE AVE.

0.2-sec

Source	*43-yr*	*225-yr*	*975-yr*	*2,475-yr*
Hollywood	10%	19%	23%	25%
Elysian Park System	8%	12%	13%	13%
Santa Monica	6%	10%	11%	11%
Puente Hills System	6%	9%	10%	11%
Compton	3%	6%	8%	10%
Newport-Inglewood Onshore	3%	6%	7%	8%
Background	14%	9%	7%	6%
San Vicente	1%	2%	3%	3%
Raymond	5%	4%	3%	2%
Santa Susana System	7%	4%	2%	1%
Sierra Madre System	5%	3%	1%	1%
Palos Verdes	2%	2%	1%	1%
San Andreas	6%	2%	1%	0%
Elsinore	1%	1%	0%	0%
San Jacinto	1%	0%	0%	0%
Others	20%	11%	9%	7%

5.0-sec

Source	*43-yr*	*225-yr*	*975-yr*	*2,475-yr*
Newport-Inglewood Onshore	2%	6%	13%	18%
San Andreas	24%	25%	21%	17%
Santa Monica	4%	8%	11%	12%
Hollywood	6%	9%	10%	9%
Puente Hills System	4%	5%	7%	8%
Elysian Park System	5%	7%	8%	7%
Compton	2%	3%	5%	7%
Palos Verdes	2%	4%	5%	5%
Sierra Madre System	4%	3%	3%	2%
Raymond	3%	3%	2%	2%
San Jacinto	9%	4%	2%	1%
Elsinore	4%	2%	1%	1%
Background	3%	2%	1%	1%
Santa Susana System	4%	2%	1%	1%
San Vicente	0%	0%	0%	0%
Others	24%	15%	11%	8%

TABLE E-4
SITE-SPECIFIC HORIZONTAL MCE_R DEVELOPMENT CALCULATION SHEET
708 S. CLOVERDALE AVE.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8	Column 9	Column 10	Column 11	Column 12	Column 13	Column 14
		HAZ45 2475-yr UHS (PSHA)	*NSHMP-HAZ 2475-yr UHS (PSHA)*	*Average 2475-yr UHS (PSHA)*	*Risk Collapse Scaling Factors*	*Max. Orientation Scaling Factors*	*Probabilistic MCE_R*	*84th %tile DSHA Envelope*	*Max. Direction 84th %tile DSHA Envelope*	*Code-Based Deteterministic Minimum MCE_R*	*Deterministic MCE_R*	*Code Minimum MCE_R*	*Final Site-Specific Horz. MCE_R*
Period	*Frequency*	*RotD50*	*RotD50*	*RotD50*		*RotD50*	*RotD100*	*RotD50*	*RotD100*	*RotD100*	*RotD100*	*RotD100*	*RotD100*
(sec)	(Hz)	(g)	(g)	(g)	-	-	(g)	(g)	(g)	(g)	(g)	(g)	(g)
0.01	100	0.929	0.946	0.937	0.900	1.190	1.004	1.018	1.211	0.705	1.211	0.918	1.004
0.02	50	0.937	0.960	0.949	0.900	1.190	1.016	1.027	1.222	0.711	1.222	1.059	1.059
0.03	33.33	0.988	1.010	0.999	0.900	1.190	1.070	1.067	1.270	0.739	1.270	1.199	1.199
0.05	20	1.183	1.195	1.189	0.900	1.190	1.273	1.231	1.465	0.852	1.465	1.480	1.480
0.075	13.33	1.505	1.498	1.501	0.900	1.190	1.608	1.496	1.780	1.036	1.780	1.831	1.831
0.1	10	1.764	1.747	1.755	0.900	1.190	1.880	1.729	2.058	1.198	2.058	1.944	1.944
0.15	6.67	2.067	2.061	2.064	0.900	1.200	2.230	2.044	2.453	1.428	2.453	1.944	2.230
0.2	5	2.227	2.240	2.234	0.900	1.210	2.432	2.298	2.781	1.618	2.781	1.944	2.432
0.25	4	2.300	2.327	2.314	0.900	1.220	2.540	2.428	2.962	1.724	2.962	1.944	2.540
0.3	3.33	2.306	2.346	2.326	0.900	1.220	2.553	2.535	3.093	1.800	3.093	1.944	2.553
0.4	2.5	2.128	2.185	2.157	0.900	1.230	2.387	2.455	3.020	1.758	3.020	1.944	2.387
0.5	2.00	1.942	1.988	1.965	0.900	1.230	2.174	2.242	2.757	1.605	2.757	1.615	2.174
0.75	1.33	1.495	1.528	1.511	0.899	1.240	1.685	1.733	2.149	1.251	2.149	1.077	1.685
1	1	1.161	1.193	1.177	0.899	1.240	1.312	1.309	1.623	0.945	1.623	0.808	1.312
1.5	0.67	0.724	0.761	0.743	0.899	1.240	0.828	0.801	0.994	0.578	0.994	0.538	0.828
2	0.5	0.503	0.535	0.519	0.899	1.240	0.578	0.566	0.702	0.409	0.702	0.404	0.578
3	0.33	0.295	0.325	0.310	0.899	1.250	0.348	0.368	0.459	0.267	0.459	0.269	0.348
4	0.25	0.193	0.220	0.207	0.899	1.260	0.234	0.256	0.323	0.188	0.323	0.202	0.234
5	0.2	0.140	0.164	0.152	0.899	1.260	0.172	0.188	0.237	0.138	0.237	0.162	0.172
7.5	0.13	0.077	0.094	0.086	0.899	1.280	0.099	0.094	0.120	0.070	0.120	0.108	0.108
10	0.1	0.050	0.062	0.056	0.899	1.290	0.065	0.055	0.071	0.041	0.071	0.065	0.065

Note: Significant figures are provided for computational purposes only and do not necessarily reflect accuracies to those significant figures.

Key

Column 1	= Spectral period in seconds.
Column 2	= Spectral frequency (inverse of spectral period) in Hertz.
Column 3	= Mean uniform hazard spectral ordinates for 2,475-yr average return period in units of g for 5% damping, with directivity, based on HAZ45 platform.
Column 4	= Mean uniform hazard spectral ordinates for 2,475-yr average return period in units of g for 5% damping based on NSHMP-HAZ platform.
Column 5	= Averaged mean uniform hazard spectral ordinates for 2,475-yr average return period in units of g for 5% damping; average from Columns 3 and 4.
Column 6	= Site-specific risk coefficient (C_R) from USGS.
Column 7	= Scale factor to obtain maximum-oriented spectral acceleration; from Shahi and Baker (2014).
Column 8	= Probabilistic risk-targeted, maximum considered earthquake ground motion spectral ordinates in units of g for 5% damping.
Column 9	= 84th percentile deterministic hazard spectral ordinates in units of g for 5% damping; ordinates are maximum of all deterministic scenarios, therefore spectrum may not represent a single event.
Column 10	= Deterministic, maximum considered earthquake ground motion spectral ordinates in units of g for 5% damping.
Column 11	= Code-based (ASCE 7-16 Supplement 1, Ch. 21.2.2) deterministic lower limit for risk-targeted, maximum considered earthquake ground motion spectral ordinates in units of g for 5% damping.
Column 12	= Deterministic maximum considered earthquake ground motion spectral ordinates in units of g for 5% damping; maximum value from Columns 10 and 11.
Column 13	= Code minimum (per ASCE 7-16, Supplement 1, Section 21.2.3) for risk-targeted, maximum considered earthquake ground motion spectral ordinates in units of g for 5% damping.
Column 14	= Final risk-targeted, maximum considered earthquake ground motion spectral ordinates in units of g for 5% damping; minimum value from Columns 8 and 12, but no less than Column 13.

TABLE E-5
SITE-SPECIFIC HORIZONTAL DRS DEVELOPMENT CALCULATION SHEET
708 S. CLOVERDALE AVE.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
		Code-Based DRS	*80% of Code-Based DRS*	*2/3 of Site-Specific MCE $_R$*	*Final Site-Specific Horiz. DRS*
Period	*Frequency*	*RotD100*	*RotD100*	*RotD100*	*RotD100*
(sec)	(Hz)	(g)	(g)	(g)	(g)
0.01	100	0.765	0.612	0.669	0.669
0.02	50	0.882	0.706	0.706	0.706
0.03	33.33	0.999	0.799	0.799	0.799
0.05	20	1.233	0.987	0.987	0.987
0.075	13.33	1.526	1.220	1.220	1.220
0.1	10	1.620	1.296	1.296	1.296
0.15	6.67	1.620	1.296	1.486	1.486
0.2	5	1.620	1.296	1.622	1.622
0.25	4	1.620	1.296	1.694	1.694
0.3	3.33	1.620	1.296	1.702	1.702
0.4	2.5	1.620	1.296	1.591	1.591
0.5	2.00	1.346	1.077	1.450	1.450
0.75	1.33	0.897	0.718	1.123	1.123
1	1	0.673	0.538	0.875	0.875
1.5	0.67	0.449	0.359	0.552	0.552
2	0.5	0.336	0.269	0.385	0.385
3	0.33	0.224	0.179	0.232	0.232
4	0.25	0.168	0.135	0.156	0.156
5	0.2	0.135	0.108	0.115	0.115
7.5	0.13	0.090	0.072	0.072	0.072
10	0.1	0.054	0.043	0.043	0.043

Note: Significant figures are provided for computational purposes only and do not necessarily reflect accuracies to those significant figures.

Key

Column 1	= Spectral period in seconds.
Column 2	= Spectral frequency (inverse of spectral period) in Hertz.
Column 3	= Code-based (ASCE 7-16, Ch. 21.3) design spectral ordinates in units of g for 5% damping.
Column 4	= Code minimum (ASCE 7-16, Ch. 21) design ground motion spectral ordinates in units of g for 5% damping; 80% of the value in Column 3.
Column 5	= 2/3 of the final site-specific MCE_R ground motion spectral ordinates in units of g for 5% damping.
Column 6	= Final design ground motion spectral ordinates in units of g for 5% damping; maximum value from Columns 4 and 5.

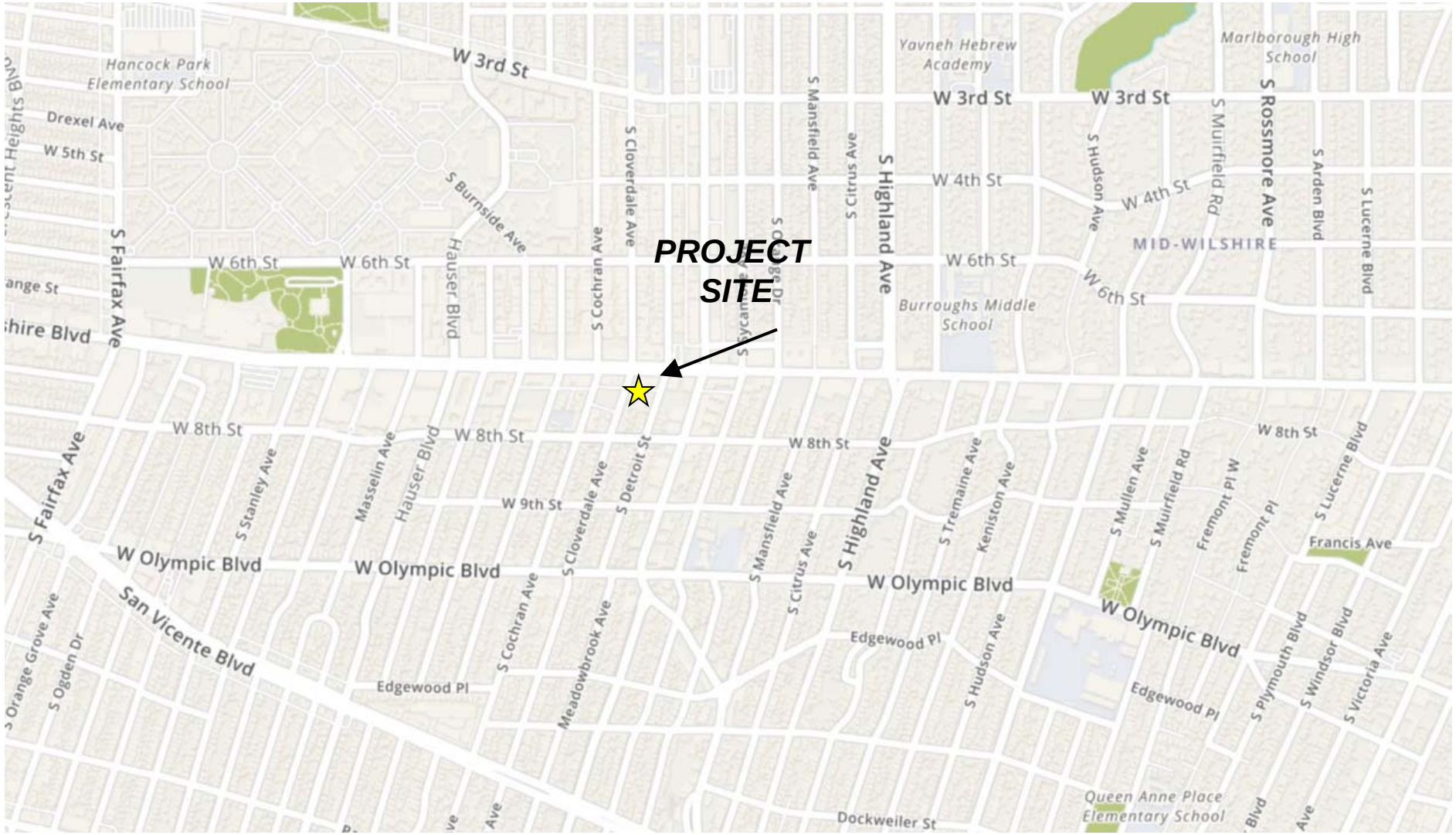
TABLE E-6
SITE-SPECIFIC HORIZONTAL SLE DEVELOPMENT CALCULATION SHEET
708 S. CLOVERDALE AVE.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
		HAZ45 43-yr UHS (PSHA)	*NSHMP-HAZ 43-yr UHS (PSHA)*	*Average 43-yr UHS (PSHA)*	*Damping Scaling Factors*	*SLE @ 1.62% Damping*
Period	*Frequency*	*RotD50*	*RotD50*	*RotD50*		*RotD50*
(sec)	(Hz)	(g)	(g)	(g)	-	(g)
0.01	100	0.177	0.143	0.160	0.999	0.160
0.02	50	0.178	0.144	0.161	1.008	0.162
0.03	33.33	0.188	0.152	0.170	1.040	0.177
0.05	20	0.225	0.182	0.203	1.127	0.229
0.075	13.33	0.286	0.233	0.259	1.233	0.319
0.1	10	0.339	0.279	0.309	1.309	0.404
0.15	6.67	0.403	0.333	0.368	1.369	0.504
0.2	5	0.422	0.346	0.384	1.392	0.534
0.25	4	0.415	0.339	0.377	1.391	0.524
0.3	3.33	0.396	0.323	0.359	1.397	0.502
0.4	2.5	0.343	0.278	0.311	1.399	0.434
0.5	2.00	0.298	0.241	0.270	1.398	0.377
0.75	1.33	0.208	0.167	0.188	1.386	0.260
1	1	0.153	0.121	0.137	1.382	0.189
1.5	0.67	0.095	0.074	0.084	1.375	0.116
2	0.5	0.065	0.051	0.058	1.360	0.079
3	0.33	0.038	0.029	0.034	1.351	0.046
4	0.25	0.026	0.019	0.023	1.330	0.030
5	0.2	0.018	0.014	0.016	1.316	0.021
7.5	0.13	0.010	0.007	0.008	1.278	0.011
10	0.1	0.006	0.004	0.005	1.202	0.006

Note: Significant figures are provided for computational purposes only and do not necessarily reflect accuracies to those significant figures.

Key

Column 1	= Spectral period in seconds.
Column 2	= Spectral frequency (inverse of spectral period) in Hertz.
Column 3	= Mean uniform hazard spectral ordinates for 43-yr average return period in units of g for 5% damping based on HAZ45 platform.
Column 4	= Mean uniform hazard spectral ordinates for 43-yr average return period in units of g for 5% damping based on NSHMP-HAZ platform.
Column 5	= Averaged mean uniform hazard spectral ordinates for 43-yr average return period in units of g for 5% damping; average from Columns 3 and 4.
Column 4	= Damping Scaling Factor used to convert spectral ordinates from 5% damping; developed per Rezaeian et al. (2012).
Column 5	= Service-Level Earthquake ground motion spectral ordinates in units of g for reported damping; developed per Rezaeian et al. (2012).

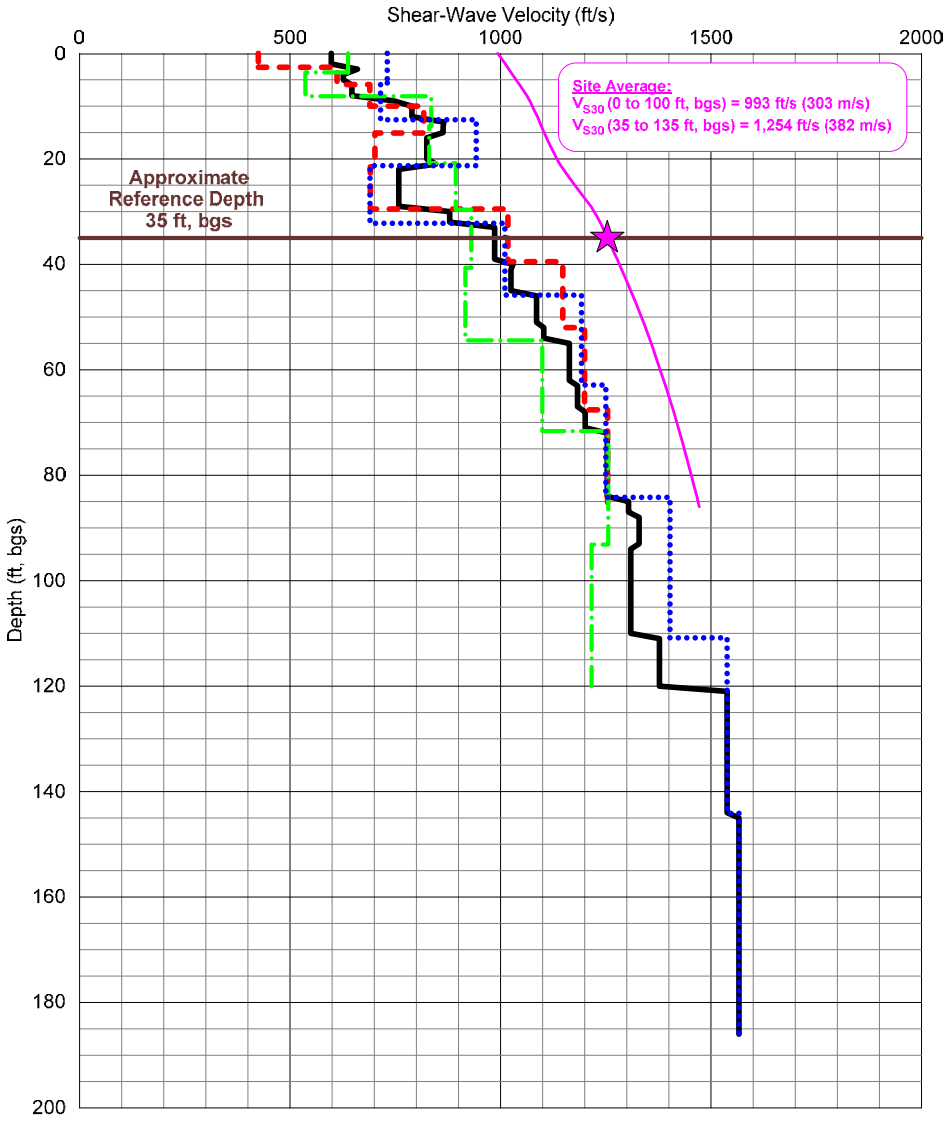


SITE LOCATION MAP

Date: MAR 2022	Project No.: 22010A	Project: 708 S. CLOVERDALE AVE.	Figure E-1

GeoPentech





LEGEND

Location of Surface Wave Geophysical Measurement

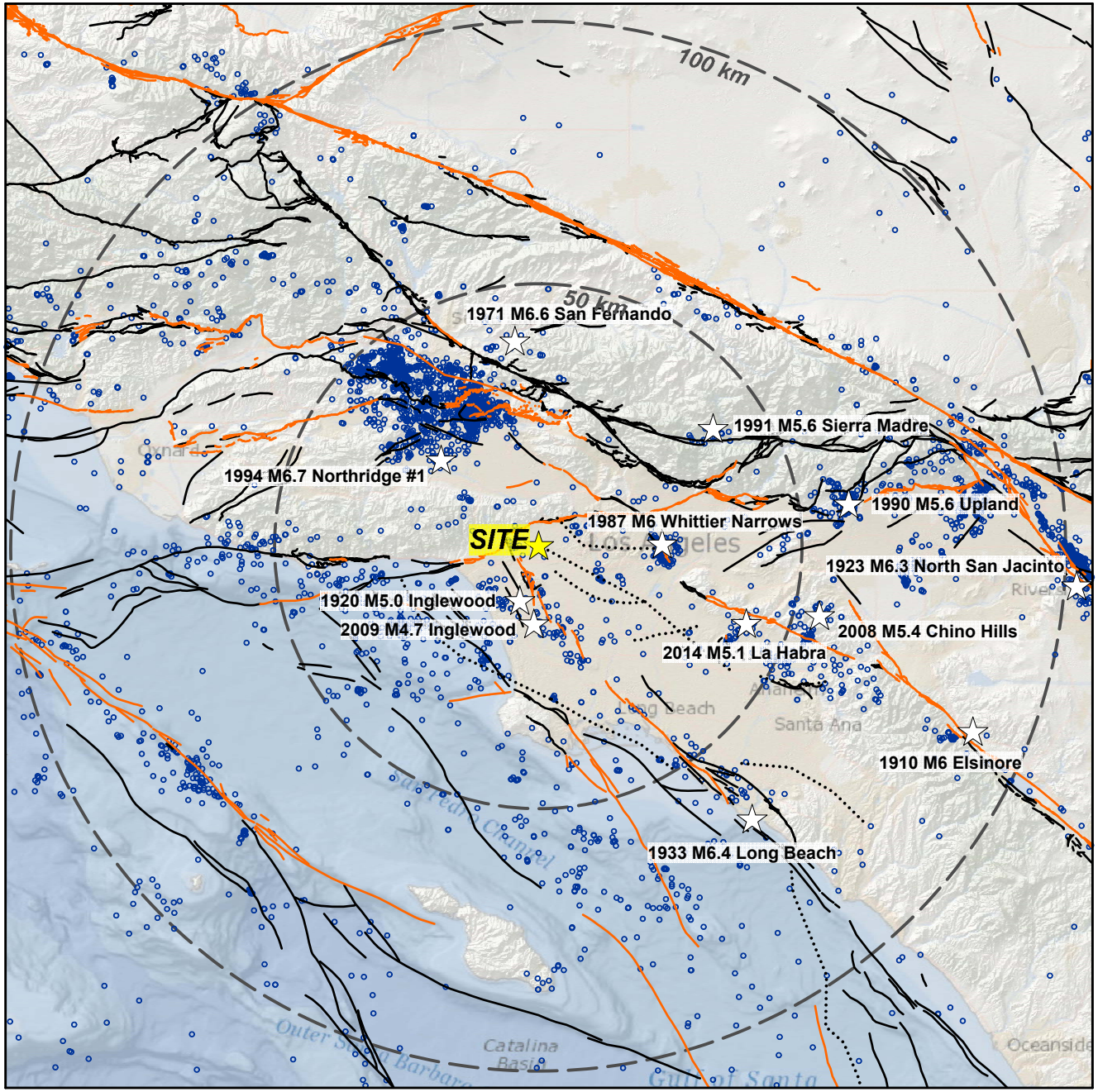
APPROXIMATE SCALE

0 100 FEET

SHEAR-WAVE VELOCITY PROFILE LOCATIONS AND RESULTS

Date: MAR 2022	Project No.: 22010A	Project: 708 S. CLOVERDALE AVE.	Figure E-2

GeoPentech



Legend

USGS Quaternary Fault & Fold Database (1)

- *Active in < 15,000 years*
- *Active in < 1,600,000 years*
- *Blind Thrust*

Seismicity (2)

- *M ≥ 2.5*
- *Historic Earthquake*

Notes:

1. Fault traces are from USGS Quaternary Fault and Fold Database (USGS, 2018).
2. Seismicity (hollow blue dots) is from Hauksson et al. (2018) catalog ("HYS" catalog). Catalog includes all instrumentally-recorded events in southern California from 01/01/1981 through 12/31/2018. Only M ≥ 2.5 events are shown here. Significant post-1900 earthquakes identified by name (white stars).

Approximate Scale

N

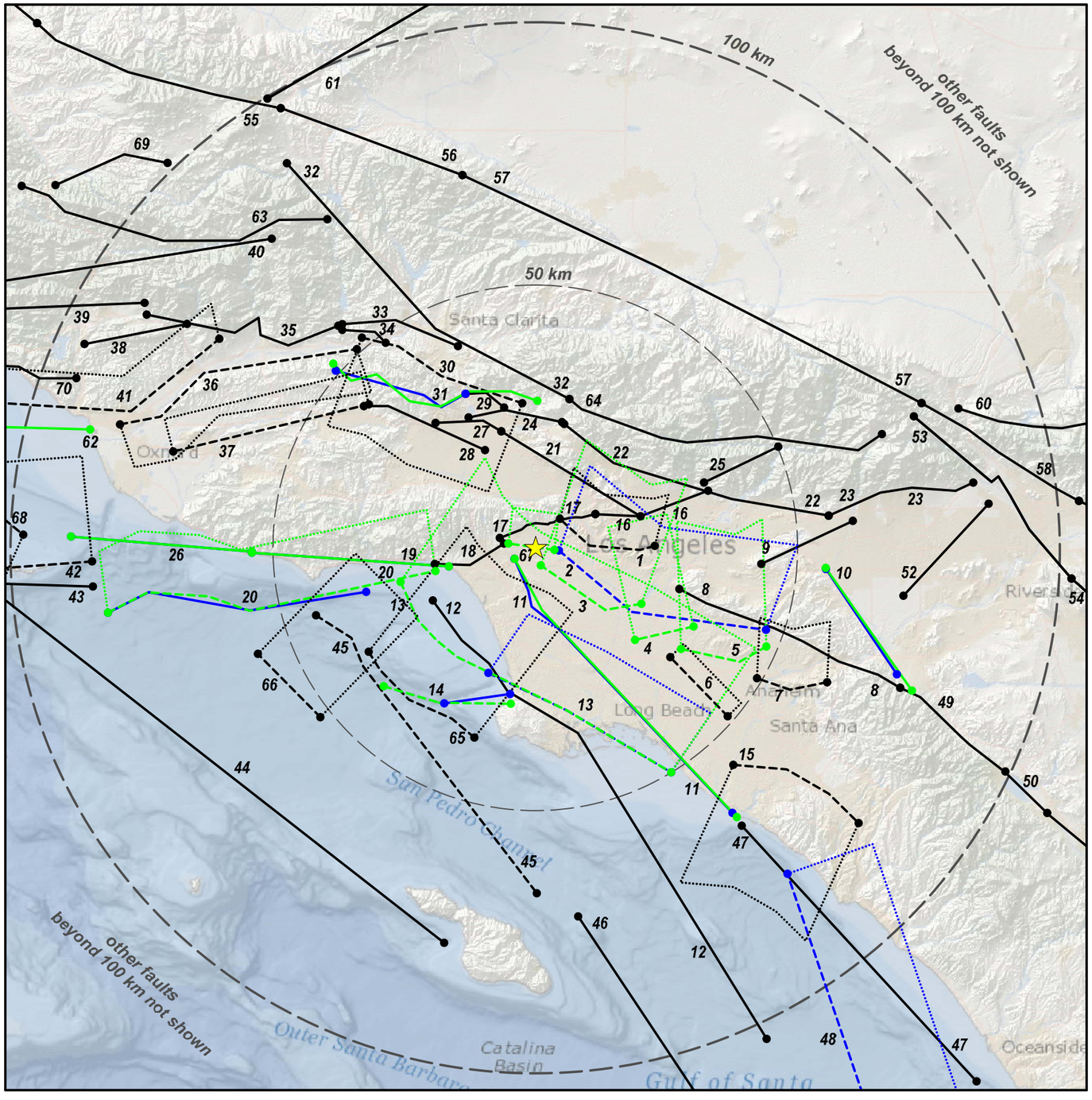
0 km 20 km 40 km 60 km

Datum & Projection: NAD83 UTM Zone 11

REGIONAL FAULT & SEISMICITY MAP

Date: MAR 2022	Project No.: 22010A	Project: 708 S. CLOVERDALE AVE.	Figure E-3a

GeoPentech



No.	Fault Name
1	Elysian Park (Upper)
2	Puente Hills
3	Puente Hills (LA)
4	Puente Hills (Santa Fe Springs)
5	Puente Hills (Coyote Hills)
6	Anaheim
7	Peralta Hills
8	Elsinore - Whittier
9	San Jose
10	Chino
11	Newport-Inglewood
12	Palos Verdes
13	Compton
14	Redondo Canyon
15	San Joaquin Hills
16	Raymond
17	Hollywood
18	Santa Monica
19	Malibu Coast
20	Anacapa-Dume
21	Verdugo
22	Sierra Madre
23	Cucamonga
24	Sierra Madre (San Fernando)
25	Clamshell-Sawpit
26	Malibu Coast (Extension)
27	Mission Hills
28	Northridge Hills
29	Santa Susana East (connector)
30	Northridge
31	Santa Susana
32	San Gabriel
33	Holser
34	Del Valle
35	San Cayetano

No.	Fault Name
36	Oak Ridge (Onshore)
37	Simi-Santa Rosa
38	Sisar
39	Mission Ridge-Arroyo Parida-Santa Ana
40	Santa Ynez (East)
41	Ventura-Pitas Point
42	Channel Islands Thrust
43	Santa Cruz Island
44	Santa Cruz-Catalina Ridge
45	San Pedro Basin
46	San Diego Trough North
47	Newport-Inglewood Offshore
48	Oceanside Blind Thrust
49	Elsinore - Glen Ivy
50	Elsinore - Temecula/Glen Ivy Stepover
51	Elsinore - Temecula
52	Fontana
53	San Jacinto - San Bernardino Valley
54	San Jacinto - San Jacinto Valley
55	San Andreas - Big Bend
56	San Andreas - North Mojave
57	San Andreas - South Mojave
58	San Andreas - North San Bernardino
59	San Andreas - South San Bernardino
60	Cleghorn
61	Garlock - West
62	Oak Ridge (Offshore)
63	Pine Mtn
64	San Gabriel Extension
65	San Pedro Escarpment
66	Santa Monica Bay
67	San Vicente
68	Channel Islands Western Deep Ramp
69	Big Pine (Central)
70	Red Mountain

Legend

- Surface Trace, Top of Fault (Both Fault Models)
- Blind Trace, Top of Fault (Both Fault Models)
- Blind Thrust Footprint (Both Fault Models)
- Surface Trace, Top of Fault (Fault Model 1)
- Blind Trace, Top of Fault (Fault Model 1)
- Blind Thrust Footprint (Fault Model 1)
- Surface Trace, Top of Fault (Fault Model 2)
- Blind Trace, Top of Fault (Fault Model 2)
- Blind Thrust Footprint (Fault Model 2)
- Site

Notes:

1. Fault traces based on UCERF3 (WGCEP, 2013). Fault traces shown here are simplified and as-implemented in the PSHA calculations.
2. All faults within 100 km of site with slip rates greater than 0.05 mm/yr are shown. Slip rates are solution mean rates from UCERF3 (WGCEP, 2013).
3. Fault Models 1 & 2 based on UCERF3 (WGCEP, 2013). Seismic source characterization geometries and slip rates are generally as reported in WGCEP (2013). Magnitude-frequency distributions approximate the SWUS WAACY model (GeoPentech, 2015) with characteristic magnitude calculated from Shaw (2009) regression.

N

Approx. Scale (km)

0 5 10 15 20 25

Datum & Projection: NAD83 UTM Zone 11

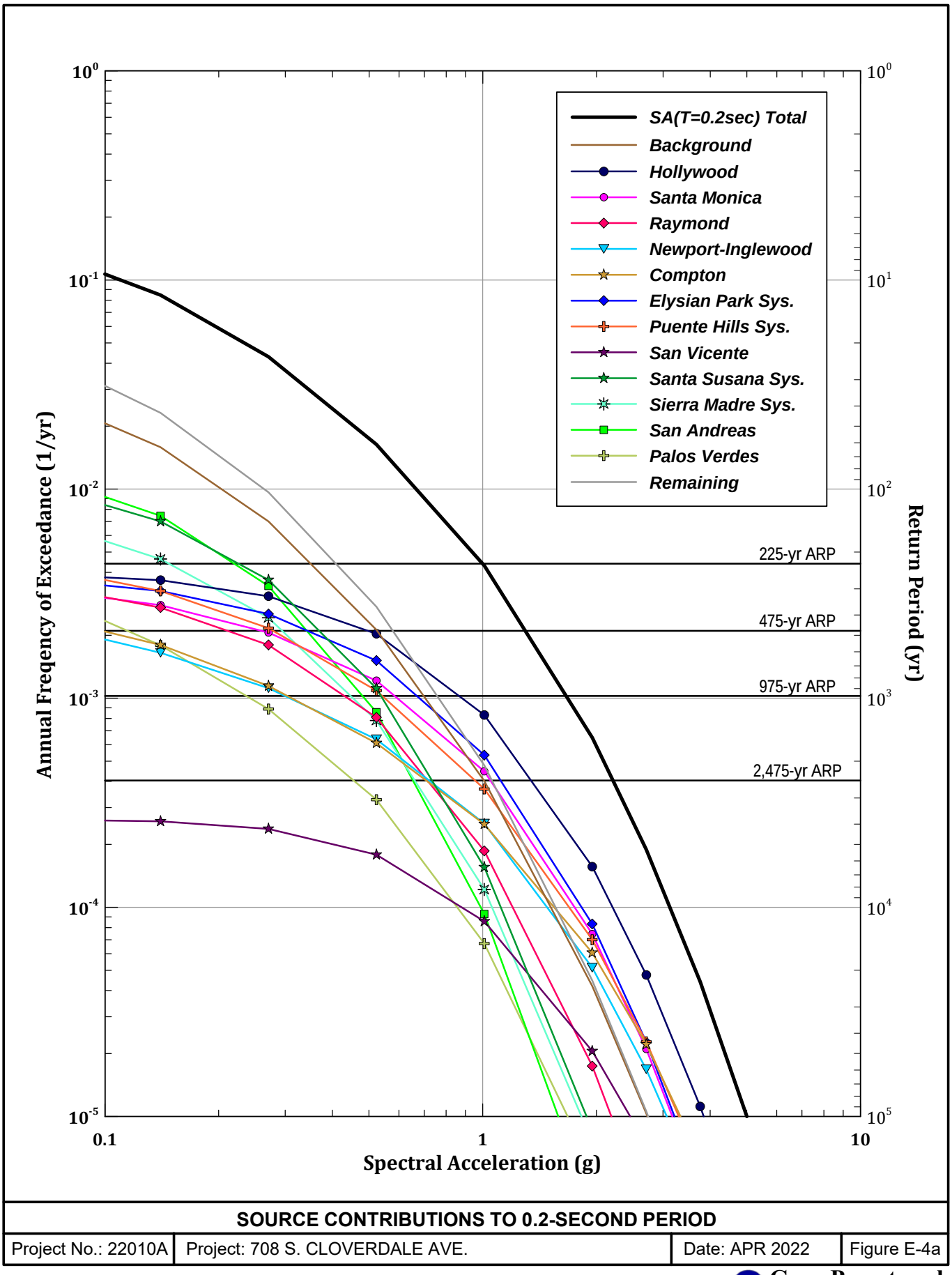
SIMPLIFIED FAULT MAP FOR PSHA

Project: 708 S. CLOVERDALE AVE.

Project No.: 22010A | Date: MAR 2022

Figure E-3b

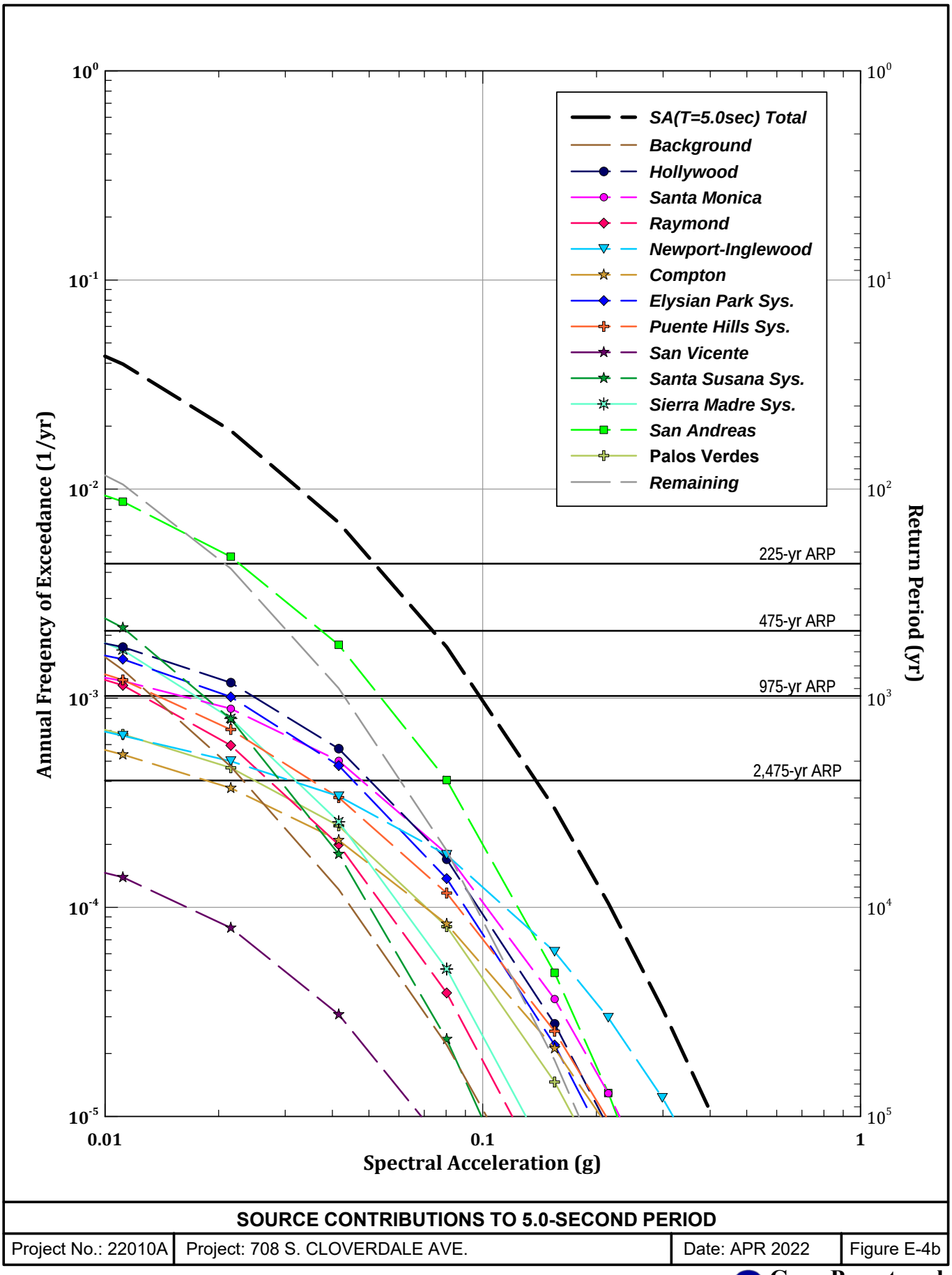
GeoPentech



SOURCE CONTRIBUTIONS TO 0.2-SECOND PERIOD

Project No.: 22010A	Project: 708 S. CLOVERDALE AVE.	Date: APR 2022	Figure E-4a

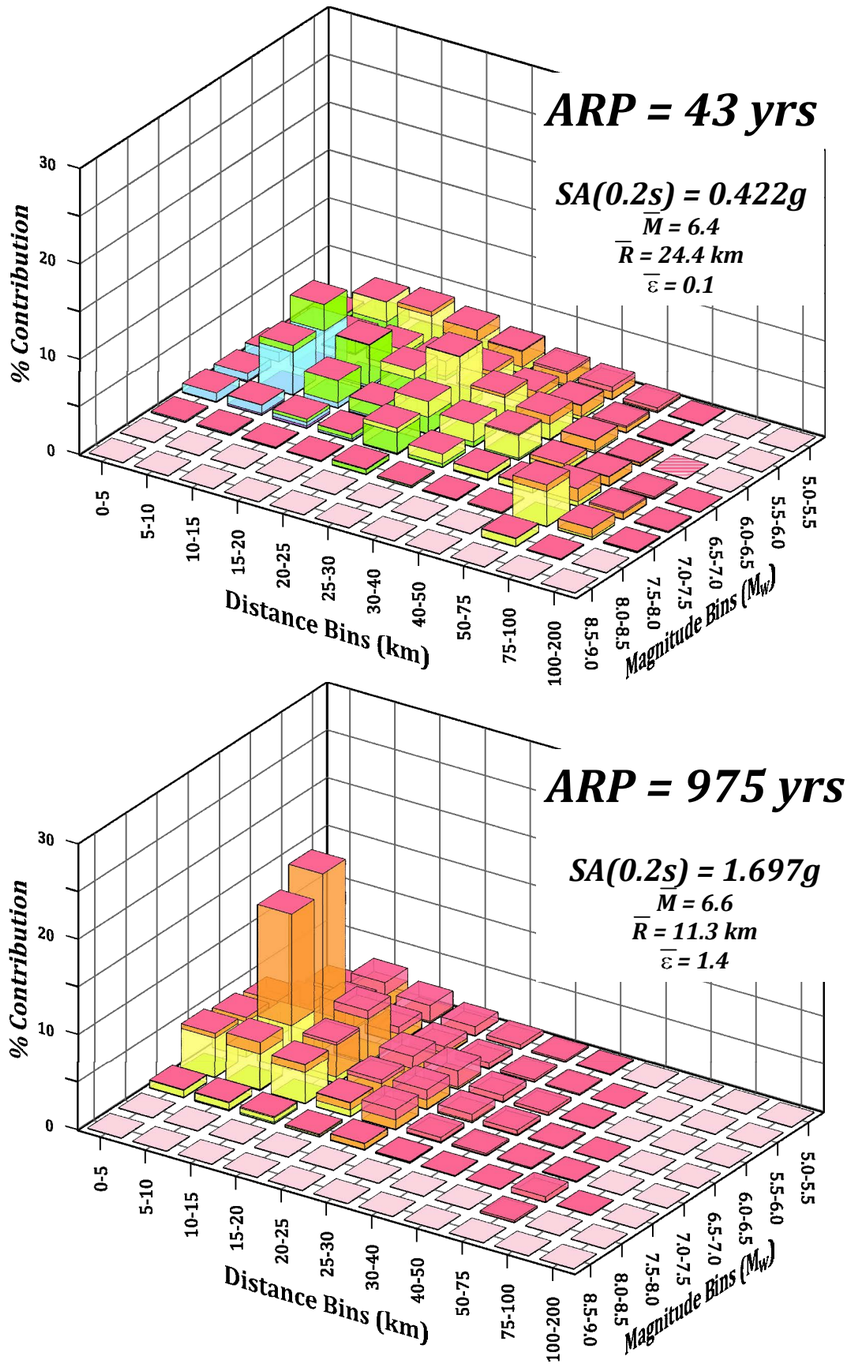
GeoPentech

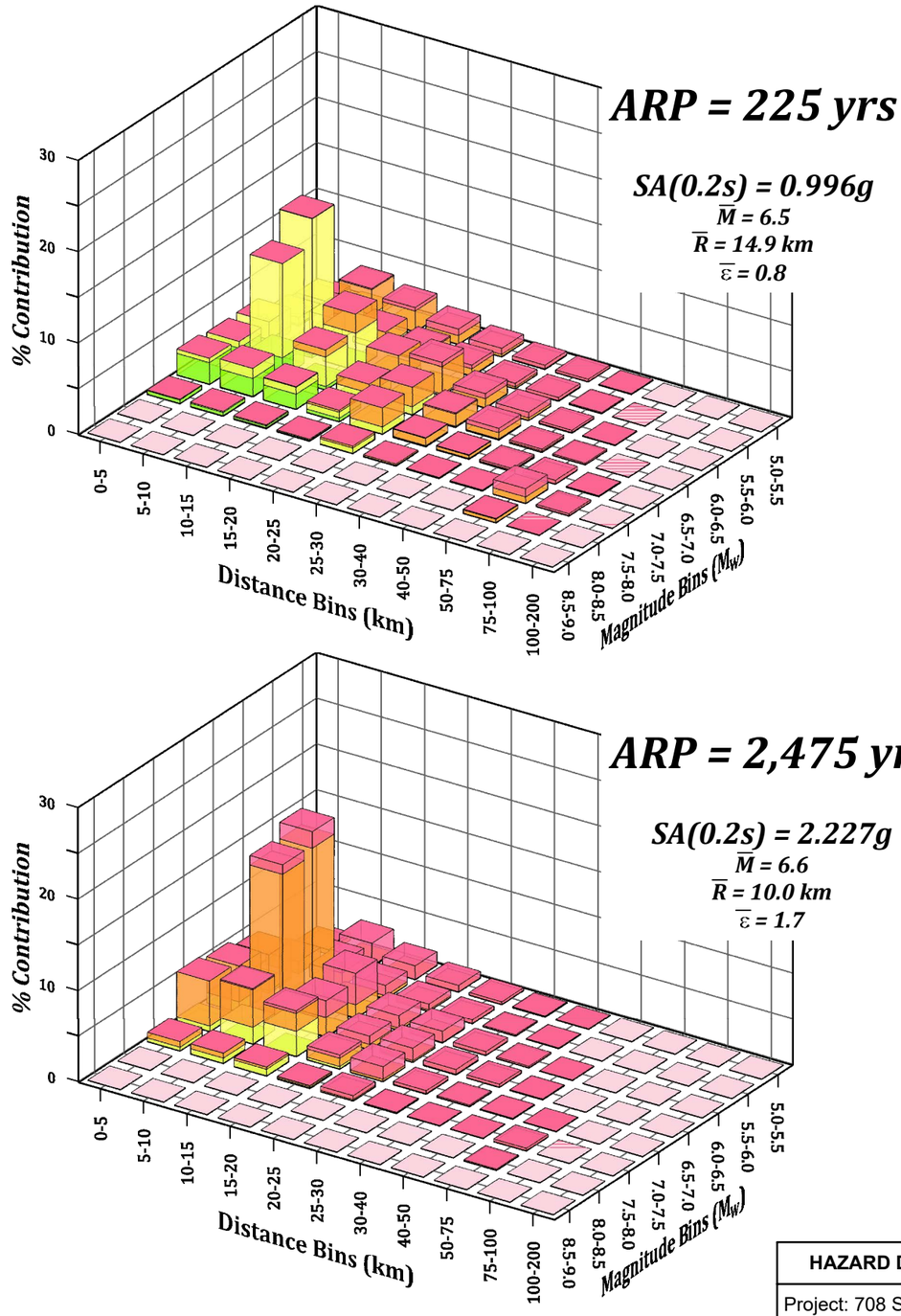


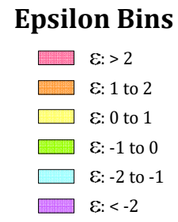
SOURCE CONTRIBUTIONS TO 5.0-SECOND PERIOD

Project No.: 22010A	Project: 708 S. CLOVERDALE AVE.	Date: APR 2022	Figure E-4b

GeoPentech

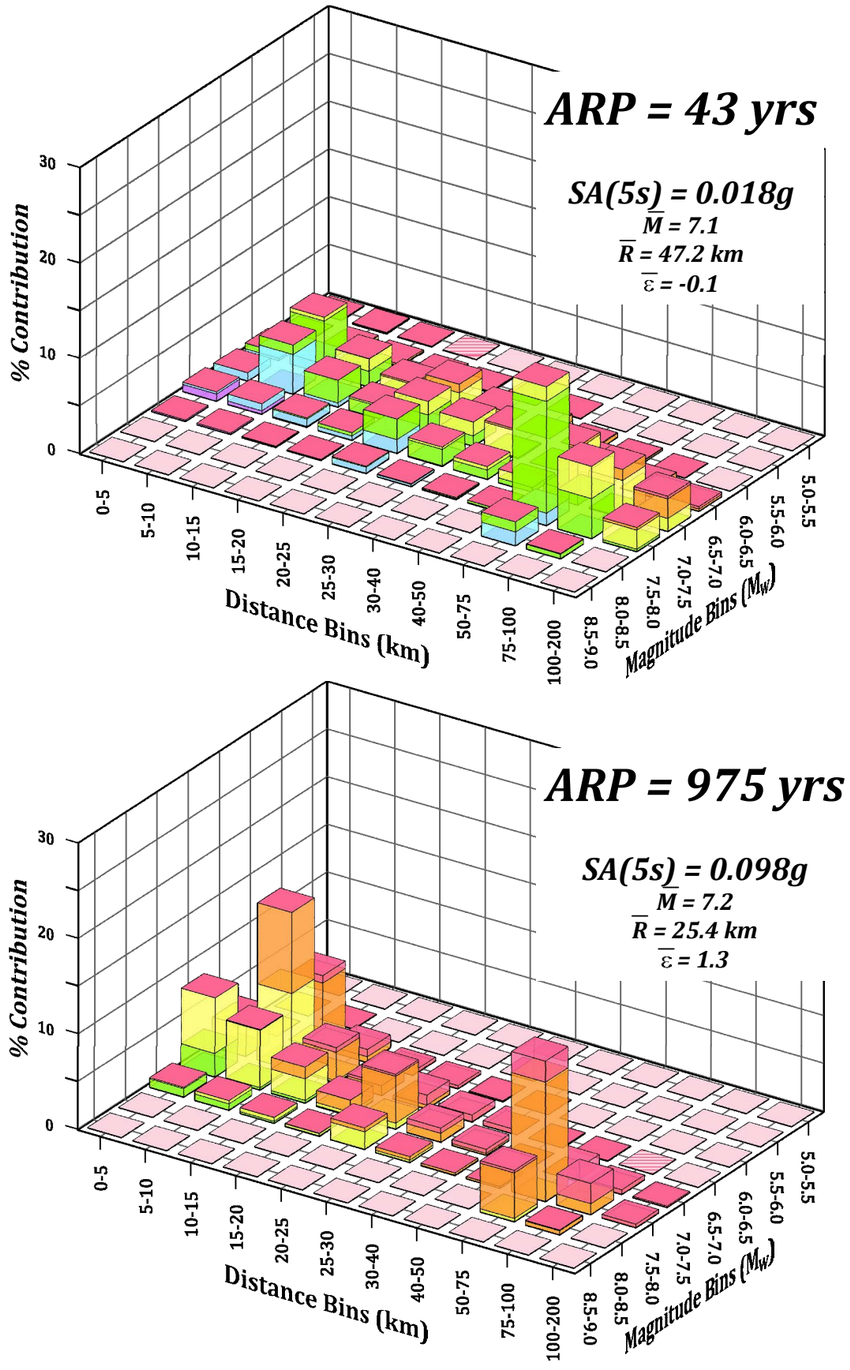


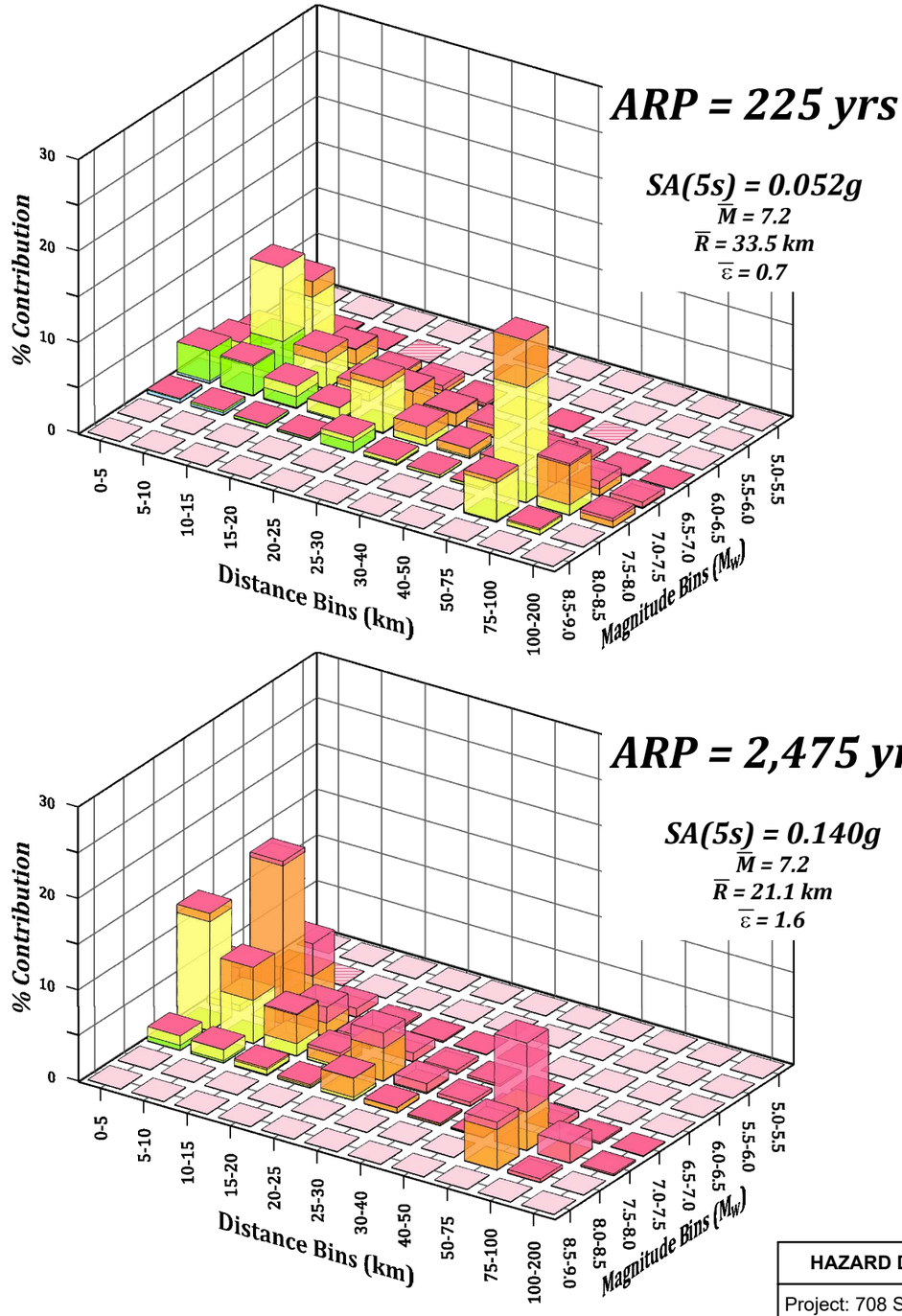


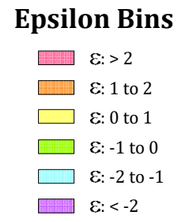


HAZARD DEAGGREGATION FOR 0.2-SEC PERIOD		
Project: 708 S. CLOVERDALE AVE.		Figure E-5a
Project No.: 22010A	Date: APR 2022	

GeoPentech



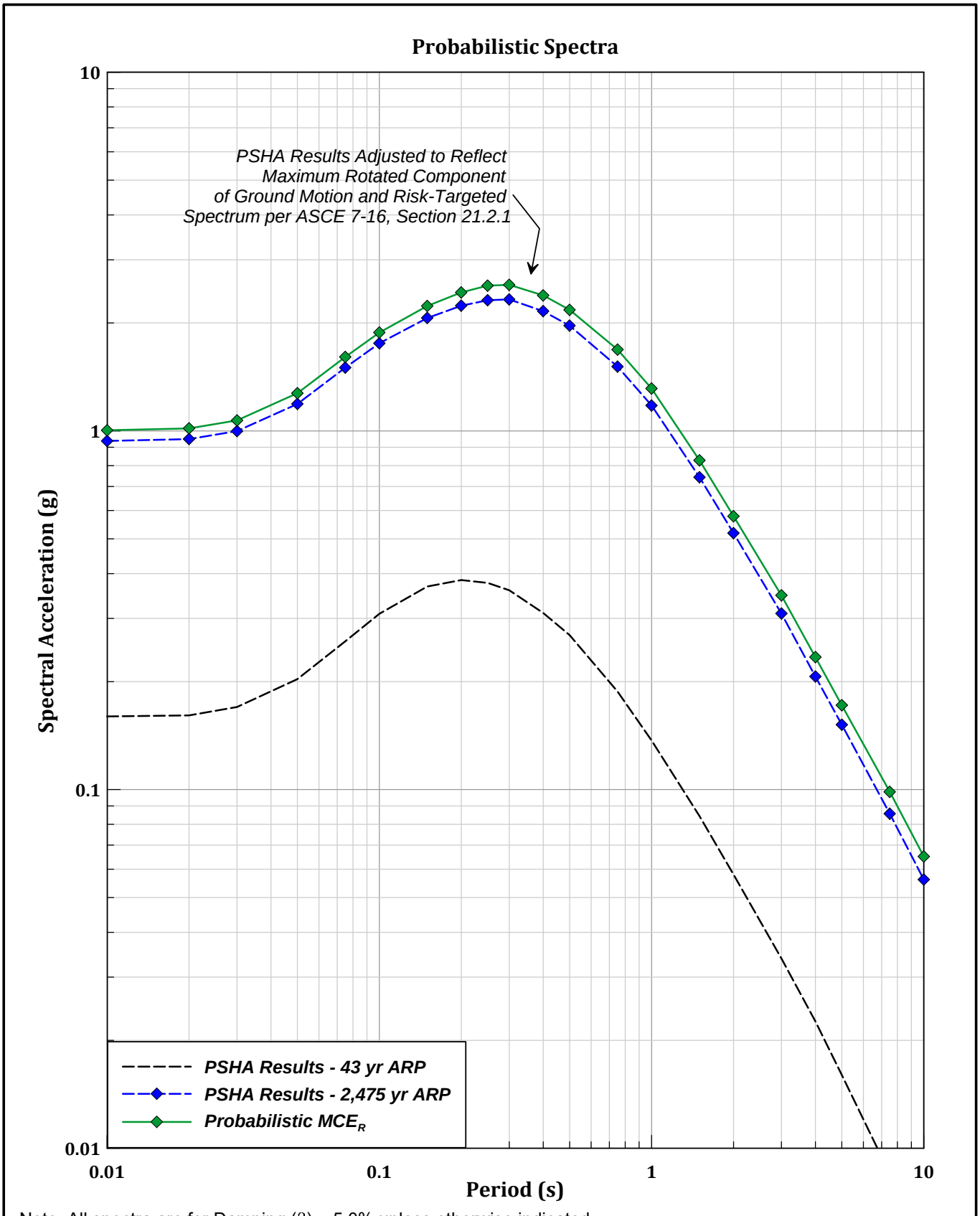




HAZARD DEAGGREGATION FOR 5.0-SEC PERIOD

Project: 708 S. CLOVERDALE AVE.		Figure E-5b
Project No.: 22010A	Date: APR 2022	

GeoPentech

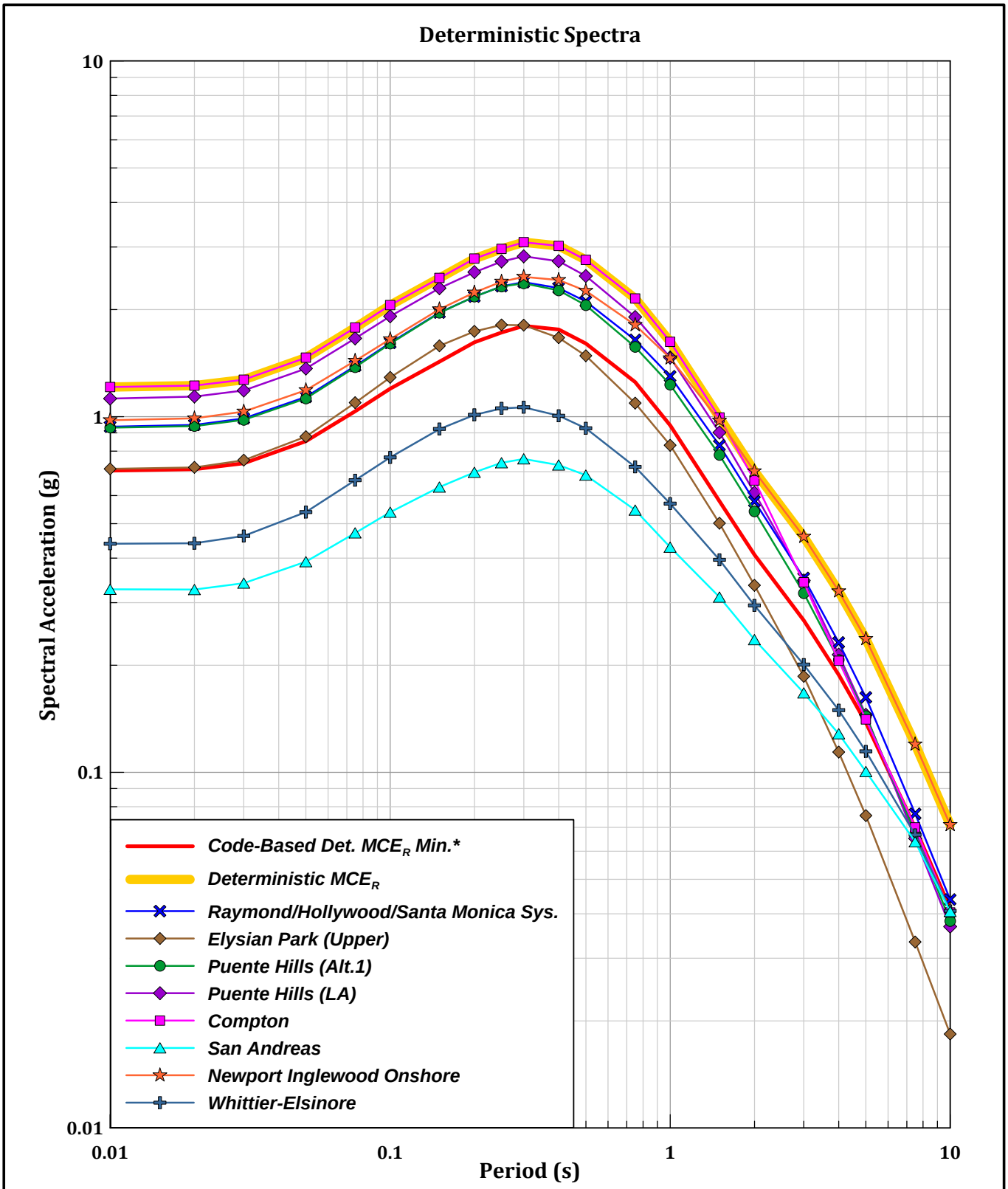


Note: All spectra are for Damping (β) = 5.0% unless otherwise indicated.

PROBABILISTIC SPECTRA

Project No.: 22010A	Project: 708 S. CLOVERDALE AVE.	Date: APR 2022	Figure E-6

GeoPentech

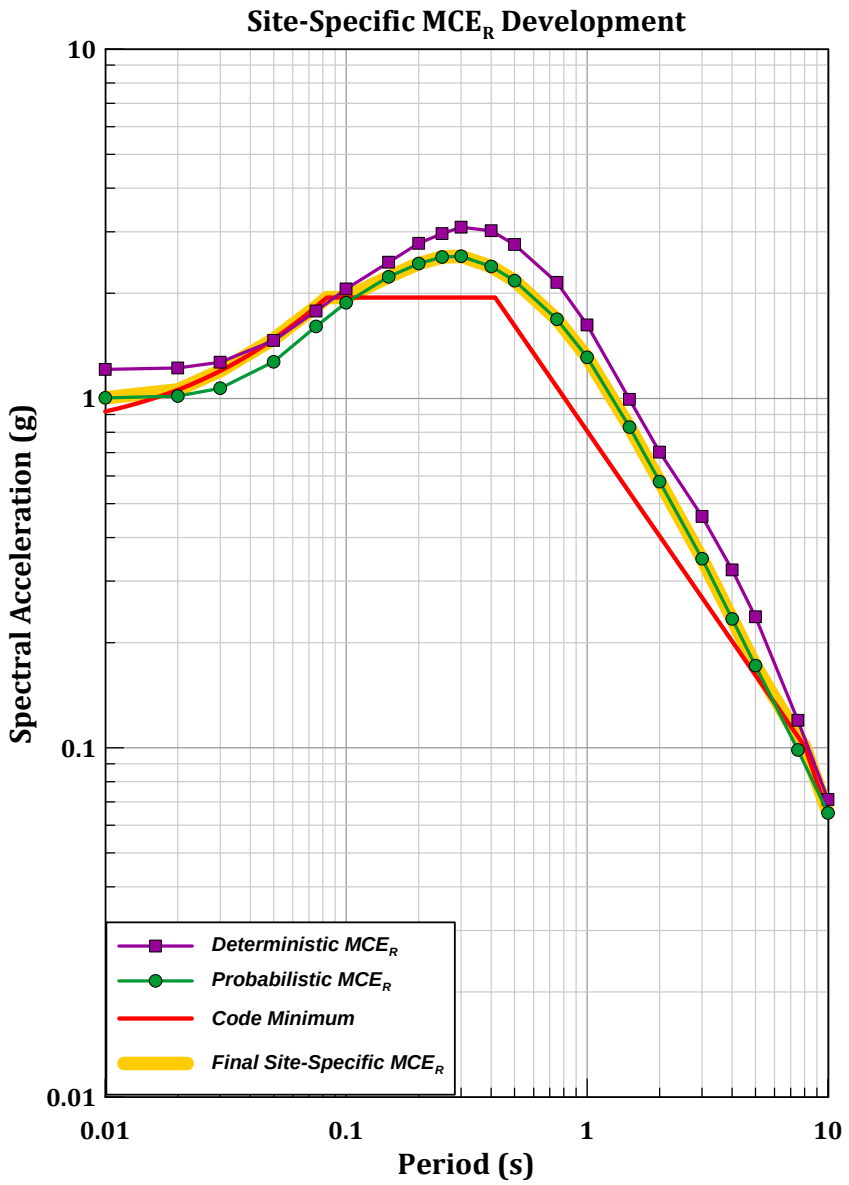


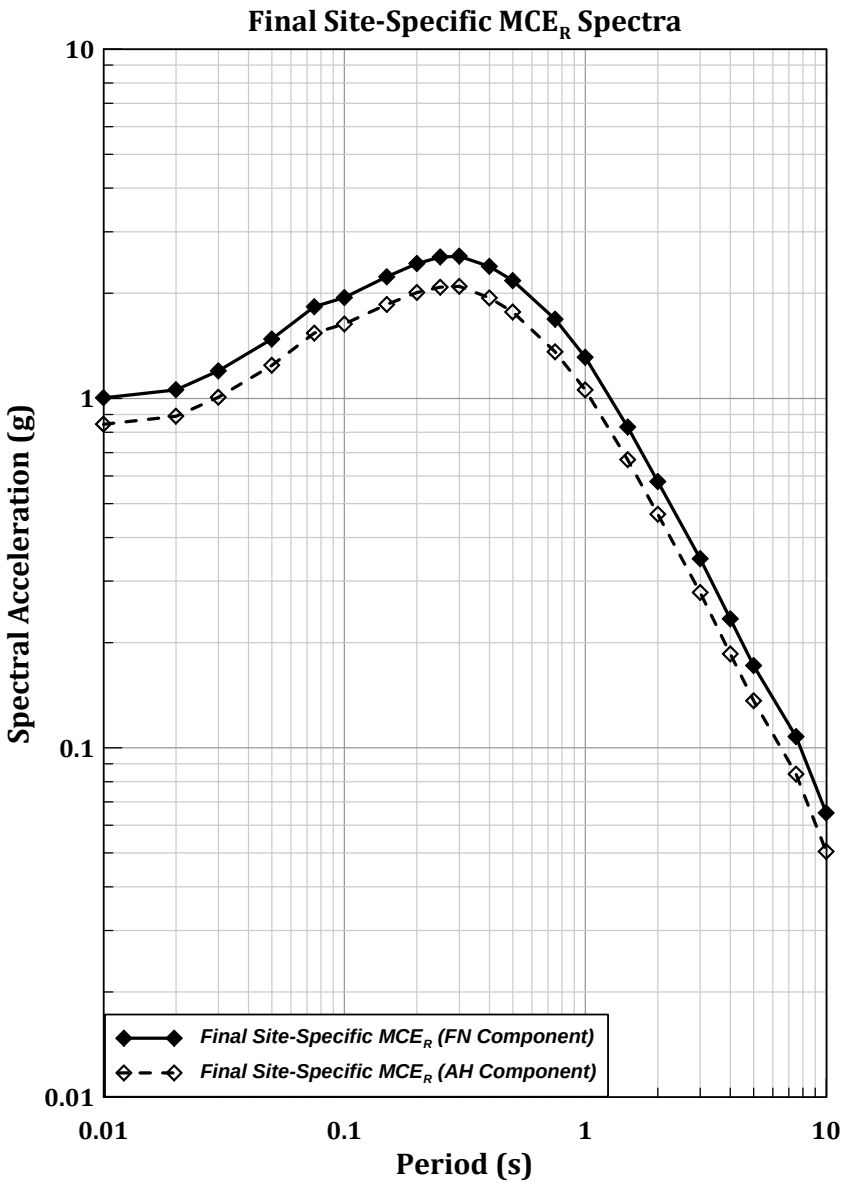
Notes: All spectra are for Damping (β) = 5.0% unless otherwise indicated.
Scenario spectra are 84th %tile maximum rotated ordinates.
Code-Based Det. MCE Min. per ASCE 7-16, Supplement 1, Ch. 21.2.2.

DETERMINISTIC SPECTRA

Project No.: 22010A	Project: 708 S. CLOVERDALE AVE.	Date: APR 2022	Figure E-7

GeoPentech



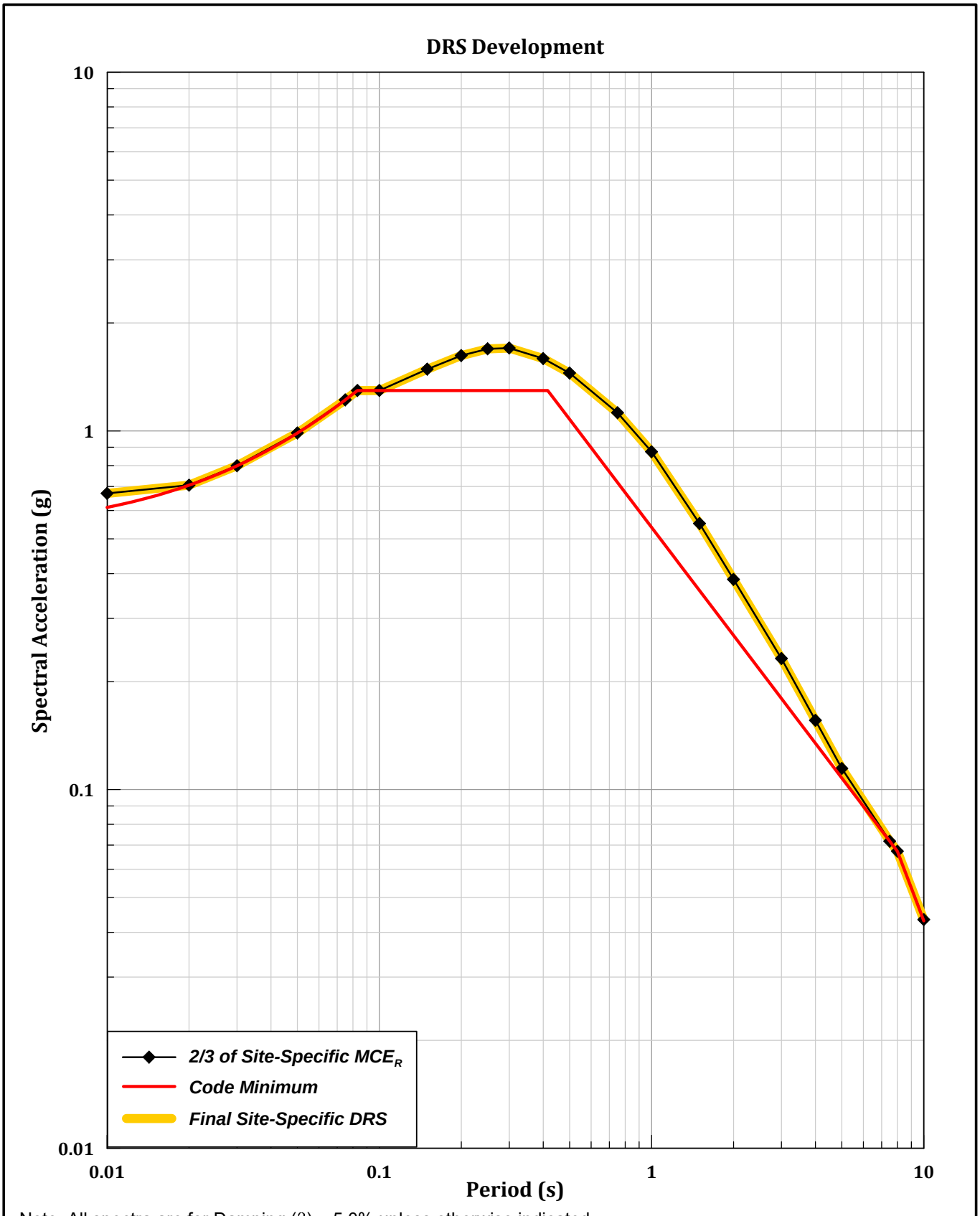


Note: All spectra are for Damping (β) = 5.0% unless otherwise noted.

FINAL SITE-SPECIFIC MCE$_R$ SPECTRA

Date: APR 2022	Project No.: 22010A	Project: 708 S. CLOVERDALE AVE.	Figure E-8

GeoPentech

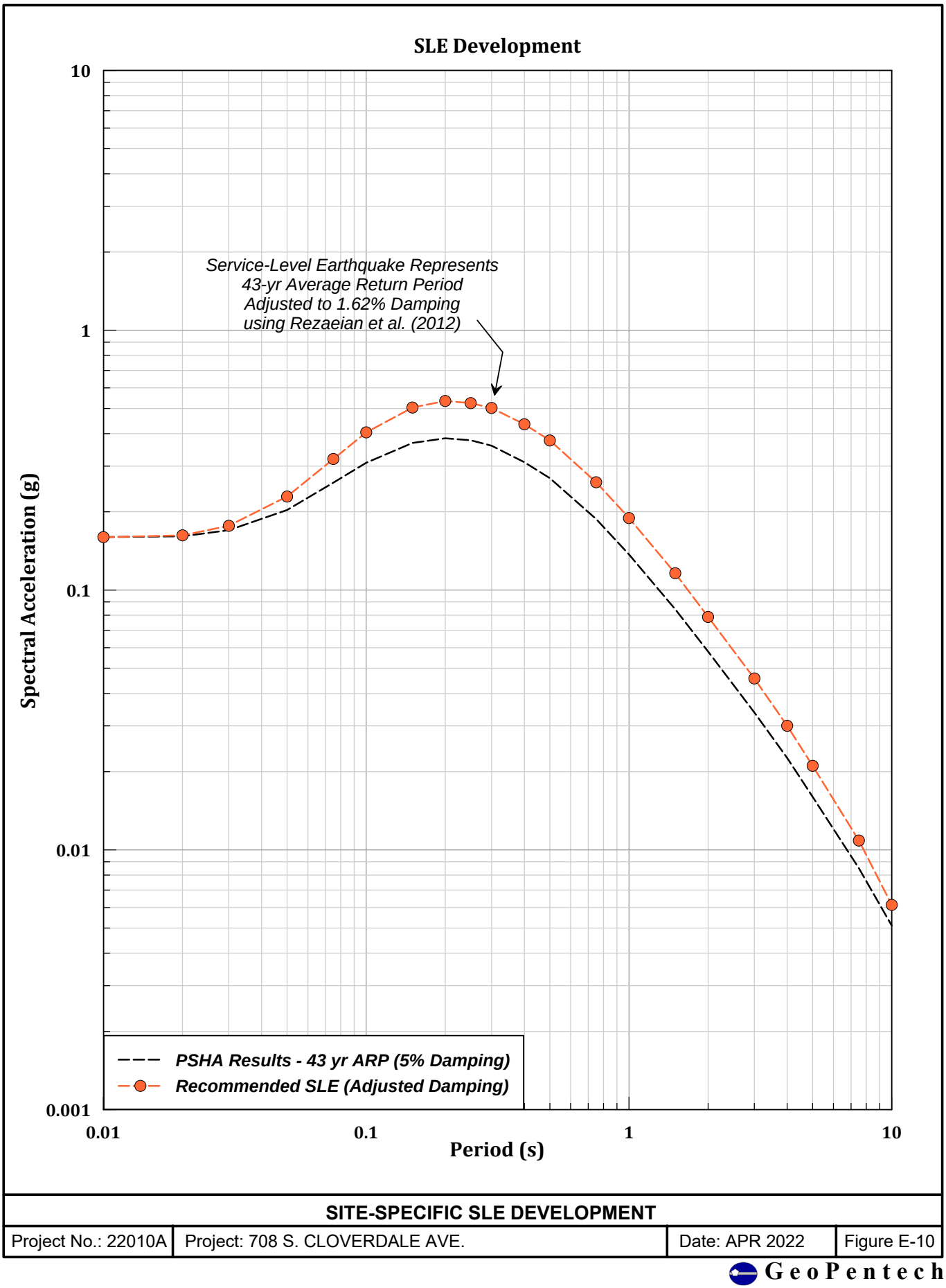


Note: All spectra are for Damping (β) = 5.0% unless otherwise indicated.

SITE-SPECIFIC DRS DEVELOPMENT

Project No.: 22010A	Project: 708 S. CLOVERDALE AVE.	Date: APR 2022	Figure E-9

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SITE-SPECIFIC SLE DEVELOPMENT

Project No.: 22010A	Project: 708 S. CLOVERDALE AVE.	Date: APR 2022	Figure E-10

GeoPentech

APPENDIX F

SETTLEMENT ANALYSIS

F.1 ANALYSIS APPROACH AND RESULTS

Investigations at the site, shown in Figure F-1, encountered clay layers susceptible to consolidation settlement. The objective of the analysis documented in this appendix is to evaluate the potential settlement under the proposed structure (tower and podium) loads to provide an indication of the potential magnitude of settlements.

For this analysis and based on the most recent communications with the Structural Engineer of Record (SEOR), the average pressures on the mat foundation beneath the Tower section is 12 ksf applied at the bottom of an approximately 80 ft excavation, and the loading at the mat foundation beneath the Podium section is 3 ksf applied at the bottom of an approximately 71 ft excavation. Our analyses are performed based on net pressures at the depth of the excavations, i.e., 13.3 ksf under the tower and 2 ksf under the podium, as discussed in the main report section 8.2. The sections below provide further details of the analyses.

Consolidation Settlements

For the consolidation settlement analysis, we utilized the Settle3D software package (version 4.0) by Rocscience, Inc. of Toronto, Ontario. Representative samples from clay layers throughout the site were used to perform consolidation testing the relevant soil settlement parameters were estimated from the test results.

For settlement analyses, an idealized soil profile was developed based on the subsurface sections, shown in Figure F-2, to represent the range of varying conditions beneath the building footprints. We've divided the idealized soil model to consist of four Units; Unit 1 – predominantly consisting of sands and clayey sand mixtures, Unit 2 – clays consisting of overconsolidated lean and fat clays susceptible to consolidation settlements, Unit 3 – sands consisting of poorly-graded sands and silty sand mixtures, and Unit 4 – Fernando Formation claystone consisting of a more-weathered portion (upper) considered susceptible to consolidation, and a less-weathered portion (lower). The material properties for the idealized soil profile, and relevant laboratory test results utilized are tabulated in Figure F-3.

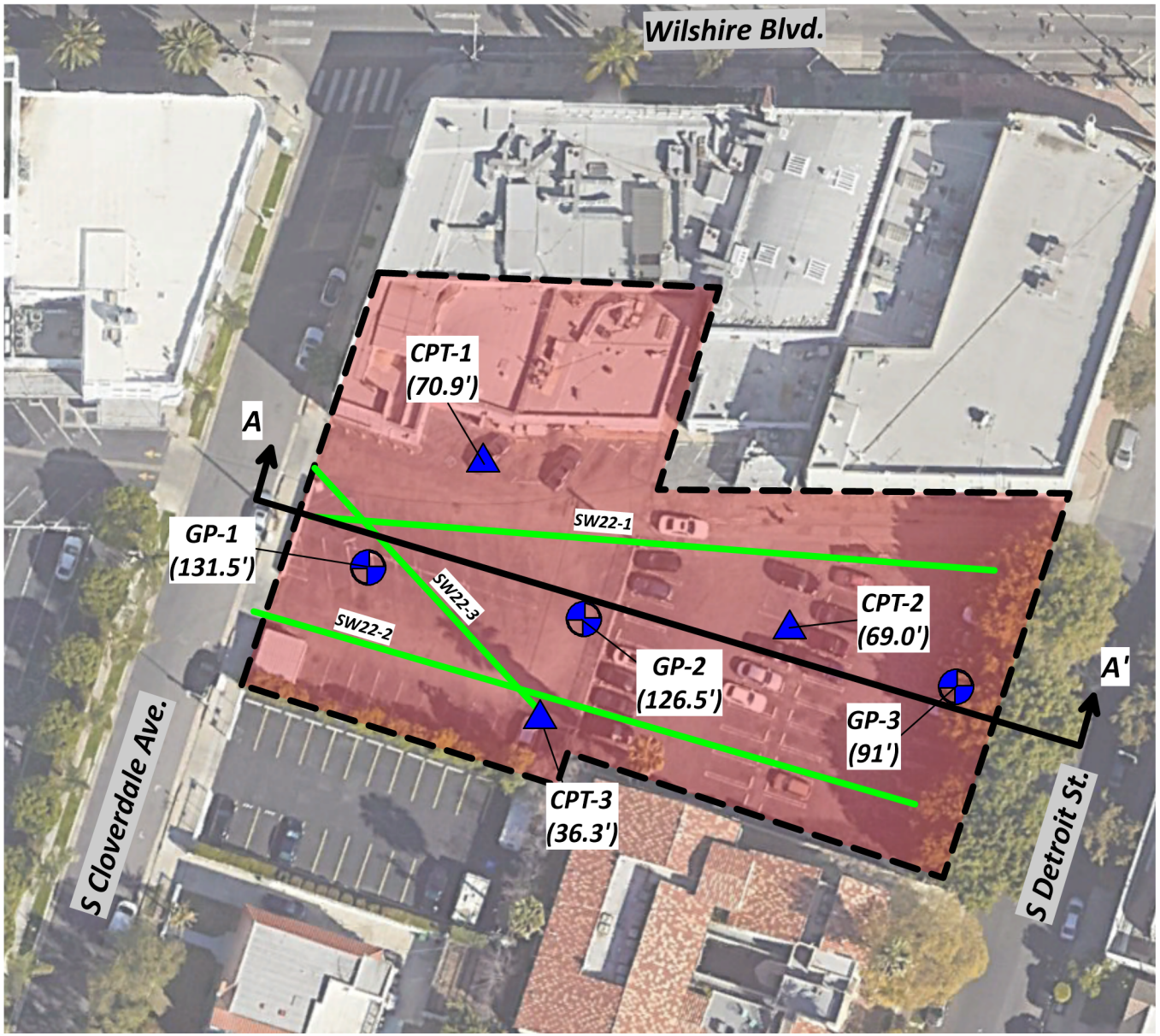
Figure F-4 graphically presents the model inputs and resulting settlements at various locations in the model (query points A, B, and C). Further, it is noted that model properties were developed based on our field investigation and laboratory testing results presented in Appendices A, B, and C and are used in our analysis. Note that a historic high groundwater level of 10 ft below ground surface was assumed for our consolidation analysis. Figure F-5 shows plan and isometric views of the analyzed Settle 3D model. Note that our model calculates consolidation rebound (due to excavation) and settlements (due to net structural loads) in an ultimate manner (i.e., to the end of primary consolidation).

F.2 SUMMARY

Based on the analysis results, we estimate that for loading at the mat foundation under the Tower section (i.e., average net uniform 10.3 ksf), the total consolidation induced settlement (total elastic and primary consolidation settlement) would be on the order of about 3 inches. For loading at the mat foundation under the Podium section (i.e., net uniform 2 ksf), we estimate the total consolidation-induced settlement would be on the order of 1 inch in the central portions of the mat, and approximately 1½ inches in the western portion of the Podium section, closer to the Tower.

References

Rocscience, Inc., "Settle3D, Version 4.0." Toronto, Ontario, Canada.



Explanations

- Approximate Extents of Project Site
- GP-1 (Total Depth) — Approximate Locations of Borings
- CPT-1 (Total Depth) — Approximate Locations of CPTs
- SW22-1 — Geophysical Survey Lines

N

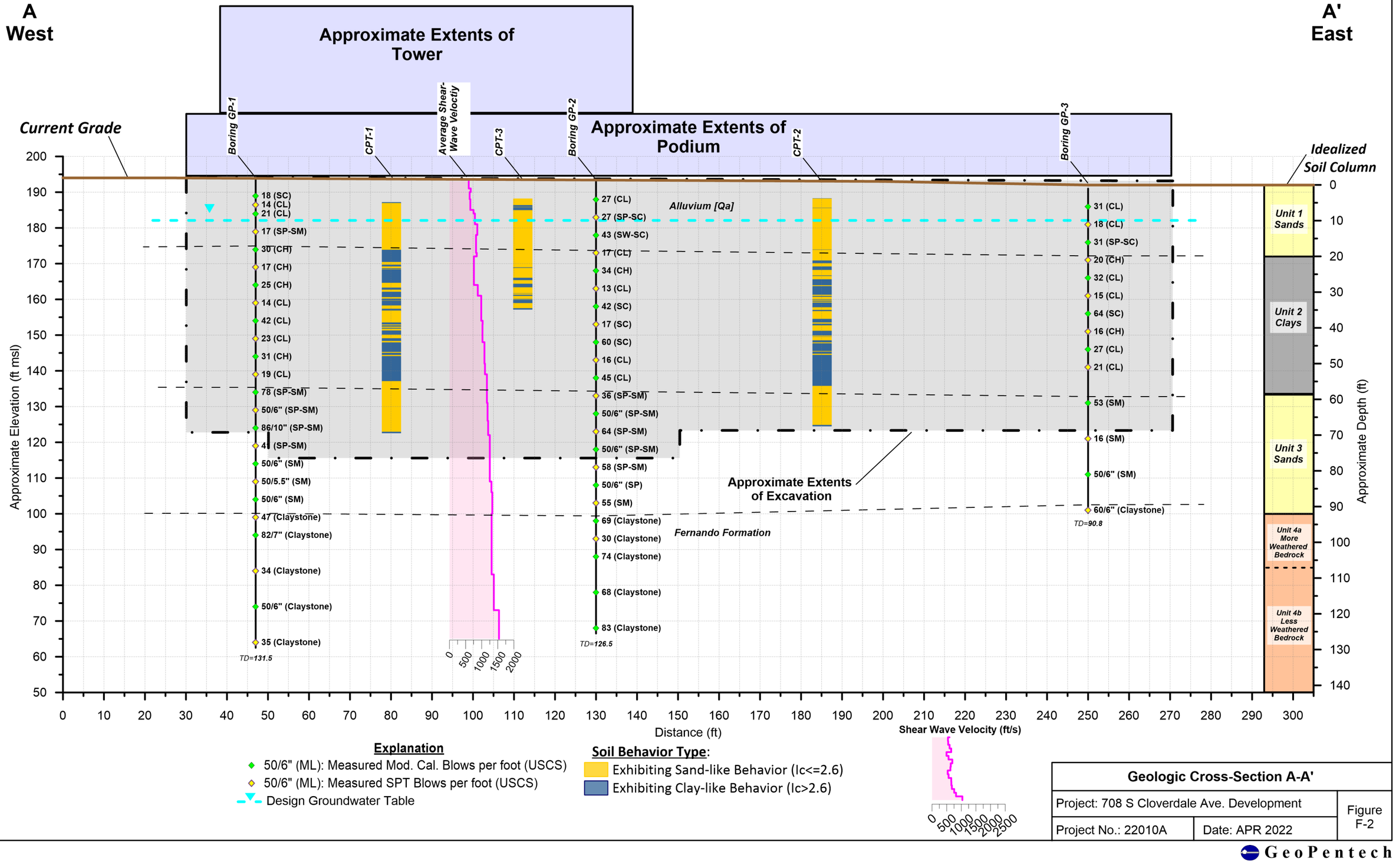
0 50 100 ft

Site Plan

Date: APR 2022	Project No.: 22010A	Project: 708 S Cloverdale Ave. Development	Figure F-1

GeoPentech

Geologic Cross-Section A-A'



Explanation

- 50/6" (ML): Measured Mod. Cal. Blows per foot (USCS)
- 50/6" (ML): Measured SPT Blows per foot (USCS)
- Design Groundwater Table

Soil Behavior Type:

- Exhibiting Sand-like Behavior (Ic<=2.6)
- Exhibiting Clay-like Behavior (Ic>2.6)

Geologic Cross-Section A-A'		
Project: 708 S Cloverdale Ave. Development		Figure F-2
Project No.: 22010A	Date: APR 2022	

GeoPentech

Interpreted Consolidation Laboratory Test Results

Borehole ID	Sample No.	Sample Type	Depth (ft)	USCS	C_c	C_r	σ'_p (psf)	σ'_{v0} (psf)	OCR	e_0	C_{ce}	C_{re}
GP-1	6	Mod Cal	20	CH	0.181	0.030 0.063	5500	2442	2.3	0.92	0.094	0.016 0.033
GP-1	10	Mod Cal	40	CL	0.247	0.038	6700	4848	1.4	0.59	0.155	0.024
GP-1	22	Mod Cal	100	Claystone	0.197	0.044	7500	11374	1.0	1.04	0.097	0.022
GP-2	5	Mod Cal	25	CH	0.197	0.026 0.051	6500	3014	2.2	0.92	0.103	0.014 0.027
GP-2	9	Mod Cal	45	SC	0.105	0.022	5200	5378	1.0	0.49	0.070	0.015
GP-2	19	Mod Cal	95	Claystone	0.172	0.022 0.038	5800	7693	1.0	0.98	0.087	0.011 0.019
GP-2	22	Mod Cal	115	Claystone	0.141	0.040	5500	8987	1.0	0.81	0.078	0.022
GP-3	7	Mod Cal	35	SC	0.151	0.016 0.031	5300	4456.1	1.2	0.69	0.089	0.009 0.018

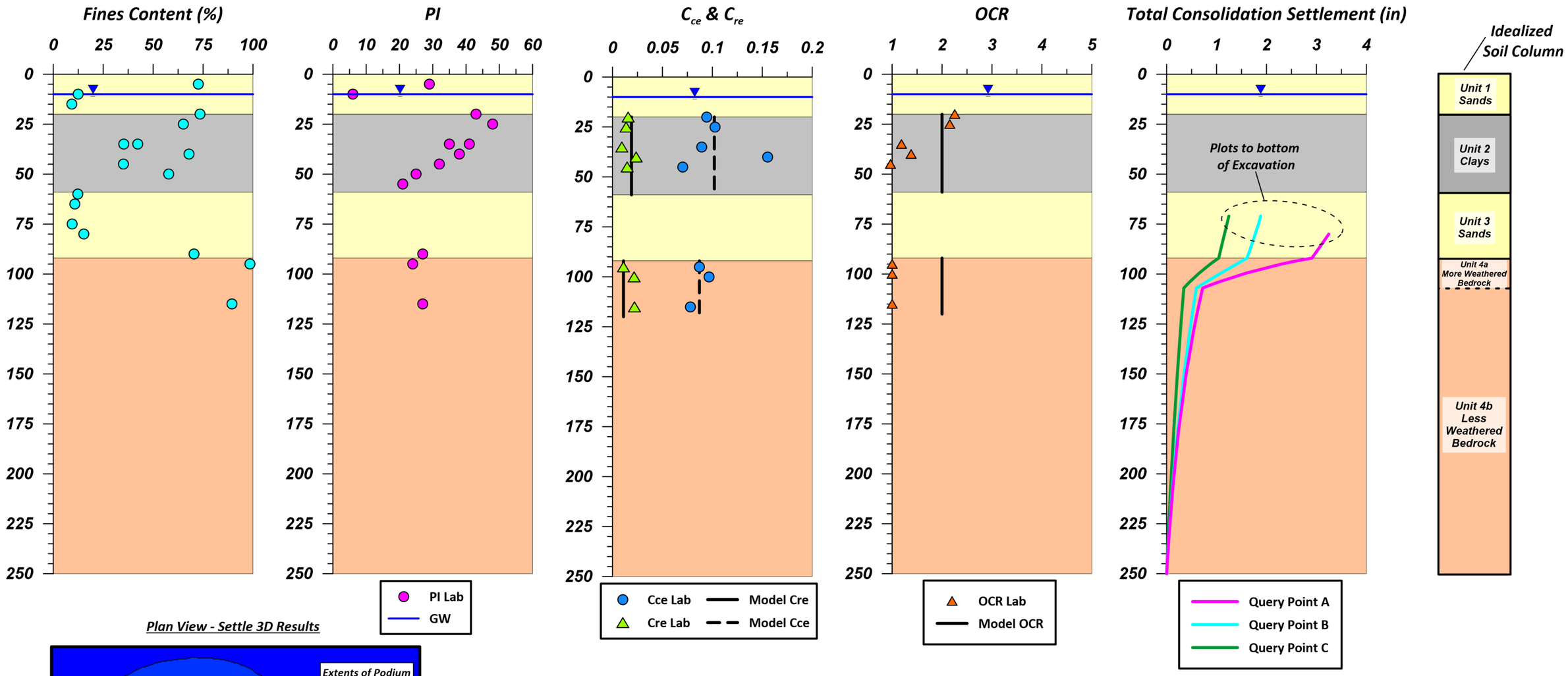
Settle 3D Model Input Parameters

Units	Depth Range (ft)	Layer Thickness (ft)	γ_{wet} (pcf)	E (ksf)	C_{ce}	C_{re}	OCR
Unit 1 - Sands	0-20	20	120	1500	-	-	-
Unit 2 - Clays	20-59	39	120	-	0.102	0.019	2
Unit 3 - Sands	59-92	33	130	3700	-	-	-
Unit 4a - More Weathered Bedrock	92-107	15	120	-	0.087	0.011	2
Unit 4b - Less Weathered Bedrock	107-250	143	125	10000	-	-	-

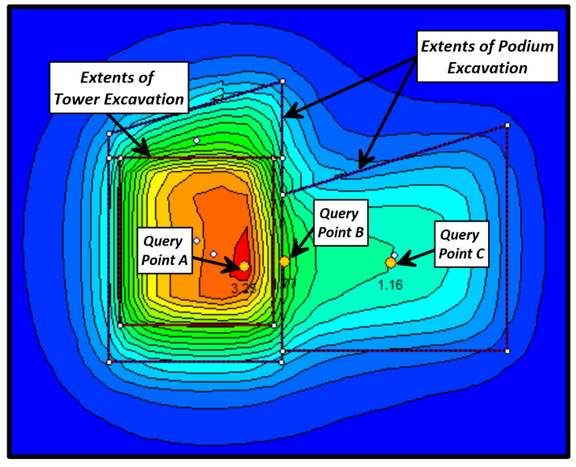
Model Parameter Summary

Date: APR 2022	Project No.: 22010A	Project: 708 S Cloverdale Ave. Development	Figure F-3

Representative Soil Column



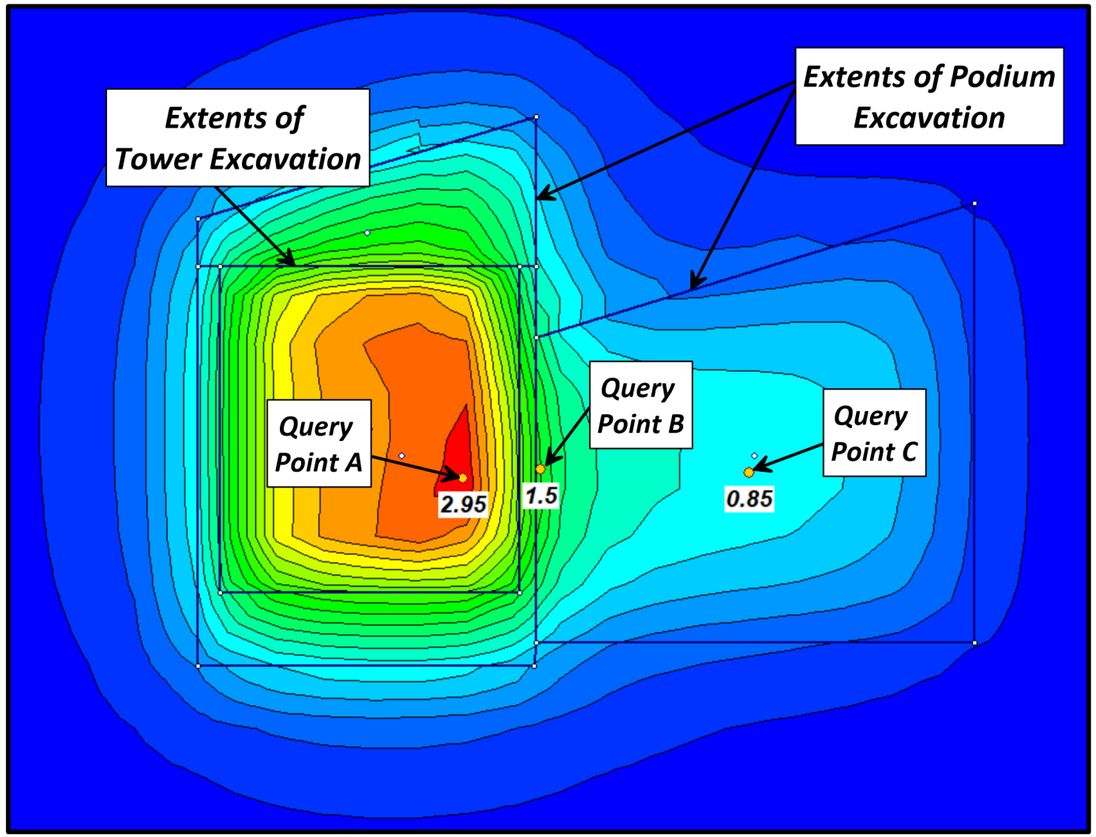
Plan View - Settle 3D Results

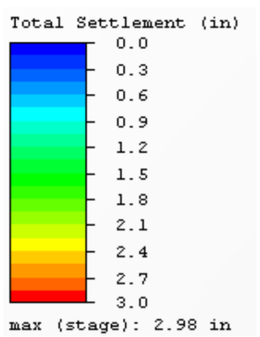


Representative Soil Column		
Project: 708 S Cloverdale Ave. Development		Figure F-4
Project No.: 21121A	Date: APR 2022	

GeoPentech

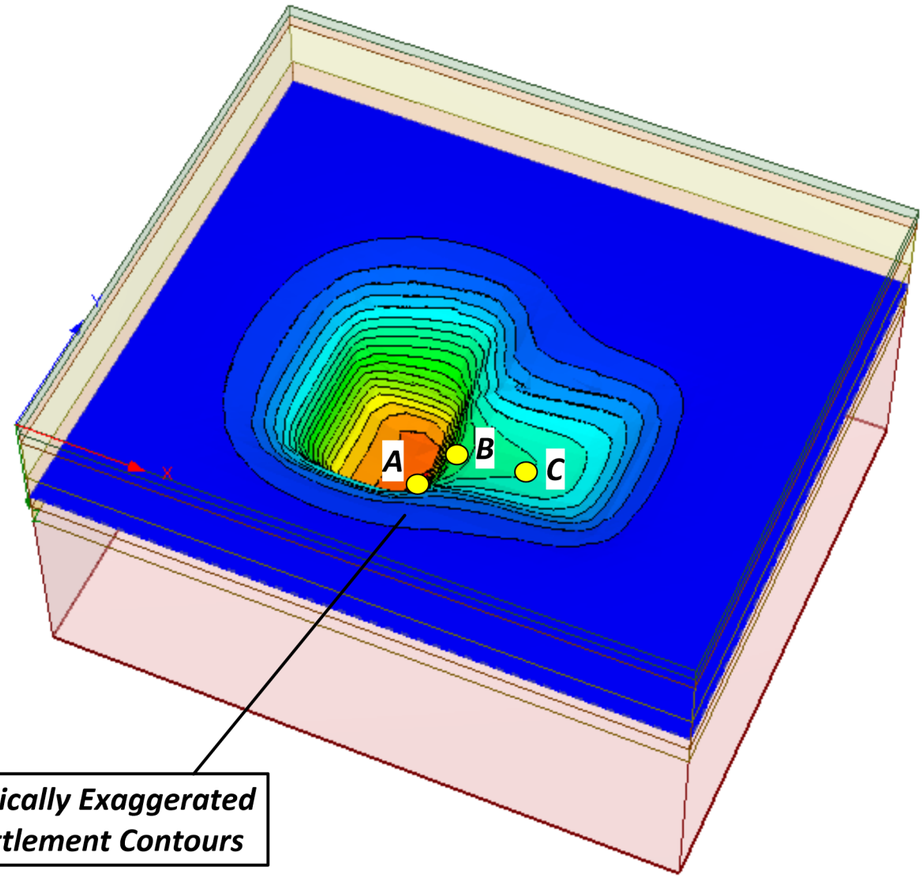
Plan View - Settle 3D Results





Note:
Tower Loading = 10.3 ksf
Podium Loading = 2 ksf

Isometric View - Settle 3D Results



Vertically Exaggerated Settlement Contours

Settle 3D Model Contour Maps		
Project: 708 S Cloverdale Ave. Development		Figure F-5
Project No.: 22010A	Date: APR 2022	

GeoPentech

Appendix IS-3

Phase I Environmental Site Assessments

Appendix IS-3.1

Phase I Environmental Site Assessment for
5352–5354 Wilshire Boulevard

Nova Group

Inspired Solutions by Nova Group



Phase I Environmental Site Assessment

Property

Multi-Tenant Retail Properties
5352-5354 Wilshire Boulevard and abutting parking lot parcel, Los Angeles, CA 90036

Prepared For

Astrid Meghrigian, Trustee
715 Scott Street
San Francisco, CA 94117

Prepared By

Nova Group, GBC
1107 Hazeltine Boulevard, Suite 400, Chaska, MN 55318
TEL: (480) 720-6916
Web: novagroupgbc.com

Gina B. Coletta E.P.
NPL - ESA Group

Nova Project No: E19-7876
Report Date: 11/25/2019

EXECUTIVE SUMMARY

Nova was authorized by Astrid Meghrigian, Trustee to conduct a Phase I Environmental Site Assessment (ESA) of Multi-Tenant Retail Properties located at 5352-5354 Wilshire Boulevard and abutting parking lot parcel, Los Angeles, CA ("the Property"). Nova has conducted this ESA in general accordance with the scope and limitations of ASTM Designation E1527-13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process". There are no exceptions to, or deletions from the ASTM E1527-13 standard practice and authorized Scope of Services, unless otherwise stated herein.

The following is a brief summary of information identified during the course of this ESA. The Property consists of four partially contiguous tracts of land approximately 0.58 acre in size. The Property is designed and used for commercial purposes. Currently, the Property is developed with two structures that were constructed in 1937. The buildings at the Property are two and three stories, total approximately 16,568 square feet, and offer a total of seven tenant units. Access to the Property parking lots is provided from South Detroit Street to the east and a drive aisle through the adjacent parking area to the west. No other structures or significant surface features were noted on the Property at the time of the reconnaissance.

Review of the available historical information indicates the Property was developed from at least 1927 and was developed in its approximate current configuration with two commercial buildings and associated parking area in 1937. The current improvements have been occupied by various office, restaurant and retail tenants, including a US Post Office, since construction. The historical research has not identified prior uses such that are expected to have resulted in recognized environmental conditions to the Property.

The Property was not identified on the regulatory database report prepared by ERIS.

The Property is situated within an urban area in Los Angeles. The Property is bound to the north by Wilshire Boulevard, followed by multi-tenant commercial northwest (5363 Wilshire Boulevard); Multi-tenant commercial and multi-family residential north (5353 Wilshire Boulevard); and commercial buildings and parking (5301 Wilshire Boulevard); to the east by South Detroit Street, followed by a construction yard (5318 Wilshire Boulevard); to the south by Multi-Family Residential (731 South Detroit Street); and to the west by Multi-tennant commercial (5358-5376 Wilshire Boulevard). Based upon topographic map interpretation and Property observations, groundwater flow beneath the Property is inferred to be to the south.

Conclusions

Information detailing recognized environmental conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), Historical Recognized Environmental Conditions (HRECs) and/or environmentally noteworthy items, if any, are discussed as follows.

This assessment has revealed no evidence of RECs, CRECs or HRECs in connection with the Property.

The following environmentally notable item was identified:

Based on the age of the Property buildings (), there is a potential for asbestos containing materials (ACM) to exist. Nova observed wallboard assemblies (i.e. wallboard, joint compound, texture and tape), resilient floor finishes/associated mastics, HVAC mastic, window caulk, and roofing components. The materials were observed in good condition and the potential for disturbance was low. Prior to conducting demolition, renovations, or building repairs that may damage the suspect materials, materials likely to be impacted should be properly sampled and analyzed to verify the presence or absence of asbestos.

Recommendations

Based on the information available during the course of this assessment, Nova does not recommend further assessment of the Property at this time.

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APPENDIX E: Laboratory Reports

APPENDIX F: Other Supporting Documentation

APPENDIX G: Qualifications of Environmental Professionals

1.0 INTRODUCTION

Nova was authorized by Astrid Meghrigian, Trustee, to conduct a Phase I Environmental Site Assessment (ESA) of Multi-Tenant Retail Properties located at 5352-5354 Wilshire Boulevard and abutting parking lot parcel, Los Angeles, CA ("the Property"). Nova has conducted this ESA in general accordance with the scope and limitations of American Society for Testing and Materials (ASTM) Designation E1527-13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" and in accordance with United States Environmental Protection Agency (USEPA) Standards. There are no exceptions to, or deletions from the ASTM E1527-13 or client guidelines, unless otherwise stated herein.

On November 20, 2019, Gina Wilder, representing Nova, conducted a Property reconnaissance to assess the possible presence of recognized environmental conditions (RECs) and non-ASTM environmental issues, as prescribed by the scope of work, at the Property. Nova's assessment included review of ASTM-defined sources of historical information, reconnaissance of adjoining properties, background research, and review of available local, state, and federal regulatory records.

Nova contracted ERIS to perform a search for local, state, and federal regulatory records pertaining to environmental concerns for the Property and facilities in the vicinity of the Property.

1.1 Purpose

The purpose of this ESA was to identify the potential for recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), historical recognized environmental conditions (HRECs), and *de minimis* conditions (as defined by ASTM E1527-13) to exist at the Property. The term REC means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate 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, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term Controlled Recognized Environmental Condition means a REC resulting from 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. The term historical recognized environmental condition indicates 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. The term REC is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public 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.

1.2 Scope of Services

Nova's Scope of Services for this Phase I ESA conforms with the due diligence standards detailed in ASTM E1527-13. Services provided for this project included:

- A records review review of standard federal, state, tribal and local record sources, as well as physical setting sources, for reported potential environmental hazards on or in the vicinity of the Property;
- A review of standard historical resources regarding historical land use activities at the Property;
- Interviews with people that have knowledge regarding the past or present uses of the Property, including present and past owners, operators, and occupants of the Property, as well as with local government officials, where feasible;
- A reconnaissance of the Property to visually and physically observe the Property for evidence of RECs; and
- Review of previous environmental reports, if available.

Copies of resumes of Nova staff involved in the preparation of this report are included in the Appendix.

Nova investigated the Property for certain Non-Scope Considerations (NSCs) and/or Business Environmental Risks (BERs) that are not considered in the CERCLA definition of hazardous substances (42 USC § 9601.14) nor specifically required per ASTM E1527-13. A summary of NSC assessment is found within Section 4.0 of this report.

This assessment does not include sampling or testing of materials (i.e. building, radon, soil, water, or air). This assessment included an evaluation for a potential vapor intrusion or encroachment condition to exist at the Property.

1.3 Significant Assumptions

There is a possibility that even with the proper application of these methodologies there may exist on the Property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Nova believes that the information obtained from the record review and the interviews concerning the Property is reliable. However, Nova cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete.

1.4 Limitations and Exceptions

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in the ASTM E1527-13. Nova was not requested to limit or deviate from the ASTM E1527-13 during the conduct of this assessment. The following limiting condition(s), deletion(s), deviation(s), and/or data failure(s)/data gap(s) as listed, if any, are not critical and do not alter the conclusions or recommendations of this assessment unless otherwise stated.

1.4.1 Limiting Conditions

Limiting Conditions include access limitations or other physical obstructions such as adjacent buildings, bodies of water, asphalt/concrete, or other paved surface areas, as well as other physical constraints including rain or snow, observed at the time of the assessment.

- Nova accessed representative interior areas at the Property with the exception of two tenant units, Meghrig Coin and Stamp Supply and La Chankla Restaurant, which were closed and locked at the time of the site inspection. Given the non-hazardous nature of these tenants' operations, this limitation is not considered significant.

1.4.2 Data Gaps

A data gap, as defined in ASTM E1527-13, is the "*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 in excess of the recommended five-year interval were encountered. However, based on the available information reviewed, this data failure is not considered to be a significant data gap and is not expected to alter the conclusions or recommendations of this assessment.
- Nova encountered a data gap by not interviewing current or past Property owners, or adjoining property owners, as none were available for comment, did not respond to requests to information, or did not exist. However, based on our review of the available municipal, regulatory, and historical information, the absence of information obtained from interviews with these individuals is not considered significant to the findings, conclusions, or recommendations of this assessment.

1.5 Special Terms and Conditions

Authorization to perform this work was given by a directive from Astrid Meghrigian, Trustee.

The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No subsurface exploratory drilling or sampling was done under the scope of this work. Unless specifically stated otherwise in the report, no chemical analyses have been performed during the course of this ESA.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

The content and conclusions provided by Nova in this report are based solely on the information collected during our investigation and activities at the Property, our present understanding of the Property conditions, and our professional judgment in light of such information at the time this report was prepared. Part of the findings in this investigation is based on data provided by others. This report presents Nova's professional opinion, and no warranty, expressed or implied, is made.

1.6 User Reliance

The Services performed hereunder (including the reports prepared by Nova) are for the use and benefit of Astrid Meghrigian, Trustee and may also be relied upon by Astrid Meghrigian, Trustee or any of their affiliates, agents and advisors, initial and subsequent holders from time to time of any debt and/or debt securities secured, directly or indirectly, by any participation interest in any such debt, any indenture trustee, servicer or other agent acting on behalf of such holders of such debt and/or debt securities; any 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.

1.7 User Provided Information

Pursuant to ASTM E1527-13, Nova requested the following Property information from the User of this report and from the Key Site Manager (KSM). Information provided by the User (if any) or the KSM is included in various sections of this report.

User Provided Information

Item	Provided by User	Not Provided by User
Environmental Pre-survey Questionnaire		✔
Title Records		✔
Environmental Cleanup Liens or AULs (40 CFR 312.25 and 40 CFR 312.26(a)(1)(v) and vi))		✔
Specialized Knowledge (40 CFR 312.28)		✔
Valuation Reduction for Environmental Issues (40 CFR 312.29)		✔
Identification of Key Property Manager	✔	
Reason for Performing Phase I ESA	✔	
Prior Environmental Reports		✔
Other		✔

The Client did not report any specialized knowledge and/or experience that provided important information regarding previous ownership or use of the Property, which is material in identifying recognized environmental conditions.

2.0 PROPERTY DESCRIPTION

2.1 Location and Legal Description

According to the Los Angeles County Assessor information, the Property is comprised of four partially contiguous tracts of land that are irregular-shaped. A topographic map, as well as figures are included in the Appendices. A summary of Property details is provided below.

Location and Legal Description	
Property Location	5352-5354 Wilshire Boulevard and abutting parking lot parcel, Los Angeles, Los Angeles County, CA 90036
APN(s)	5089-002-002 (Parcel 1);5089-002-003 (Parcel 2); 5089-002-004 (Parcel 3); 5089-002-005 (Parcel 4)
Historical/Listed Property Address(es)	5350 Wilshire Boulevard
Acreage	0.58
Abbreviated Legal Description	A detailed legal description is provided in the Appendix.
Current Owner / Date of Acquisition	Nova was unable to ascertain the ownership of the Property via publicly ascertainable information.
Survey Map / Alta Survey	A survey/plat map depicting current and/or future Property features/ development was not provided; however, Nova obtained one from the LA County gis website to determine accurate Property boundaries.

2.2 Property and Vicinity General Characteristics

The Property is located in a generally commercial and residential area that is characterized by retail establishments and multi-family residential homes.

The general setting of the Property and general vicinity characteristics are further identified in the following table.

Property and Vicinity General Characteristics	
General Surrounding Area Use	Combined mixed use residential/commercial.

Property and Vicinity General Characteristics	
Zoning Information	[Q]C4-2-CDO
On-Property Parking Facilities	Asphalt-paved surface parking at the rear of the Property buildings.
Public Thoroughfares/ Roads	Property: Access road along the rear of the Property buildings North: Wilshire Boulevard East: South Detroit Street South: N/A West: N/A
Landscaping	The entire Property is covered with impervious surfacing.
Topography / On-Property Water Bodies	No apparent routes of direct discharge that have the potential of facilitating the migration of hazardous substances or petroleum products that are likely to migrate to or from the Property, or from nearby/adjoining property were observed. Water bodies were not observed within the limits of the Property and/or in close proximity.

2.3 Current Property Use and Occupants

The Property is currently designed as a multi-tenant commercial sales and service facility.

The following tenants were identified at the Property.

Unit/Space	Tenant	Operations
5352	US Post Office	Operates as a US Post Office.
5352	Meghrig Coin and Stamp Supply	Online retailer of coins and stamps. Occupies the top two floors of the building.
5354	LA Chankla Restaurant	Restaurant
5356	RVM Salon	Hair salon

2.4 Description of Property Improvements

The following table summarizes Property improvements based on interview information and review of publicly ascertainable sources, as well as observations made during the reconnaissance of the Property.

Summary of Property Improvements					
Building Name	**No. of Stories**	**Apprx. Square Feet**	**Sub-Levels**	**Foundation**	**Construction Date**
5352	3	16,568	None	Reinforced Concrete	1937
5354	1	2,500	None	Reinforced Concrete	1937

2.4.1 Services and Utilities

The following municipal services and utilities are provided to the Property and/or the surrounding area.

Utilities	
Item	**Description**
Potable Water Supply	Provided and maintained by the City of Los Angeles.
Sewage Disposal System	Provided and maintained by the City of Los Angeles. Indication of a Property septic system or cesspool was not observed at the Property during the reconnaissance and/or review of publicly available resources.
Stormwater	Discharged from the Property surface to concrete covered drainage easements located along the perimeters of the Property.
Electricity / Natural Gas	Los Angeles Department of Water and Power (LADWP) / SoCal Gas
Heating/Cooling Systems	Heating, ventilation and air conditioning (HVAC) units are located on the roof.

2.5 Current Adjoining and Surrounding Site Uses

During the vicinity reconnaissance, Nova observed the following land use on properties in the immediate vicinity and surrounding areas of the Property.

Current Adjoining and Surrounding Site Uses	
North	Wilshire Boulevard, followed by a property undergoing construction northeast (5301 Wilshire Boulevard); Multi-tenant commercial and residential building (5353 Wilshire Boulevard) and multi-tenant commercial (5363 Wilshire Boulevard) improvements
East	South Detroit Street, followed by a construction yard operated by Metro (5318 Wilshire, 718-726 South Detroit Street); Multi-tenant residential (734 South Detroit Street)
South	Multi-tenant residential (731 South Detroit Street); parking area southwest
West	Multi-Tenant commercial (5358-5376 Wilshire)

Based on review of current adjoining land use, the current use, treatment, storage, disposal or generation of hazardous substances or petroleum products was not observed. RECs were not identified based on the current uses of above-referenced adjoining properties.

3.0 RECORDS REVIEW

3.1 Physical Setting Sources

3.1.1 Topography

The United States Geological Survey (USGS), Hollywood, CA Quadrangle 7.5-minute series topographic map, published in 1991 was reviewed for this ESA and is summarized below.

Physiography	
Topographic Property Elevation	195 feet above mean sea level.
Topographic Considerations	Flat / Slopes downward toward the south
Property Features	The Property is depicted as: shaded pink to indicate dense urban development.
Nearest Surface Water	The nearest surface water is a pond located in Hancock Park, approximately 0.50-mile northwest from the Property.
Other Significant Surface Features	Production wells or other significant surface features are not depicted.

3.1.2 Soils / Geology

Soil and geologic information was obtained based on review of published information as detailed below and within the Reference section of this report. The following table summarizes the geologic characteristics in the area of the Property.

Soils / Geology	
Near Surface Soils	
Soil Name	According to the NRCS, Soil Survey of Los Angeles County, (State) the soils in the vicinity of the Property are classified as Urban land-Thums-Pierview complex.
Description	Urban land consists of soils that have been extensively altered by construction activity, thereby changing the characteristics of the native soils.
Geologic Formation	

Soils / Geology	
Formation Name / Physiographic Province	The Peninsular Ranges geomorphic province consists of a series of mountain ranges separated by long valleys, formed from faults branching from the San Andreas Fault.
Description	The Los Angeles Basin is underlain by hundreds of feet of Quaternary alluvial sediments. Bedrock is estimated to be greater than 100 feet below ground surface.

3.1.3 Hydrology

The following information was obtained based on review of published information as detailed within the Reference section of this report.

Hydrology	
Anticipated Depth to Groundwater	Approximately 15 to 20 feet below the ground surface
On-Property Water Bodies	Settling ponds, lagoons, surface impoundments, or natural catch basins were not observed at the Property during this investigation.
Closest off-Property Water Body	A pond located in Hancock Park, located approximately 0.50-northwest of the Property
Shallow Groundwater Flow Direction	Nova considered the topographic gradient of the general Property area and inferred that the most likely hydrogeologic gradient for would be to the south.

3.1.4 Other Physical Settings Sources

Other Physical Setting Sources	
Flood Plain Information	
Flood Zone Panel Number and Date	06037C1611G, dated December 21, 2018
Flood Zone	X (unshaded): Minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains. Base Flood Elevations (BFEs) are not shown within this zone.

Other Physical Setting Sources	
Distance to Closest Flood Hazard	Greater than one mile
Oil and Gas Exploration (current or historic), Pipelines	
Oil or Gas Wells	Historical/current oil or gas exploration was not identified within the Property limits.
Pipelines	Pipelines/pipeline easements were not identified within the Property limits or within immediately surrounding properties.
Wetlands	
Wetland type vegetation	A review of the U.S. Department of the Interior National Wetlands Inventory Geotract Mapping System at www.fws.gov/wetlands/Data/Mapper.html indicated no wetland vegetation is depicted on or adjacent to the Property.
Well Records	
Well Log Records / Well Mapping Program	No water wells and/or groundwater monitor wells were recorded on file for the Property and/or adjoining/nearby land.

3.2 Standard Environmental Record Sources

3.2.1 State and Federal Regulatory Review

Information from standard federal, state and tribal environmental record sources was provided through ERIS. Data from governmental agency lists are updated and integrated into one database, which is updated as data is released. This integrated database also contains postal service data in order to enhance address matching. Records from one government source are compared to records from another to clarify any address ambiguities. The demographic and geographic information available provides assistance in identifying and managing risk. The accuracy of the geocoded locations is approximately +/-300 feet.

Nova reviewed all ASTM-required databases within the ASTM-specified search radii. Additional non-ASTM federal/state/tribal databases were also reviewed.

In some cases, location information supplied by the regulatory agencies is insufficient to allow the database companies to geocode facility locations. These facilities are listed under the unmappables section within the database report. Any unmappables identified in the regulatory database that have the potential to impact the Property are discussed below in the appropriate sections.

3.2.1.1 Regulatory Report Summary

The following is a summary of standard/additional database sources within the ASTM prescribed Approximate Minimum Search Distance (AMSD). Refer to the Appendix for a complete listing.

Regulatory Report Summary

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
ALT FUELS	0.25	0	1	2	-	-	3
AST	0.25	0	0	1	-	-	1
AST LA CITY	0.25	0	0	1	-	-	1
BULK TERMINAL	0.25	0	0	0	-	-	0
BURBANK CUPA	0.25	0	0	0	-	-	0
CDL	0.125	0	0	-	-	-	0
CDO/CAO	0.5	0	0	0	0	-	0
CERCLIS	0.5	0	0	0	0	-	0
CERCLIS LIENS	0.02	0	-	-	-	-	0
CERCLIS NFRAP	0.5	0	0	0	0	-	0
CERS HAZ	0.125	0	4	-	-	-	4
CERS TANK	0.25	0	2	2	-	-	4
CHMIRS	0.02	0	-	-	-	-	0
CLEANUP SITES	0.5	0	1	1	3	-	5
DEED	0.5	0	0	0	0	-	0
DELETED NPL	0.5	0	0	0	0	-	0
DELISTED COUNTY	0.25	0	0	0	-	-	0
DELISTED CTNK	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	0.25	0	0	0	-	-	0
DELISTED ENVS	1.0	0	0	0	0	0	0
DELISTED FED DRY	0.25	0	0	0	-	-	0
DELISTED HAZ	0.5	0	0	0	2	-	2
DELISTED ILST	0.5	0	0	0	0	-	0
DELISTED IUST	0.25	0	0	0	-	-	0
DELISTED LST	0.5	0	0	0	0	-	0
DELISTED TNK	0.25	0	0	3	-	-	3
DRYC GRANT	0.25	0	0	0	-	-	0
DRYCLEANERS	0.25	0	3	5	-	-	8
DTSC HWF	0.5	0	0	0	0	-	0
EMISSIONS	0.25	0	6	5	-	-	11
ENVIROSTOR	1.0	0	0	1	4	2	7
ERNS	0.02	0	-	-	-	-	0
ERNS 1982 TO 1986	0.02	0	-	-	-	-	0

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
ERNS 1987 TO 1989	0.02	0	-	-	-	-	0
FED BROWNFIELDS	0.5	0	0	0	0	-	0
FED DRYCLEANERS	0.25	0	0	0	-	-	0
FED ENG	0.5	0	0	0	0	-	0
FED INST	0.5	0	0	0	0	-	0
FEMA UST	0.25	0	0	0	-	-	0
FINDS/FRS	0.02	0	1	-	-	-	1
FTTS ADMIN	0.02	0	-	-	-	-	0
FTTS INSP	0.02	0	-	-	-	-	0
FUDS	1.0	0	0	0	0	0	0
GEOTRACKER	0.125	0	0	-	-	-	0
HAZNET	0.02	0	3	-	-	-	3
HHSS	0.25	0	1	5	-	-	6
HIST CHMIRS	0.02	0	-	-	-	-	0
HIST CORTESE	0.5	0	0	0	0	-	0
HIST MANIFEST	0.02	0	-	-	-	-	0
HIST MLTS	0.02	0	-	-	-	-	0
HIST TANK	0.25	0	1	5	-	-	6
HIST TSCA	0.125	0	0	-	-	-	0
HLUR	0.5	0	0	0	0	-	0
HMIRS	0.125	0	0	-	-	-	0
HWP	1.0	0	0	0	0	0	0
HWSS CLEANUP	0.5	0	0	0	0	-	0
ICIS	0.02	0	-	-	-	-	0
INDIAN LUST	0.5	0	0	0	0	-	0
INDIAN UST	0.25	0	0	0	-	-	0
INSP COMP ENF	1.0	0	0	0	0	0	0
IODI	0.5	0	0	0	0	-	0
LA CITY HAZMAT	0.125	0	13	-	-	-	13
LA HMS	0.25	0	0	0	-	-	0
LA SML	0.5	0	0	1	0	-	1
LA SWF	0.5	0	0	0	0	-	0
LDS	0.5	0	0	0	0	-	0
LUR	0.5	0	0	0	0	-	0
LUST	0.5	0	0	6	8	-	14
MINES	0.25	0	0	0	-	-	0
MLTS	0.02	0	-	-	-	-	0
NCDL	0.125	0	0	-	-	-	0
NPL	1.0	0	0	0	0	0	0
ODI	0.5	0	0	0	0	-	0

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
PCB	0.5	0	0	0	0	-	0
PFAS	0.5	0	0	0	0	-	0
PFAS GW	0.5	0	0	0	0	-	0
PFAS NPL	0.5	0	0	0	0	-	0
PFAS TRI	0.5	0	0	0	0	-	0
PROPOSED NPL	1.0	0	0	0	0	0	0
PRP	0.02	0	-	-	-	-	0
RCRA CESQG	0.25	0	0	0	-	-	0
RCRA CORRACTS	1.0	0	0	0	0	0	0
RCRA LQG	0.25	0	1	2	-	-	3
RCRA NON GEN	0.25	0	9	9	-	-	18
RCRA SQG	0.25	0	2	3	-	-	5
RCRA TSD	0.5	0	2	0	7	-	9
REFN	0.25	0	0	0	-	-	0
RESPONSE	1.0	0	0	0	0	0	0
SANTAMON AST	0.25	0	0	0	-	-	0
SANTAMON CUPA	0.25	0	0	0	-	-	0
SANTAMON HAZ	0.125	0	0	-	-	-	0
SANTAMON HW	0.125	0	0	-	-	-	0
SCH	1.0	0	0	0	0	2	2
SCRD DRYCLEANER	0.5	0	0	0	0	-	0
SEMS	0.5	0	0	0	0	-	0
SEMS ARCHIVE	0.5	0	0	0	0	-	0
SEMS LIEN	0.02	0	-	-	-	-	0
SSTS	0.25	0	0	0	-	-	0
SUPERFUND ROD	1.0	0	0	0	0	0	0
SWAT	0.5	0	0	0	0	-	0
SWF/LF	0.5	0	0	0	0	-	0
SWRCB SWF	0.5	0	0	0	0	-	0
TRIS	0.02	0	-	-	-	-	0
TSCA	0.125	0	0	-	-	-	0
UST	0.25	0	1	1	-	-	2
UST CLOSURE	0.5	0	0	0	0	-	0
UST ELSEGUNDO	0.25	0	0	0	-	-	0
UST LA CITY	0.25	0	4	4	-	-	8
UST LONGB	0.25	0	0	0	-	-	0
UST SANTA MONICA	0.25	0	0	0	-	-	0
UST SANTAFESP	0.25	0	0	0	-	-	0
UST TORRANCE	0.25	0	0	0	-	-	0
UST VERNON	0.25	0	0	0	-	-	0

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
VCP	0.5	0	0	0	2	-	2
VERNON CUPA	0.25	0	0	0	-	-	0
WASTE DISCHG	0.25	0	0	0	-	-	0

3.2.1.2 On-Property Regulatory Records Summary

As determined through review of standard/additional database sources, no listings were identified for the Property.

3.2.1.3 Adjacent/Adjoining Facility Regulatory Listing(s)

As determined through review of standard/additional database sources, the following listings have been identified for adjacent/adjoining facilities.

Database	Facility Name and Address	Direction From the Property	Inferred Groundwater Flow Gradient Relative to the Property	Discussion
HAZNET	THE BAILEY GROUP LLC DBA THE DETROIT ST APRARTMENTS 731 S. Detroit Street	South	Downgradient	**Wastes:** unspecified oil-containing wastes **Violations:** None According to the ERIS report, this site is listed as a hazardous waste producer in the form on unspecified oil-containing wastes, which discharge to the sewer with or without treatment. This site does not have any reported violations, and it is not listed in any database which would indicate a spill or a release. Based on the lack of violations and the lack of listings in any database which would indicate a spill or a release, and the presumed groundwater gradient, this site is not considered a REC.

Database	Facility Name and Address	Direction From the Property	Inferred Groundwater Flow Gradient Relative to the Property	Discussion
CERS HAZ, FINDS/FRS, LA City HAZMAT	Verizon Wireless Cloverdale 5371 Wilshire Boulevard	North	Upgradient	According to the ERIS report, this site is radio and telecommunications site which is listed as an active hazardous materials producer in the form of batteries. No violations are listed with the Los Angeles County Fire Department, which is the oversight agency. This site is not listed in any database which would indicate a spill or a release. Based on the lack of violations reported and the lack of listings in any database which would indicate a spill or a release, this site is not considered a REC.

Database	Facility Name and Address	Direction From the Property	Inferred Groundwater Flow Gradient Relative to the Property	Discussion
HAZNET	Frazee Paint #53 5355 Wilshire Boulevard	North	Upgradient	**Wastes:** Unspecified **Violations:** None According to the ERIS report, this site is listed as an inactive hazardous waste producer as of 2006, with the type/quantity of waste produced not provided. No violations are listed for this site, and it is not listed in any database which would indicate a spill or a release. Based on the lack of violations reported, the inactive status reported, and the lack of listings in any database which would indicate a spill or a release, this site is not considered a REC.

Database	Facility Name and Address	Direction From the Property	Inferred Groundwater Flow Gradient Relative to the Property	Discussion
LA CITY HAZMAT	Miracle Mile Chiropractic Group 5365 Wilshire Boulevard	North	Upgradient	According to the ERIS report, this site is listed in the Hazardous Materials Inventory as an inactive site as of 2019. There are no violations listed. No further information is provided in the ERIS report; however, this site is not listed in any database which would indicate a spill or a release. Based on the lack of violations reported, the inactive status reported, and the lack of listings in any database which would indicate a spill or a release, this site is not considered a REC.

Based on regulatory status, location in relation to the Property, or gradient considerations, above-referenced facilities are not considered RECs in connection with the Property.

3.2.1.4 Off-Property, Non-Adjoining Facility Listings

The following table summarizes off-Property, non adjoining facilities within the specified search radii such that warrant additional discussion.

Database	Facility Name and Address	Direction and Distance From the Property	Inferred Groundwater Flow Gradient Relative to the Property	Discussion
Drycleaners, Emissions, LA City HAZMAT, RCRA-nonGen	Cloverdale Cleaners/DBA New Imagine Cleaners 682 South Cloverdale Avenue	Approximately 250 feet northwest	Crossgradient	According to the ERIS report, this site is listed as a drycleaner since approximately 1987. This site has no violations reported as of August 2019. This site is not listed in any database which would indicate a spill or a release. Based on the lack of listings in any database which would indicate a spill or a release, the presumed groundwater gradient and the distance from the Property, this site is not considered a REC.
Drycleaners, Emissions, RCRA-SQG	AA Custom Cleaners 732 South La Brea Avenue	Approximately 450 east	Crossgradient	According to the ERIS report, this site is listed as a drycleaner since approximately 1987. This site has no violations reported as of August 2019. This site is not listed in any database which would indicate a spill or a release. Based on the lack of listings in any database which would indicate a spill or a release, the presumed groundwater gradient and the distance from the Property, this site is not considered a REC.

Based on regulatory status, relative distance from the Property, or gradient considerations, above-referenced facilities are not considered RECs in connection with the Property.

Additional non-adjacent/adjoining facilities were identified in the ERIS report within the specified search radii. Most of these facilities are located in excess of 300 feet from the Property and in an inferred cross to down gradient groundwater flow location relative to the Property. Those facilities within 300 are listed above, and those located further than 300 feet are not an environmental concern based on the type of listing (information only), gradient and/or regulatory status. Based on distance and regulatory status, these facilities are not considered recognized environmental conditions to the Property.

3.2.2 Regulatory Agency File and Records Review

Regulatory agency files obtained for purposes of this assessment and if deemed necessary to determine RECs, HRECs, CRECs or a *de minimis* condition in connection with the Property, are summarized in the State and Federal Regulatory Review section. Given that the Property, as well as adjoining or nearby properties were determined to not represent the potential to impact the Property subsurface based on information reviewed in the regulatory database report, or based on information available from Property representatives/ other sources, no additional file reviews were warranted at the time of this assessment.

3.2.3 Activity Use Limitations and Environmental Liens

Inquiry related to activity use limitations (AULs) and environmental liens (ELs) were included on the Pre-Survey Questionnaire provided to the KSM during the preparation of this ESA.

No reference to AUL or EL were included in the written or verbal responses to Nova during the preparation of this ESA. In addition, ELs, deed restrictions or AULs were not reported/indicated within Los Angeles County Assessor information.

3.2.4 Chain of Title

A 50-year chain-of-title (COT) summary was not requested by the Client for this ESA. Historical use of the Property was researched using other standard historical sources.

3.2.5 State/Local Government Review

The following agencies, as indicated, were contacted to obtain information regarding the presence of USTs, the use or storage of hazardous materials/petroleum products, current violations, emergency response actions or any documentation relative to environmental matters at the Property. Correspondence records, if any, are provided in the Appendix and specific information regarding individuals/agencies contacted is summarized in the interview section of this report. Should information be received from agencies that were unresponsive to information requests within the time frame of this report, if any, that alters the conclusions of this report an addendum will be forwarded to the Client.

Local/Regional Agency	Source Name/Phone Number/ Email	Date Contacted	Comment
Los Angeles Fire Department, Hazardous Materials Division and Underground Tank Division	(213) 978-3700 https://www.lafd.org/ fire-prevention/cupa/ publicrecords	November 20, 2019	No records were found for the Property addresses.
Los Angeles County Department ofPublic Works, Environmental ProgramsDivision	https://dpw.lacounty.gov/epd/ CleanLA/OpenFileReview.aspx	November 22, 2019	No records were found for the Property addresses.
Los Angeles Department of Building and Safety (LADBS)	http://www.ladbs.org/services/ check-status/ online-building-records	November 20, 2019	Building permits were available
Los Angeles Regional Water Quality Control Board	https://geotracker.waterboards. ca.gov/	November 22, 2019	No records were found for the Property addresses.
Department of Toxic Substances Control	https://www.envirostor.dtsc.ca. gov/public/	November 22, 2019	No records were found for the Property addresses.
South Coast Air Quality Management District	https://xappprod.aqmd.gov/find	November 22, 2019	No records were found for the Property addresses.
State of California, Department of Conservation, Division or Oil, Gas and Geothermal Resources	https://www.conservation.ca. gov/dog/Pages/WellFinder.aspx	November 25, 2019	No wells were found at the Property addresses.

3.3 Historical Source Review

Historical Source Table

Source Location			
Source	**Source Location**	**Reviewed**	**If Not Available, Explain**
Sanborn Fire Insurance Maps	ERIS	Yes	
Aerial Photographs	ERIS	Yes	
City Directories	ERIS	Yes	
Historical Topographic Maps	ERIS	Yes	
Municipal Information	https://dpw.lacounty.gov/epd/CleanLA/OpenFileReview.aspx	Yes	
Previous Reports	N/A	No	No previous reports were provided.
Interviews	Onsite	Yes	
County Information	http://rpgis.isd.lacounty.gov/Html5Viewer/index.html?viewer=GISNET_Public.GIS-NET_Public	Yes	

3.4 Historical Property Use Information

The historical uses of the Property and adjoining/adjacent properties were reviewed utilizing Sanborn Fire Insurance maps, aerial photographs, city directories, and historic topographic maps available from ERIS, Google Earth, the USGS, and municipal records available from the Los Angeles County Assessor's Office. Available historical information did not allow maintenance of five year intervals between all data sources.

The purposes of obtaining and reviewing "*historical sources is to develop a history of the previous uses of the Property and surrounding area, in order to help identify the likelihood of past uses having led to RECs in connection with the Property*." Nova attempted to research all obvious Property use from the present, back to the Property's first developed use; or back to 1940, whichever is earlier. Copies of below pertinent sources reviewed, such that establish Property uses or changes in use, are included in the Appendix of this report.

3.4.1 Sanborn Fire Insurance Maps

Sanborn fire insurance maps reviewed for this assessment are summarized in the following table.

YEAR	USE
1926	The Property is not depicted on this map.
1927	No structures are depicted on this map.
1950	The Property is marked as a store, but the name of the store is not legible on this map.
1969	The Property is depicted as three stores, and addresses 5350, 5352, 5354 and 5356 Wilshire Boulevard. As with the previous map, the actual name of the store is illegible.

3.4.2 Aerial Photographs

YEAR	USE
1928	Details in this photograph are difficult to discern; however, it appears as if there is a structure on the northern portion of the Property and the southern portion features no structures.
1938, 1941, 1948, 1952, 1960, 1964, 1972, 1985, 1989, 1994, 2005, 2010, 2012, 2014, 2016, 2018	Appears developed with one large and one smaller structure on the northern portion and a parking area on the southern portion.

3.4.3 City Directories

Nova researched the city directories provided by ERIS. City directory listings are summarized in the table below.

YEAR	USE
1927	No listings
1941	Kress SH & Co 5-10 & 25 cent stores (5350 Wilshire Blvd.); Fitzwell Shoes, Inc (5354 Wilshire Blvd.)
1946	Kress SH & Co 5-10 & 25 cent stores (5350 Wilshire Blvd.); Christian Science Churches Reading Room (5354 Wilshire Blvd.); Tunstall's Gifts (5356 Wilshire Blvd.)

YEAR	USE
1951	Kress SH & Co 5-10 & 25 cent stores (5350 Wilshire Blvd.); Christian Science Churches Reading Room (5354 Wilshire Blvd.); Matus Camera Supply (5356 Wilshire Blvd.)
1956	Kress SH & Co 5-10 & 25 cent stores (5350 Wilshire Blvd.); Christian Science Churches Reading Room (5354 Wilshire Blvd.)
1960	Kress SH & Co 5-10 & 25 cent stores (5350 Wilshire Blvd.); Christian Science Churches Reading Room (5354 Wilshire Blvd.); Nixon Club (5356 Wilshire Blvd.)
1965	Wilshire Interiors (5352 Wilshire Blvd); Christian Science Church (5354 Wilshire Blvd)
1971	General Pants Co (5352 Wilshire Blvd); Jack La Lanne's Nutrition Center (5354 Wilshire Blvd); Spartan Hair Fashions (5356 Wilshire Blvd.)
1975	Pants Bazaar, Rich Rags (5352 Wilshire Blvd); Jack La Lanne's Nutrition Center (5354 Wilshire Blvd); Michaels Hair Fashion (5356 Wilshire Blvd.)
1981	US Gov Postal Service (5350 Wilshire Blvd.); Meghrig M and Sons (5352 Wilshire Blvd); Jack La Lanne's Nutrition Center (5354 Wilshire Blvd); Michaels Hair Fashion (5356 Wilshire Blvd.)
1986	US Gov Postal Service (5350 Wilshire Blvd.); Meghrig M and Sons (5352 Wilshire Blvd); Fernando's Natural Food (5354 Wilshire Blvd); Michaels Hair Fashion (5356 Wilshire Blvd.)
1990	US Gov Postal Service (5350 Wilshire Blvd.); Meghrig M and Sons (5352 Wilshire Blvd); JM Cafeteria (5354 Wilshire Blvd); Michaels Hair Fashion (5356 Wilshire Blvd.)
1995	US Gov Postal Service, Oracle Capital MNG (5350 Wilshire Blvd.); Hair Mart, Meghrig GM, Peruke Gallery (5352 Wilshire Blvd); Dina Weaving, Michaels Hair Fashion (5356 Wilshire Blvd.)
2001	First Quintile Capital MNG (5350 Wilshire Blvd.); The Hair Shop (5352 Wilshire Blvd); Alejandro's Deli (5354 Wilshire Blvd.); Ana Skincare, Eclectic Salon (5356 Wilshire Blvd.)
2006	Panini Grill and Deli (5354 Wilshire Blvd.); Ana Lau Skin Care, Eclectic Salon (5356 Wilshire Blvd.)
2012	US Post Office (5350 Wilshire Blvd.); Meghrig Coin and Stamp Supply (5352 Wilshire Blvd); Panini Grill and Deli (5354 Wilshire Blvd.); Ana Lau Skincare (5356 Wilshire Blvd.)
2018	Rack & Sack (5350 Wilshire Blvd.); Meghrig Coin and Stamp Supply (5352 Wilshire Blvd); Vees Cafe (5354 Wilshire Blvd.); RVM Salon (5356 Wilshire Blvd.)

3.4.4 Cumulative Historical Property Use

Based on the information reviewed above, prior to the development of the current Property improvements, a structure was located on the Property from at least 1927; the existing Property improvements were constructed circa 1938 for use as multi-tenant retail facility. Based on the information discussed above, the historical research has not identified prior uses such that are expected to have resulted in recognized environmental conditions to the Property.

3.5 Historical Adjacent Property Uses

3.5.1 Sanborn Fire Insurance Maps

Sanborn fire insurance maps reviewed for adjacent properties are summarized in the following table.

Historical Adjacent Property Uses

Time Period	Historical Summary
1926	North: Wilshire Boulevard, with an office depicted northeast (5323 Wilshire) East: Not depicted on this map South: Not depicted on this map West: Not depicted on this map.
1927	North: Wilshire Boulevard East: South Detroit Street, followed by stores. South: Residential West: Not depicted on this map.
1950	North: Wilshire Boulevard, followed by stores and a restaurant (no names are legible) South: Residential West: Stores (no names are legible)
1969	North: Wilshire Boulevard, followed by stores and a bank. East: South Detroit Street, followed by offices. South: Residential West: Stores (no names are legible)

3.5.2 Aerial Photographs

Historical Adjacent Property Uses	
Time Period	**Historical Summary**
1928	North: Wilshire Boulevard, followed by multiple structures, likely commercial in nature East: South Detroit Street, followed by multiple structures, likely commercial in nature, with what appear to be residential structures southeast South: What appear to be residential structures are visible. West: A structure, likely commercial in nature
1938, 1941,1948, 1952	North: Multiple structures are visible East: Generally similar to the previous photograph South: Generally similar to the previous photograph West: What appear to be two commercial structures are visible
1960, 1964, 1972,	North: The property northeast appears to be a commercial structure with a parking area East: Generally similar to the previous photograph South: Generally similar to the previous photograph West: Generally similar to the previous photograph
1985, 1989	Due to the poor quality of these photographs details are not describable
1994	North: The property northeast appears to be a commercial structure with a parking area East: Appears developed with two commercial structures and a parking area South: Appears developed with an apartment building West: Generally similar to the previous photograph
2005, 2010, 2012, 2014	North: The property north appears developed with a multi-family structure East: Appears developed with two commercial structures and a parking area South: Appears developed with an apartment building West: Generally similar to the previous photograph
2016, 2018	North: The property northeast appears to have been demolished and what appears to be a parking area and construction project are visible East: The structures previously noted are no longer visible and a construction yard is now visible South: Appears developed with an apartment building West: Generally similar to the previous photograph

3.5.3 City Directories

Historical Adjacent Property Uses	
Time Period	**Historical Summary**
1927	North: No listings East: Residential listings South: No listings West: No listings
1941, 1946	North: Commercial listings including McDonnells Wilshire (5301 Wilshire Blvd); Bank of America (5304 Wilshire Blvd.); McKiernan's Apparel Shop (5357 Wilshire Blvd.); Horton and Converse Pharmacies (5359 Wilshire Blvd.) East: Multi-tenant commercial including Martindale's Bookstore, Steigler Dress Shop (5310 Wilshire Blvd.); Latin Linen Shop (5312 Wilshire Blvd.); Joseph's Delicatessen (5318 Wilshire Blvd.); Residential listings (718 S. Detroit Street) South: No listings West: Commercial listings include Webster's Coffee Shop (5358 Wilshire Blvd.); Hollywood Decorative Studio (5360 Wilshire Blvd.); Wilshire Women's Athletic Club (5364 Wilshire Blvd.); Sally's Homeade Candy Co (5366 Wilshire Blvd.); Hong Kong Chop Suey (5368 Wilshire Blvd.)
1951, 1956	North: Commercial listings including Tilfords Restaurant (5301 Wilshire Blvd); Bank of America (5304 Wilshire Blvd.); McKiernan's Apparel Shop (5357 Wilshire Blvd.); Horton and Converse Pharmacies (5359 Wilshire Blvd.) East: Multi-tenant commercial including Martindale's Bookstore, Dr. Scalir's Foot Health Shop (5310 Wilshire Blvd.); Leni Wilshire Women's Apparel (5312 Wilshire Blvd.); Joseph's Delicatessen (5318 Wilshire Blvd.); Residential listings (718 S. Detroit Street) South: No listings West: Commercial listings include Hickory House (5358 Wilshire Blvd.); Schenasi Decorator (5360 Wilshire Blvd.); Wilshire Women's Health Club (5364 Wilshire Blvd.); Dale's Jewelers (5366 Wilshire Blvd.); Embassy Men's Shops (5368 Wilshire Blvd.)

Historical Adjacent Property Uses	
Time Period	**Historical Summary**
1960, 1965	North: Commercial listings including Tilfords Restaurant (5301 Wilshire Blvd); Bank of America (5304 Wilshire Blvd.); Horton and Converse Pharmacies (5357 Wilshire Blvd.) East: Multi-tenant commercial and office including Miracle Employment Agency (5310 Wilshire Blvd.); Rose Brown Shop (5312 Wilshire Blvd.); Jack's on Wilshire (5318 Wilshire Blvd.); Residential listings (718 S. Detroit Street) South: No listings West: Commercial listings include Vic Tanny's Gym (5364 Wilshire Blvd.); Dale's Jewelers (5366 Wilshire Blvd.); Joel's Studio of Photography (5368 Wilshire Blvd.)
1971, 1975	North: Commercial listings including AAMES Bur Employment (5301 Wilshire Blvd); Bank of America (5304 Wilshire Blvd.); Horton and Converse Pharmacies (5357 Wilshire Blvd.); Rosy's Shop (5359 Wilshire Blvd.) East: Multi-tenant commercial and office including Gale Goodwin Personnel (5310 Wilshire Blvd.); B&H Carpet Cleaning (5312 Wilshire Blvd.); SSM Designs Unlimited, VB Labs (5318 Wilshire Blvd.); Residential listings (718 S. Detroit Street) South: No listings West: Commercial listings include Jack LaLanne Spa (5364 Wilshire Blvd.); Dale's Jewelers (5366 Wilshire Blvd.); Joel's Studio of Photography (5368 Wilshire Blvd.)
1981, 1986	North: Commercial listings including Avantgarde Consulting (5301 Wilshire Blvd); Bank of America (5304 Wilshire Blvd.) East: Multi-tenant commercial and office including Ajax Rent A Car (5315 Wilshire Blvd.); Residential listings (718 S. Detroit Street) South: No listings West: Commercial listings include Jack LaLanne Spa (5364 Wilshire Blvd.); Dale's Jewelers (5366 Wilshire Blvd.); Joel's Studio of Photography (5368 Wilshire Blvd.)
1990, 2001, 2006	North: Commercial listings including Bank of America (5304 Wilshire Blvd.); Frazee Paint and Wallcovering (5355 Wilshire Blvd.) East: Multi-tenant commercial and office including Albertson Wedding Chapel (5318 Wilshire Blvd.); Residential listings (718 S. Detroit Street) South: No listings West: Commercial listings include Joel's Studio of Photography (5368 Wilshire Blvd.)

Historical Adjacent Property Uses	
Time Period	**Historical Summary**
2012	North: Commercial listings including Bank of America (5304 Wilshire Blvd.); Frazee Paint and Wallcovering (5355 Wilshire Blvd.) East: Multi-tenant commercial including Albertson Wedding Chapel (5318 Wilshire Blvd.) South: No listings West: Commercial listings include Lago's African Cuisine (5358 Wilshire Blvd); Busby's (5364 Wilshire Blvd.)
2018	North: Commercial and residential listings including Metro at 5353 and Museum Gardens apartments (5353 Wilshire Blvd.); Subway (5353 Wilshire Blvd.); East: Multi-tenant commercial including Albertson Wedding Chapel (5318 Wilshire Blvd.) South: No listings West: Commercial listings include Ariyoshi Sushi Cafe (5358 Wilshire Blvd); Busby's (5364 Wilshire Blvd.)

3.5.4 Cumulative Historical Adjacent Property Uses

During Nova's review of the standard historical sources referenced above, the historical uses of the adjoining properties are summarized below:

Direction	Description
North	The properties north appear to have been commercial as early as 1928. A multi-tenant residential structure was constructed north in approximately 2016. Tenants include those listed in HAZMAT databases, including Verizon Wireless and Miracle Mile Chiropractic Group; however, none of the north adjacent properties is listed in any database that would indicate a spill or a release. As such, these sites are not expected to have impacted subsurface conditions at the Property.
East	The properties east appear commercial and residential as early as 1928. Commercial tenants were located on the east adjacent property until approximately 2016, when the commercial structures were removed and a construction yard added. There are no database listings for any east adjacent properties.

Direction	Description
South	The property south appears to be residentially developed from at least 1928. An apartment complex was developed on the south adjacent property in approximately 2016. The apartment complex, at 731 South Detroit Street, is listed as a hazardous waste producer in the form of unspecified oil-containing wastes, which discharge to the sewer with or without treatment. This site does not have any reported violations, and it is not listed in any database which would indicate a spill or a release. As such, these sites are considered unlikely to have affected conditions at the Property. As such, this site is not expected to have impacted subsurface conditions at the Property.
West	The properties west appear to have been developed commercially since at least 1928. There are no database listings for the south adjacent properties.

3.6 Additional Environmental Record Sources

Although requested, no previously prepared environmental reports such as Phase I or II ESAs, lead-based paint surveys, lead-in-water surveys, asbestos surveys or geotechnical reports were provided for Nova's review.

4.0 PROPERTY RECONNAISSANCE

4.1 Property Access and Limitations

Nova conducted a reconnaissance visit to the Property on November 20, 2019. The Property visit was performed by Gina Wilder, Nova Field Manager. Nova was escorted during the Property visit by John Yoon, the ASTM-defined Key Property Manager.

Nova accessed representative interior areas at the Property with the exception of two tenant units, Meghrig Coin and Stamp Supply and La Chankla Restaurant, which were closed and locked at the time of the site inspection. Nova also observed all exterior areas and property boundaries. Weather conditions at the time of the reconnaissance were partly cloudy with light rain with temperatures in the 70 degrees Fahrenheit range.

4.2 General Property Setting

The Property is currently in use as a multi-tenant commercial building. Typical tenants include a restaurant, a post office, an online stamps/coin dealer's storage facility and offices, and a salon. No unoccupied tenants spaces were identified.

Adjacent property uses were previously summarized in Section 2.7.

4.3 Evidence of Past Use(s) of the Property

Past uses of the Property were not observed during the Property reconnaissance such that were likely to have involved the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products.

4.4 Property Reconnaissance Findings Summary

Currently, the Property is developed with two structures that were constructed in 1937. The buildings at the Property are one story (5354) and three stories (5352), approximately 16,568 square feet, and offer a total of four units. The Property is currently occupied by four tenants which include an online stamps/coin dealer, a post office, a restaurant and a salon. These operations do not involve the use and storage of hazardous materials.

Access to the Property parking lots is provided from South Detroit street to the east and an access road through an adjacent parking lot to the west. This Property is located in an urban area and does not feature landscaping. No other structures or significant surface features were noted on the Property at the time of the reconnaissance.

The following sections summarize observations of the Property as identified during Nova's reconnaissance.

4.5 Hazardous Substances / Petroleum Products (Non-Waste)

4.5.1 Storage

Evidence of hazardous substances and/or petroleum products within containers less than five-gallons included minor quantities of cleaning and maintenance supplies (less than one-gallon) observed within the salon storage area.

4.5.2 Equipment

Operations or equipment/materials involving the use of hazardous substances or petroleum products, if any, are detailed within the following table.

Equipment Type	Description
None	N/A

4.6 Hazardous Waste Generation/Storage/Disposal Practices

The following table describes hazardous waste generation, storage, and disposal practices identified at the Property, if any.

Summary of Hazardous Wastes Observed at the Property				
Substance	**Quantity / Container Description**	**Location on Property**	**Disposal Practices (Contractor/ Frequency)**	**Evidence of a Release**
None	N/A	N/A	N/A	N/A

4.7 Solid Waste

To the extent visually and/or physically observed or identified from interviews or records review, the following is a summary of solid waste observed at the time of the assessment.

Solid Waste Disposal	
Solid Household Refuse	Collected in two standard commercial sized waste containers situated along the east perimeter of the adjacent parking areas. Solid waste is collected on a regular basis by a third-party contractor . At the time of the assessment, contents within the containers consisted of routine trash or household debris and disposal of potentially hazardous substances or petroleum product within referenced containers was not observed. Exterior areas appeared generally free of material, trash and/or debris.

4.8 Drums

Drums were not observed at time of the assessment within the limits of the Property.

4.9 Unlabeled/Unidentified Substance Containers

Unidentified substance containers suspected of containing hazardous substances or petroleum products were not observed during the Property reconnaissance.

4.10 Storage Tanks

No evidence of aboveground storage tanks (ASTs) or underground storage tanks (USTs), including fill pipes, fill ports, or vent pipes, were observed during the Property reconnaissance or reported during interviews.

4.11 Sumps, Catch Basins, and Pools of Liquid

No evidence of on-Property sumps or catch basins were observed or reported during the Property reconnaissance. Additionally, pools of liquids/standing surface waters containing liquid likely to be a hazardous substance or petroleum product were not observed at the time of the Property assessment or identified during interviews.

4.12 Oil-Water Separators, Used Cooking Grease Interceptors

No oil-water separators or in-ground used cooking grease interceptors were observed or reported during the Property reconnaissance.

4.13 Polychlorinated Biphenyls (PCBs)

Transformers and other electrical/hydraulic equipment (i.e., oil-filled switches, balers, hoists, vehicle lifts, dock levelers, hydraulic elevators, etc.) manufactured before 1979 could contain PCBs at a level that subjects them to regulation by the U.S. EPA. In 1979, the U.S. EPA issued a final rule, banning the manufacturing, processing, distribution of PCBs in commerce and use (44 Federal Register 31514). PCBs in electrical equipment are controlled by USEPA regulations 40 CFR, Part 761.

No electrical equipment expected to contain PCBs was observed on the Property during Nova's reconnaissance.

4.14 Visual Evidence of a Release

No obvious indication of hazardous material or petroleum product or hazardous waste releases, such as stained areas or stressed vegetation, was observed during the Property reconnaissance or reported to Nova during interviews.

4.15 Odors

Strong, pungent, or noxious odors were not identified at the time of the assessment or reported by Property sources.

4.16 Pits, Ponds or Lagoons

No evidence of on-Property pits, ponds, or lagoons, was observed or reported during the Property reconnaissance.

4.17 Wastewater

Property sources reported that discharge to sanitary sewer is limited to wastewater generated within the restrooms (i.e. toilets, sinks). No indication of industrial wastewater disposal or treatment systems were observed during the Property reconnaissance or reported to Nova.

4.18 Wells

Wells (i.e. dry wells, potable wells, irrigation wells, injection wells, groundwater monitoring wells, abandoned wells or other wells) were not observed or reported by Key Site Personnel during the Property reconnaissance.

4.19 Septic Systems (Current or Historic)

Indication of a Property septic system or cesspool was not observed at the Property during the reconnaissance and/or review of publicly available resources.

4.20 Landfills/Fill of Unknown Origin

No evidence of on-Property landfilling was observed or reported during the Property reconnaissance. In addition, areas that appeared to have been filled/graded by non-natural causes and/or the presence of fill of unknown origin that would suggest the presence/disposal of hazardous substances and/or petroleum product was not observed and/or reported at the time of the assessment.

4.21 Additional Property Observations

No additional relevant general Property characteristics were observed.

4.22 Vapor Migration

The potential for soil, groundwater, or vapor migration of hazardous substances or petroleum products as they pertain to the Property, was examined in the scope of work for this Phase I.

During Nova's Property observations, review of historical sources, and review of regulatory databases, no current or historical usage of chemicals of concern at the Property or reported release or other indication of subsurface contamination from an onsite source was evident. Additionally, no release or material threat of a release to the subsurface from an offsite source was identified. As such, a vapor migration concern was not identified for the Property during the course of this assessment.

4.23 Other Environmental Concerns

Additional environmental concerns not previously discussed above were not identified during the reconnaissance.

5.0 NON-SCOPE CONSIDERATIONS (NSCS) AND/OR BUSINESS ENVIRONMENTAL RISKS (BERS)

Non-Scope Considerations (NSCs) and/or Business Environmental Risks (BERs) evaluated during this ESA are discussed below.

5.1 Asbestos Containing Materials (ACM)

Based on the scope of work performed, no sampling was conducted during the preparation of this ESA. However, Nova conducted a visual survey to note the presence and condition of suspect ACM observed. Based on the year of construction there is a potential that ACM was used in construction materials. In addition, the Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101, requires certain construction materials to be *presumed* to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building constructed prior to 1981 and have not been appropriately tested are presumed asbestos containing material (PACM).

Prior to conducting demolition, renovations, or building repairs that may damage the suspect materials, materials likely to be impacted should be properly sampled and analyzed to verify the presence or absence of asbestos.

5.2 Lead-Based Paint (LBP)

Due to the 1937 construction, lead-based paint may be present. However, since the current regulations regarding lead-based paint are generally for residential properties, lead-based paint is not considered a significant environmental concern to the non-residential Property, and no screening for the presence of lead-based paint was warranted or performed as part of this ESA.

5.3 Radon

The U.S. 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 picoCuries per liter of air (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 Property-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.

Review of the EPA Map of Radon Zones places the Property in Zone 2, where average predicted radon levels are between 2.0 and 4.0 pCi/L.

Based on the non-residential use of the Property, radon is not considered to be a significant concern and no sampling was performed or warranted.

5.4 Lead in Drinking Water/Overall Drinking Water Quality

The Property is connected to the municipal potable water supply provided by Los Angeles Department of Water and Power (LADWP). According to the 2018 Drinking Water Quality Report/Consumer Confidence Report, the drinking water supplied to the Property is compliant with state and federal standards, including those for lead and copper.

Nova did not conduct sampling of drinking water at the Property for the presence of total lead content.

5.5 Mold/Moisture Intrusion

As part of this assessment, Nova performed a limited visual inspection for the presence of significant mold. A class of fungi, molds have been found to cause a variety of health problems in humans, including allergic, toxicological, and infectious responses. Molds are decomposers of organic materials, and thrive in humid environments, and produce tiny spores to reproduce, just as plants produce seeds. When mold spores land on a damp spot indoors, they may begin growing and digesting whatever they are growing on in order to survive. When excessive moisture or water accumulates indoors, mold growth will often 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.

Nova observed interior areas of the Property for the presence of significant water intrusion and/or mold growth. This activity was not designed to discover all areas which may be affected by mold growth on the Property. Rather, it is intended to give the Client an indication if significant (based on observed areas) mold growth is present at the Property. Additional areas of mold not observed as part of this limited assessment, possibly in pipe chases, HVAC systems and behind enclosed walls and ceilings, may be present on the Property.

Nova **did not** note obvious visual or olfactory indications of the presence of mold, nor did Nova observe obvious indications of significant water damage. As such, no bulk sampling of suspect surfaces was conducted as part of this assessment.

6.0 INTERVIEWS

Pursuant to ASTM E1527-13, the following interviews were conducted during this assessment in order to obtain information indicating RECs in connection with the Property. Findings from these interviews are discussed in the appropriate sections in this report.

Nova made reasonable attempts to interview occupants of the Property who possessed knowledge of its current and past use history. Individuals with good knowledge of the uses and physical characteristics of the Property that were interviewed during the course of this assessment are summarized below. Interview content is included in various sections of this report.

Interviews

Name	Affiliation	Contact Information	Date Contacted / Interviewed	Duration of Occupancy
John Yoon	Property Manager, Green Lane Partners	(626) 578-1045	November 20, 2019	Since 2007

6.1 Interviews with Past Owners, Operators and Occupants

Interviews with past owners, operators, and occupants that are likely to have material information regarding the potential for contamination at the Property were not considered reasonably ascertainable during the course of this assessment.

6.2 Interviews with State and/or Local Government Officials

State and Local agencies that serve the area in which the Property is located were contacted in an effort to obtain information indicating RECs in connection with the Property. Interview content was previously discussed in detail within the Records Review section (Section 3.2.5).

7.0 FINDINGS, OPINIONS AND CONCLUSIONS

7.1 Findings and Opinions

Evidence of Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), Historical Recognized Environmental Conditions (HRECs) or other environmental issues in connection with the Property or off-Property facilities, if any, are detailed within the table below.

Finding(s)	Opinion(s)
Property - RECs	
None	None
Property - CRECs	
None	None
Property - HRECs	
None	None
Off-Property - RECs/CRECs/HRECs	
None	None
***De Minimis* Environmental Conditions**	
None	None

7.2 Conclusions and Recommendations

Nova has performed a Phase I ESA in conformance with the scope and limitations of ASTM E1527-13 of Multi-Tenant Retail Properties located at 5352-5354 Wilshire Boulevard and abutting parking lot parcel, Los Angeles, CA. Any exceptions to or deletions from this practice are described in the Introduction Section of this report.

This assessment has revealed no evidence of Recognized Environmental Conditions (REC), Controlled Recognized Environmental Conditions (CREC), or Historical Recognized Environmental Conditions (HREC) in connection with the Property.

Based on the information available during the course of this assessment, Nova does not recommend further assessment of the Property at this time.

Conclusion(s)	Recommendation(s)
None	None

7.2.1 NSCs/BERs

Environmental issues with regard to NSCs or BERs, if any, identified in connection with the Property at the time of the Property assessment are detailed below.

Finding	Recommendation
Based on the age of the Property buildings (1937), there is a potential for asbestos containing materials (ACM) to exist. Nova observed wallboard assemblies (i.e. wallboard, joint compound, texture and tape), resilient floor finishes/associated mastics, HVAC mastic, window caulk, and roofing components. The materials were observed in good condition and the potential for disturbance was low.	Prior to conducting demolition, renovations, or building repairs that may damage the suspect materials, materials likely to be impacted should be properly sampled and analyzed to verify the presence or absence of asbestos.

7.3 Deletions and Deviations

Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with the Property based on reasonably ascertainable information, as well as reasonable constraints with regard to time and cost. All limiting conditions, deletions, and deviations from the ASTM E1527-13 (if any) is listed individually and in detail, including client, imposed constraints, and all additions, within Section 1.0.

8.0 STANDARD OF CARE

The services performed by Nova Group, GBC on this project have been conducted with that level of care and skill ordinarily exercised by reputable members of the profession, practicing in the same locality, under similar budget and time constraints.

By signing this report, we declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR §312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. No other warranty is expressed or intended.

This report is exclusively for the use and benefit of those listed on the title page of this report and may not be relied upon by any other person or entity without written permission from Nova.

Prepared By:

NOVA GROUP, GBC



Gina Wilder
Project Manager
Environmental Professional



Gina B. Coletta E.P.
Senior Project Manager
Environmental Professional

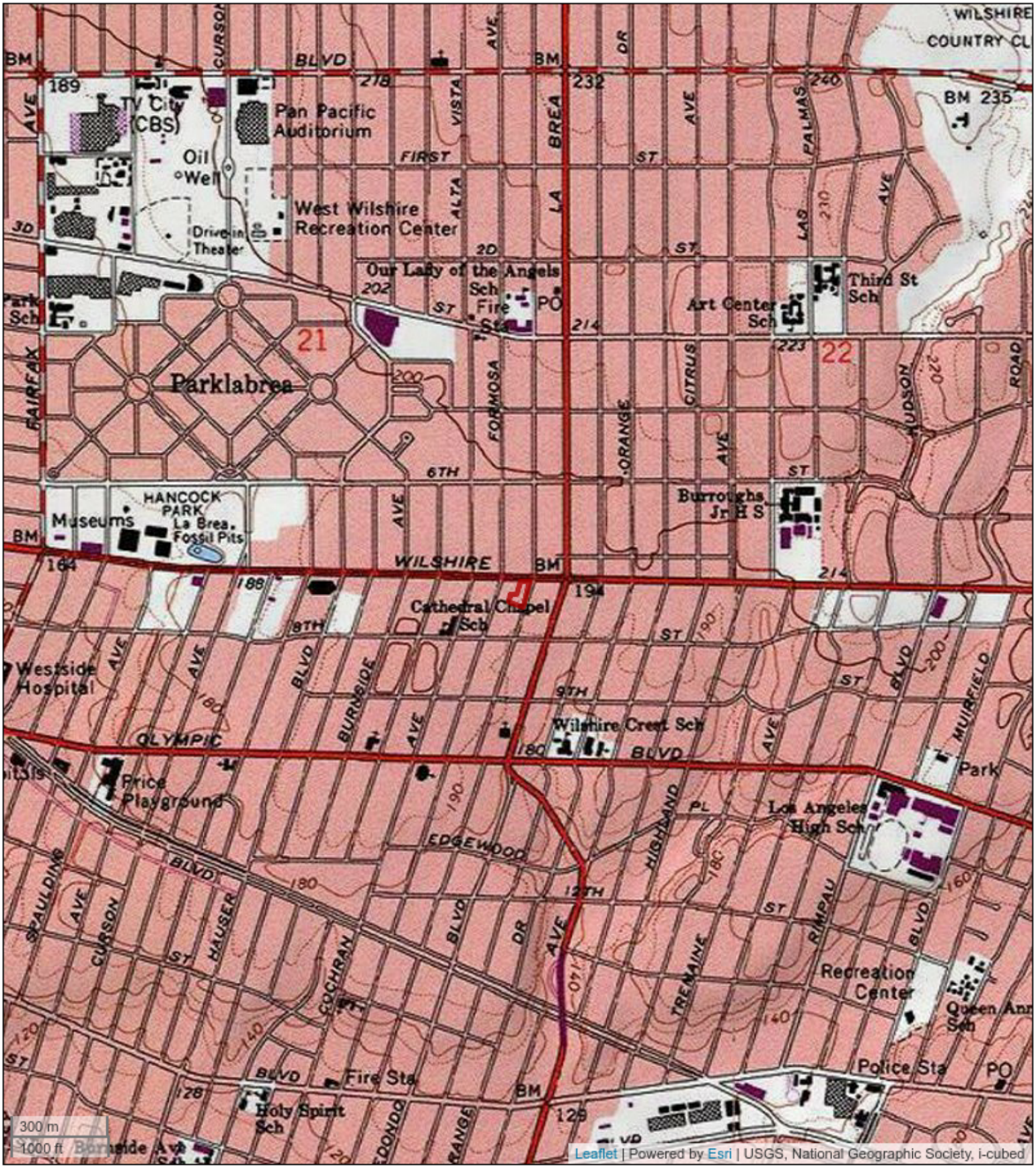
9.0 REFERENCES

Type	Source
Aerial Photographs	ERIS; Google Earth
City Directories	Los Angeles Public Library, Los Angeles, CA
Fire Insurance Map	ERIS
Flood Insurance Map	Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program
Geology	United States Geological Survey - https://www.usgs.gov/
Hydrology	California Department of Water Resources Bulletin 118 - https://water.ca.gov/Programs/Groundwater-Management/Bulletin-118
Oil/Gas Exploration	California Department of Oil, Gas, and Geothermal Resources - https://maps.conservation.ca.gov/doggr/wellfinder/#close
Radon	United States Environmental Protection Agency (EPA) Map of Radon Zones (online resource) http://www.epa.gov/radon/pdfs/zonemapcolor.pdf
Regulatory Database Information	ERIS, 5352-5354 Wilshire Boulevard and abutting parking lot parcel, Los Angeles, CA, Inquiry No. 20191113243, November 15, 2019
Soils	United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Web Soil Survey (online resource), http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx
Topographic Map	United States Geological Survey – 7.5 Minute Topographic Quadrangle of Hollywood, CA, 1991.
Water Wells	California State Water Resources Control Board GAMA Groundwater Information System - https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/Default.asp
Water Quality Report	LADWP Drinking Water Quality Report 2018
Wetlands	U.S. Department of the Interior National Wetlands Inventory Geotract Mapping System - www.fws.gov/wetlands/Data/Mapper.html

ACRONYMS/ABBREVIATIONS

AAI	All Appropriate Inquiries
ACM	Asbestos Containing Material
AMSD	Approximate Minimum Search Distance
APN	Assessor Parcel Number
ASTM	American Society of Testing and Materials
AULs	Activity and Use Limitations
BFE	Base Flood Elevation
BER	Business Environmental Risk
COC	Chemical of Concern
CERCLA	Comprehensive Environmental Response, Compensation & Liability Act
CREC	Controlled Recognized Environmental Condition
ERIS	Environmental Risk Information Services
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
FBG	Feet Below Grade
FINDS	Facility Index System
FOIA	Freedom of Information Act
HREC	Historical Recognized Environmental Condition
HVAC	Heating, Ventilation and Air Conditioning
IC	Institutional Controls
LBP	Lead Based Paint
LQG	Large Quantity Generator
LUST	Leaking Underground Storage Tank
NFA	No Further Action
Non-Gen	Non-Generator
Nova	Nova Group, GBC
NPL	National Priorities Listing
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
ROC	Records of Communication
SHWS	State Hazardous Waste Sites
SQG	Small Quantity Generator
TSDF	Hazardous Waste Treatment, Storage or Disposal Facility
USEPA	United States Environmental Protection Agency
USGS	United States Geological Survey
UST	Underground Storage Tank
VCP	Voluntary Cleanup Program

FIGURES: Property Maps



Topographic Map

One of Two Adjoining Multi-Tenant Retail Properties
5352-5354 Wilshire Boulevard and abutting parking lot parcel
Los Angeles, CA 90036
Project #: E19-7876

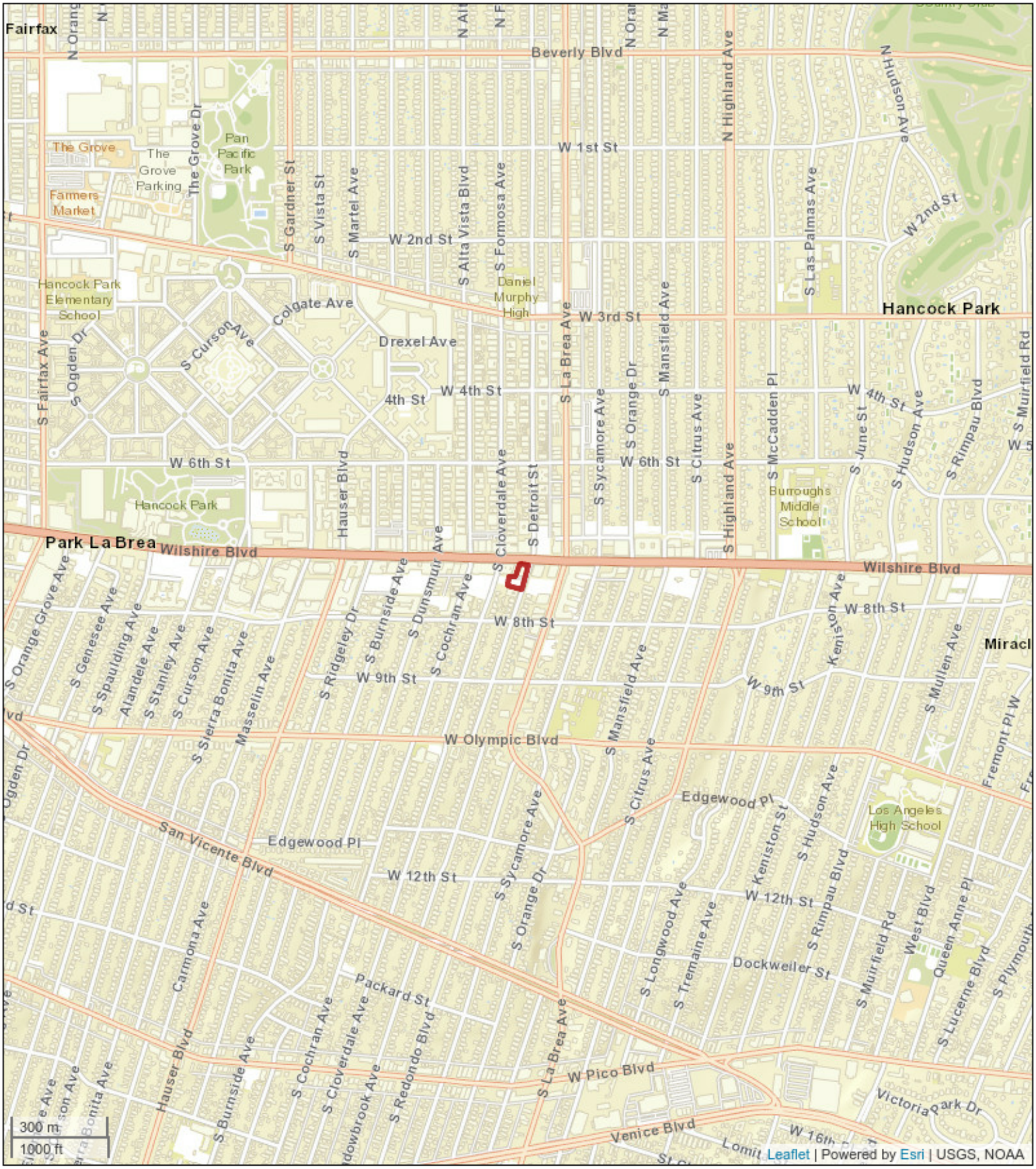
Nova Group



Property Details Map

One of Two Adjoining Multi-Tenant Retail Properties
5352-5354 Wilshire Boulevard and abutting parking lot parcel
Los Angeles, CA 90036
Project#: E19-7876

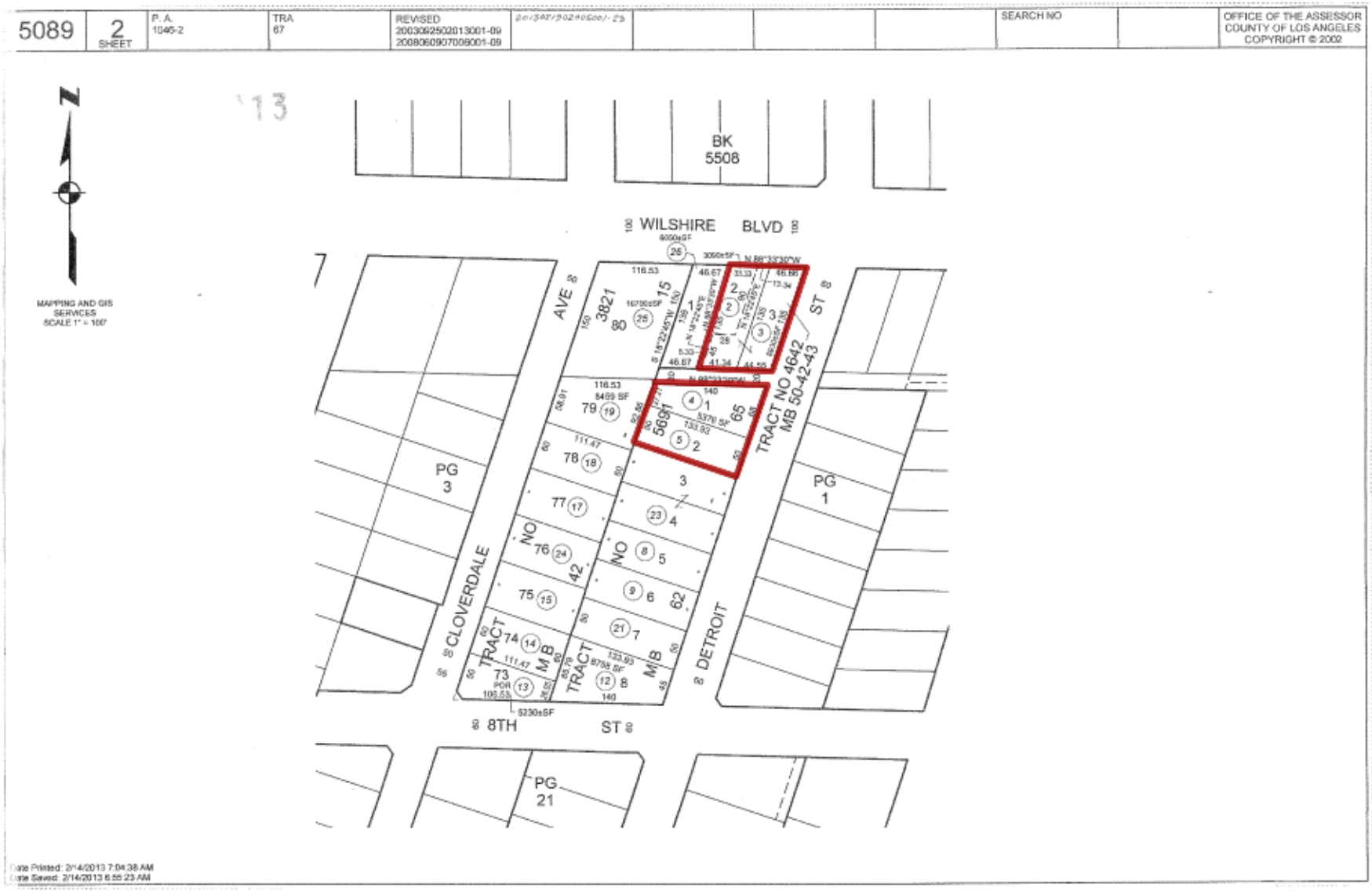
Nova Group



Property Vicinity Map

Multi-Tenant Retail Properties
5352-5354 Wilshire Boulevard and abutting parking lot parcel
Los Angeles, CA 90036
Project #: E19-7876

Nova Group



Property Plat/Parcel Map

One of Two Adjoining Multi-Tenant Retail Properties
5352-5354 Wilshire Boulevard and abutting parking lot parcel
Los Angeles, CA 90036
Project #: E19-7876

Nova Group

APPENDIX A: Property Photographs



1. Front north elevation



2. Front north elevation



3. Rear elevation



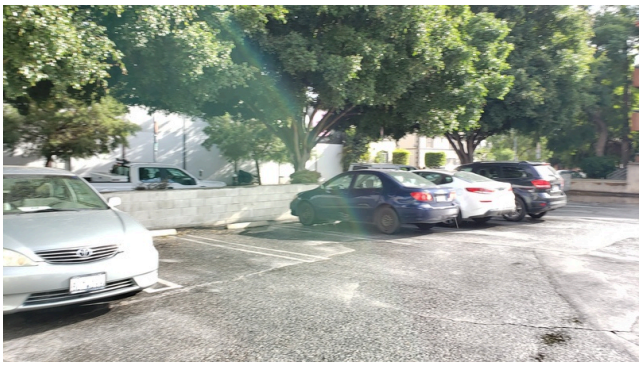
4. Side, east elevation



5. Entrance to post office tenant



6. Entrance to tenant unit at rear of building



7. Parking area



8. Parking area



9. Dumpsters in parking area



10. Cleaning products in tenant unit



11. Interior of RVM Salon



12. Interior of Post Office



13. Adjacent property north, retail and residential



14. Adjacent properties northwest, retail



15. Adjacent property east, construction yard



16. Adjacent property south, apartments



17. Adjacent property west, commercial

APPENDIX B-1: Aerial Photographs



Order No:20191113243

1928

Project No.E19-7876

Site Name.Multi-Tenant Retail Properties,5352-5354 Wilshire Boulevard,Los Angeles,90036

Source:FAIRCHILD

Scale:1" to 500'

Comment:

Nova Group



Order No:20191113243

1938

Project No.E19-7876

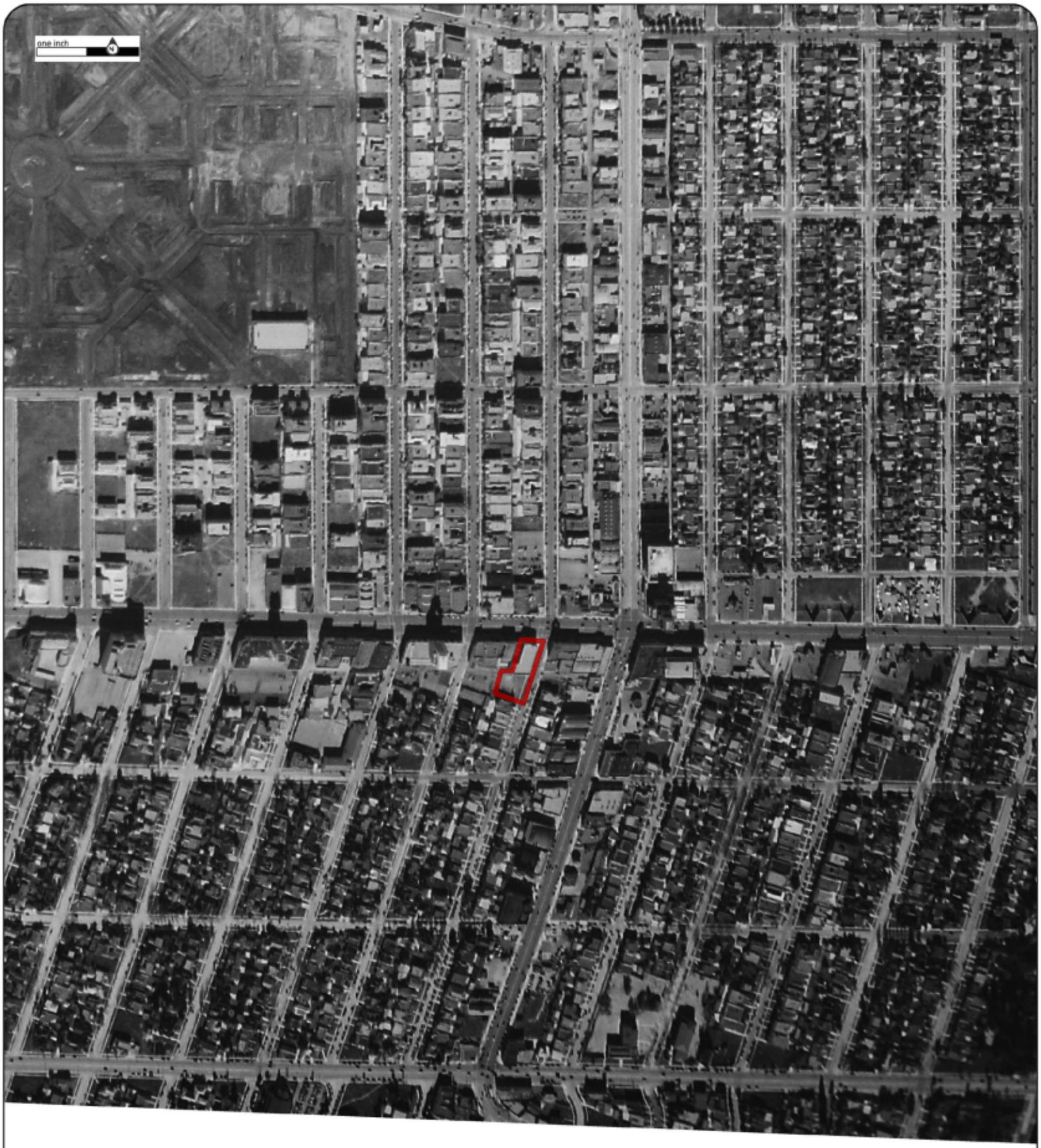
Site Name.Multi-Tenant Retail Properties,5352-5354 Wilshire Boulevard,Los Angeles,90036

Source:ASCS

Scale:1" to 500'

Comment:

Nova Group



Order No:20191113243

1941

Project No.E19-7876

Site Name.Multi-Tenant Retail Properties,5352-5354 Wilshire Boulevard,Los Angeles,90036

Source:FAIRCHILD

Scale:1" to 500'

Comment:

Nova Group



Order No:20191113243

1948

Project No.E19-7876

Site Name.Multi-Tenant Retail Properties,5352-5354 Wilshire Boulevard,Los Angeles,90036

Source:ASCS

Scale:1" to 500'

Comment:

Nova Group



Order No:20191113243

1952

Project No.E19-7876

Site Name.Multi-Tenant Retail Properties,5352-5354 Wilshire Boulevard,Los Angeles,90036

Source:USGS

Scale:1" to 500'

Comment:

Nova Group



Order No:20191113243

1960

Project No.E19-7876

Site Name.Multi-Tenant Retail Properties,5352-5354 Wilshire Boulevard,Los Angeles,90036

Source:FAIRCHILD

Scale:1" to 500'

Comment:

Nova Group



Order No:20191113243

1964

Project No.E19-7876

Site Name.Multi-Tenant Retail Properties,5352-5354 Wilshire Boulevard,Los Angeles,90036

Source:USGS

Scale:1" to 500'

Comment:

Nova Group



Order No:20191113243

1972

Project No.E19-7876

Site Name.Multi-Tenant Retail Properties,5352-5354 Wilshire Boulevard,Los Angeles,90036

Source:USGS

Scale:1" to 500'

Comment:

Nova Group



Order No:20191113243

1985

Project No.E19-7876

Site Name.Multi-Tenant Retail Properties,5352-5354 Wilshire Boulevard,Los Angeles,90036

Source:NHAP

Scale:1" to 500'

Comment:

Nova Group



Order No:20191113243

1989

Project No.E19-7876

Site Name.Multi-Tenant Retail Properties,5352-5354 Wilshire Boulevard,Los Angeles,90036

Source:USGS

Scale:1" to 500'

Comment:

Nova Group



Order No:20191113243

1994

Project No.E19-7876

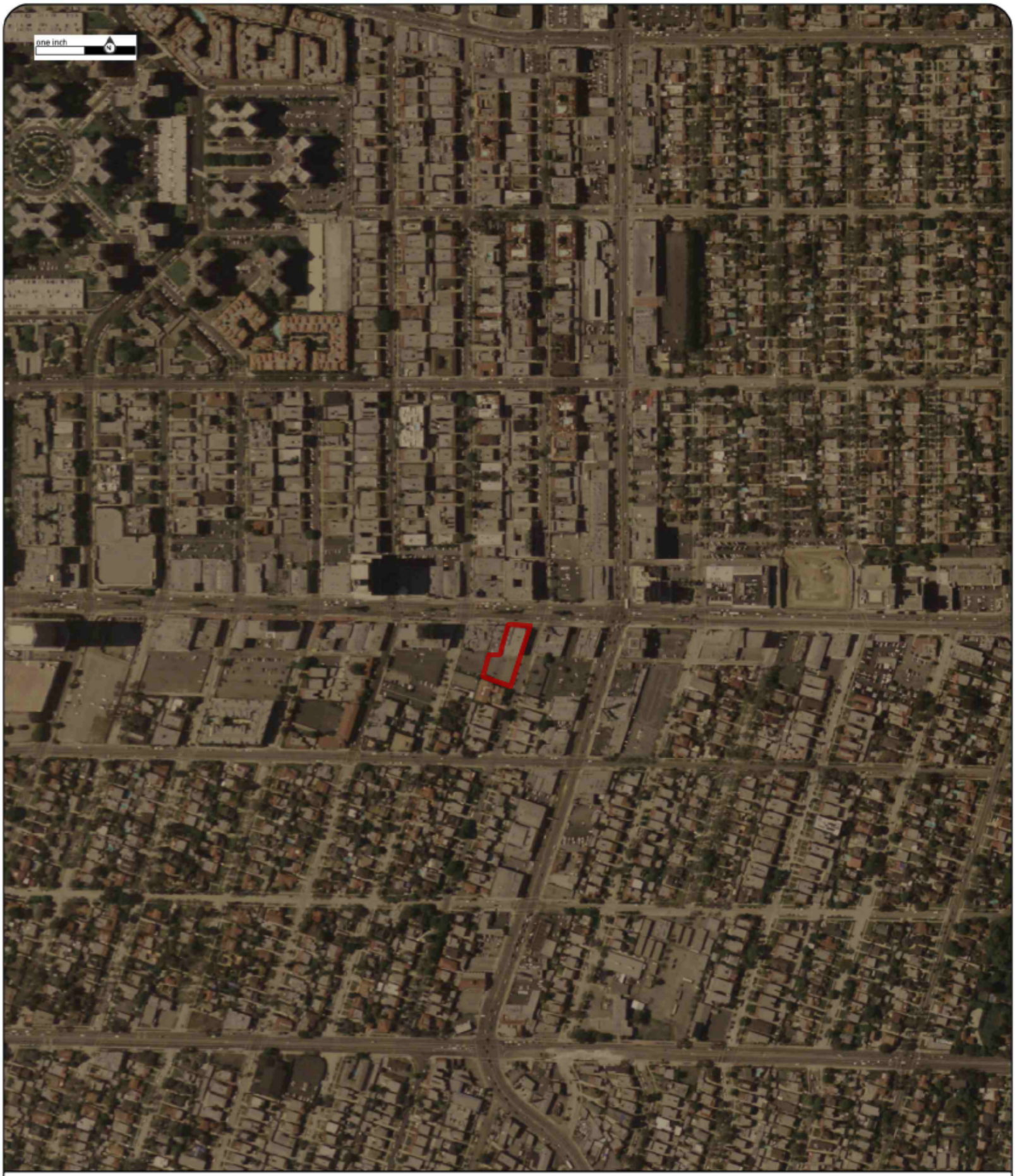
Site Name.Multi-Tenant Retail Properties,5352-5354 Wilshire Boulevard,Los Angeles,90036

Source:USGS

Scale:1" to 500'

Comment:

Nova Group



Order No:20191113243

2005

Project No.E19-7876

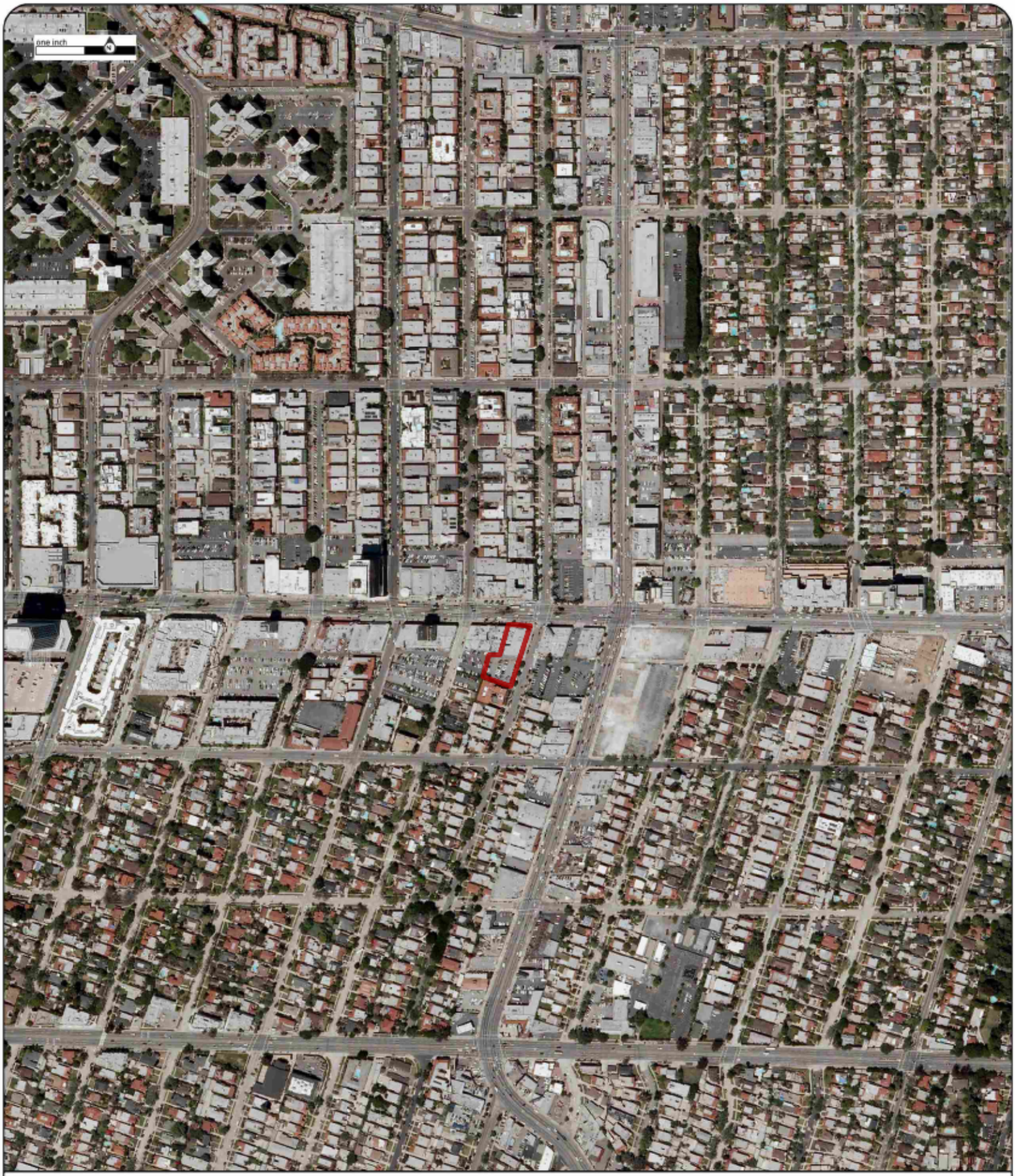
Site Name.Multi-Tenant Retail Properties,5352-5354 Wilshire Boulevard,Los Angeles,90036

Source:NAIP

Scale:1" to 500'

Comment:

Nova Group



Order No:20191113243

2010

Project No.E19-7876

Site Name.Multi-Tenant Retail Properties,5352-5354 Wilshire Boulevard,Los Angeles,90036

Source:NAIP

Scale:1" to 500'

Comment:

Nova Group



Order No:20191113243

2012

Project No.E19-7876

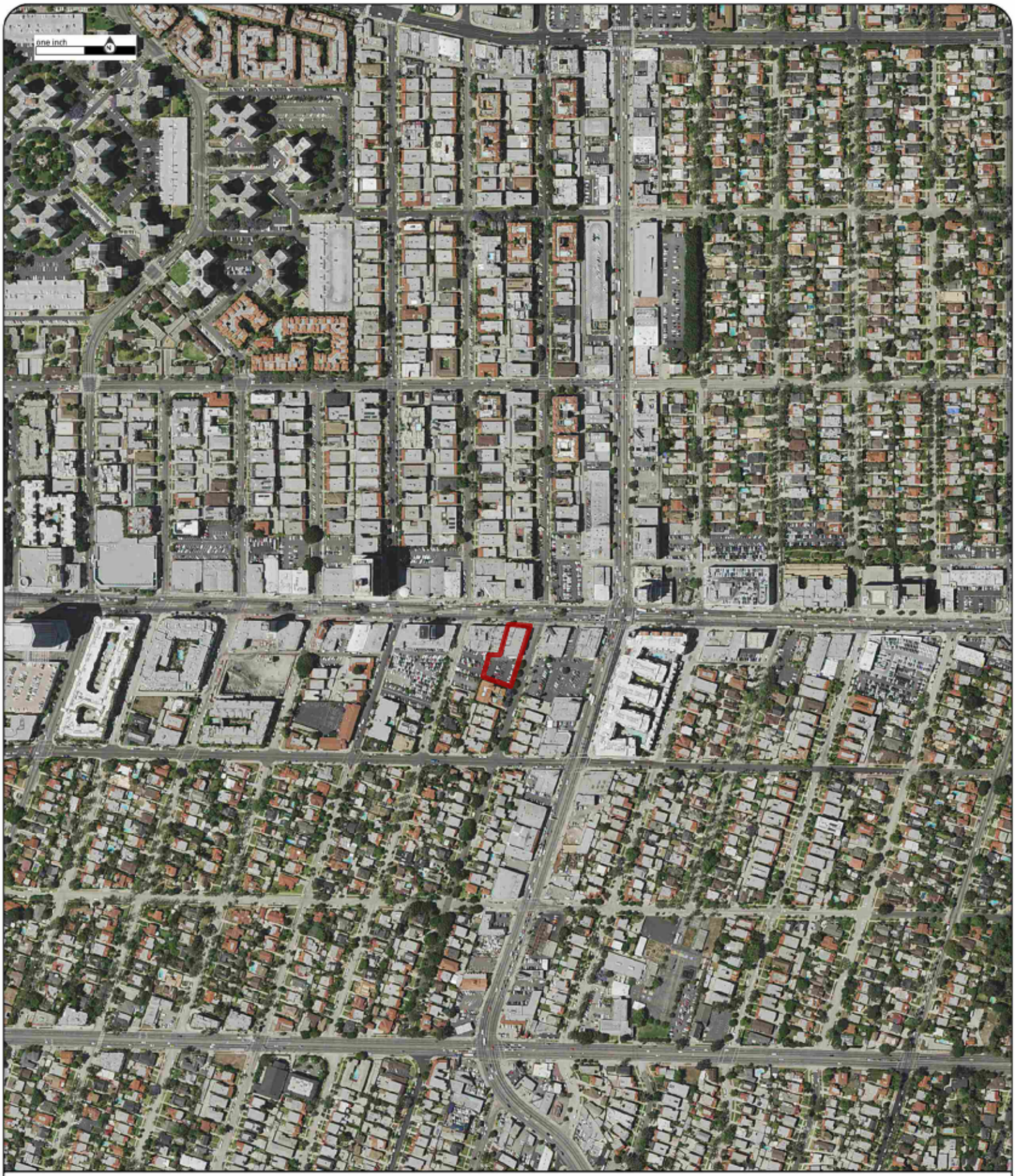
Site Name.Multi-Tenant Retail Properties,5352-5354 Wilshire Boulevard,Los Angeles,90036

Source:NAIP

Scale:1" to 500'

Comment:

Nova Group



Order No:20191113243

2014

Project No.E19-7876

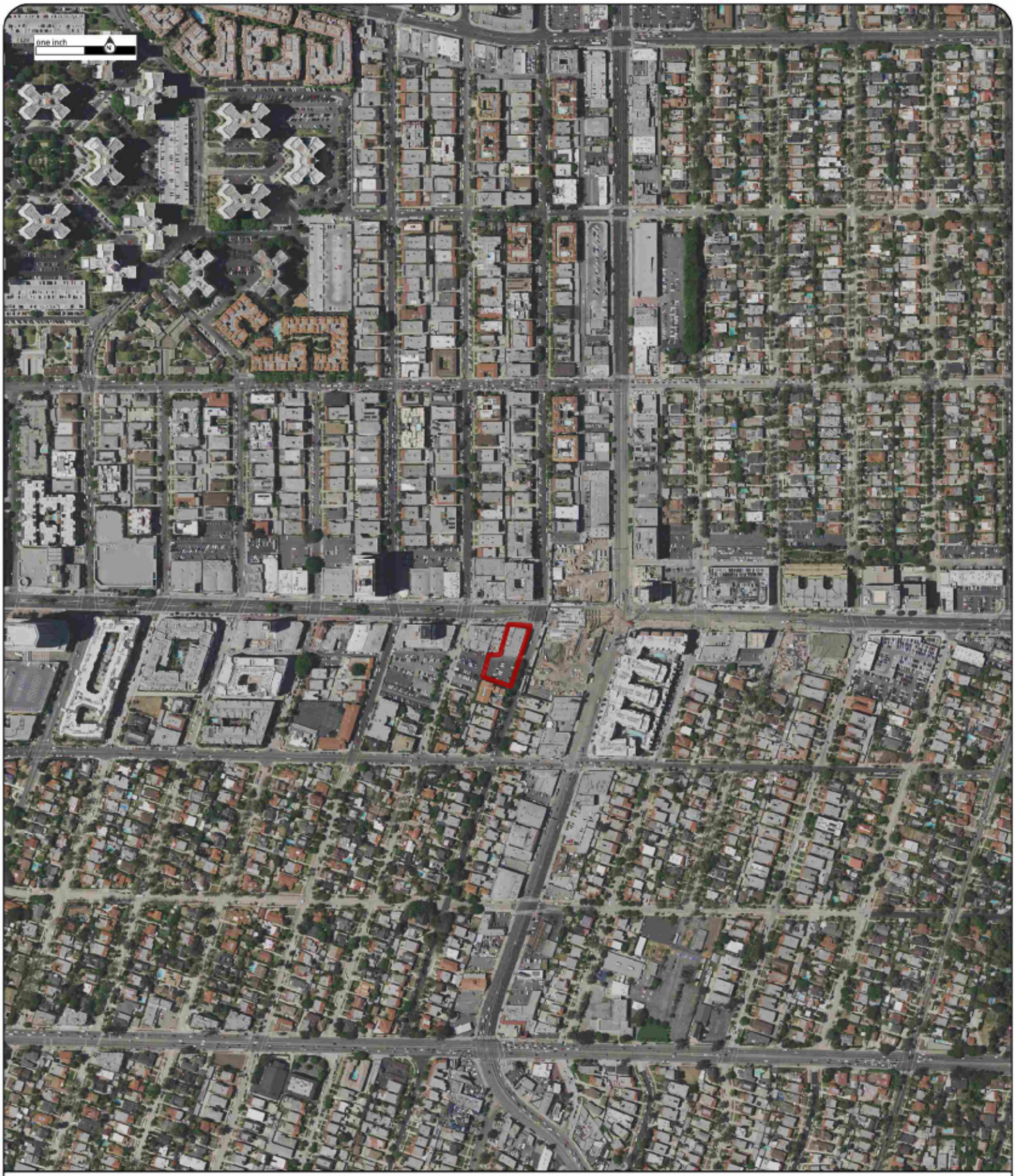
Site Name.Multi-Tenant Retail Properties,5352-5354 Wilshire Boulevard,Los Angeles,90036

Source:NAIP

Scale:1" to 500'

Comment:

Nova Group



Order No:20191113243

2016

Project No.E19-7876

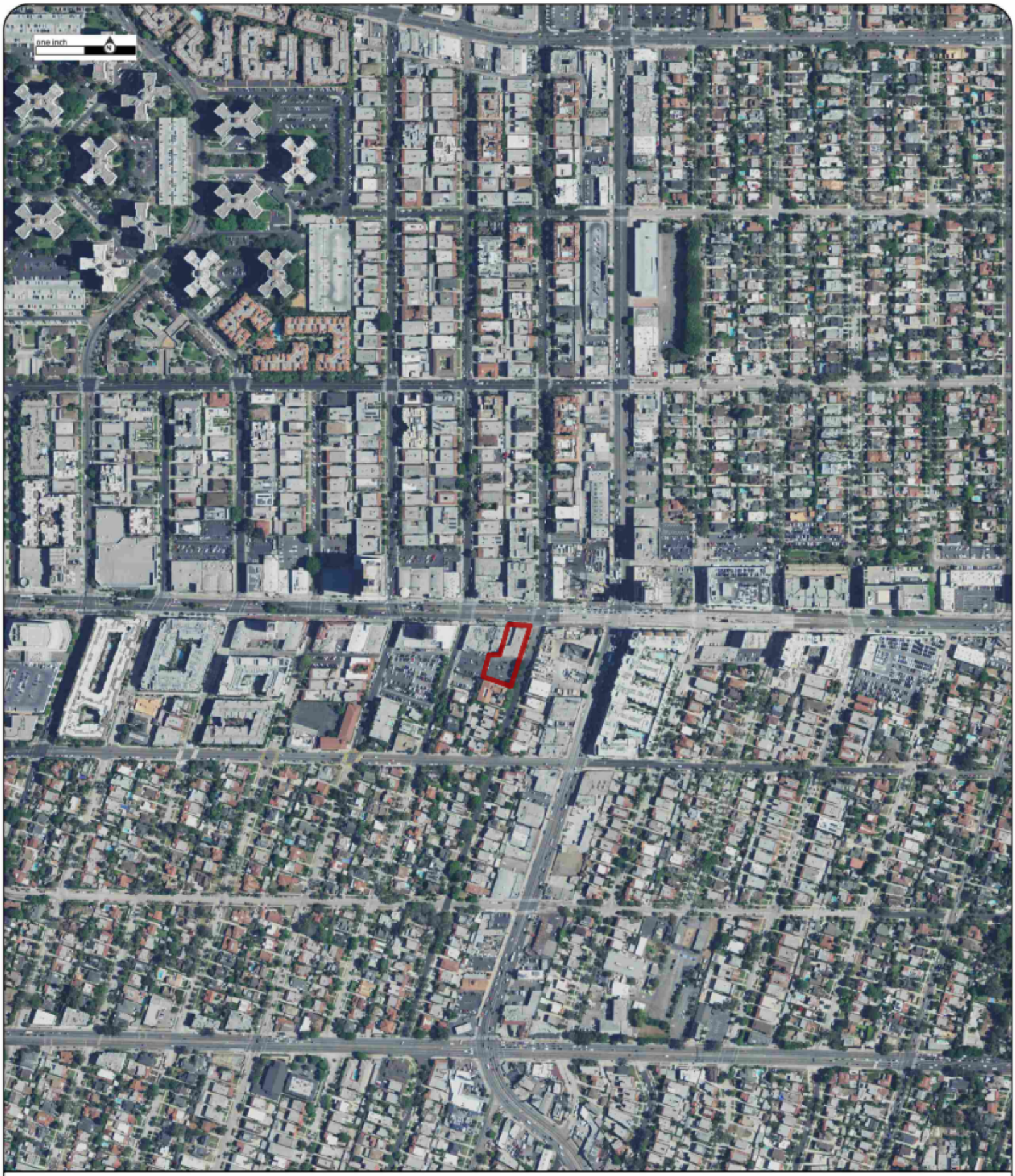
Site Name.Multi-Tenant Retail Properties,5352-5354 Wilshire Boulevard,Los Angeles,90036

Source:NAIP

Scale:1" to 500'

Comment:

Nova Group



Order No:20191113243

2018

Project No.E19-7876

Site Name.Multi-Tenant Retail Properties,5352-5354 Wilshire Boulevard,Los Angeles,90036

Source:NAIP

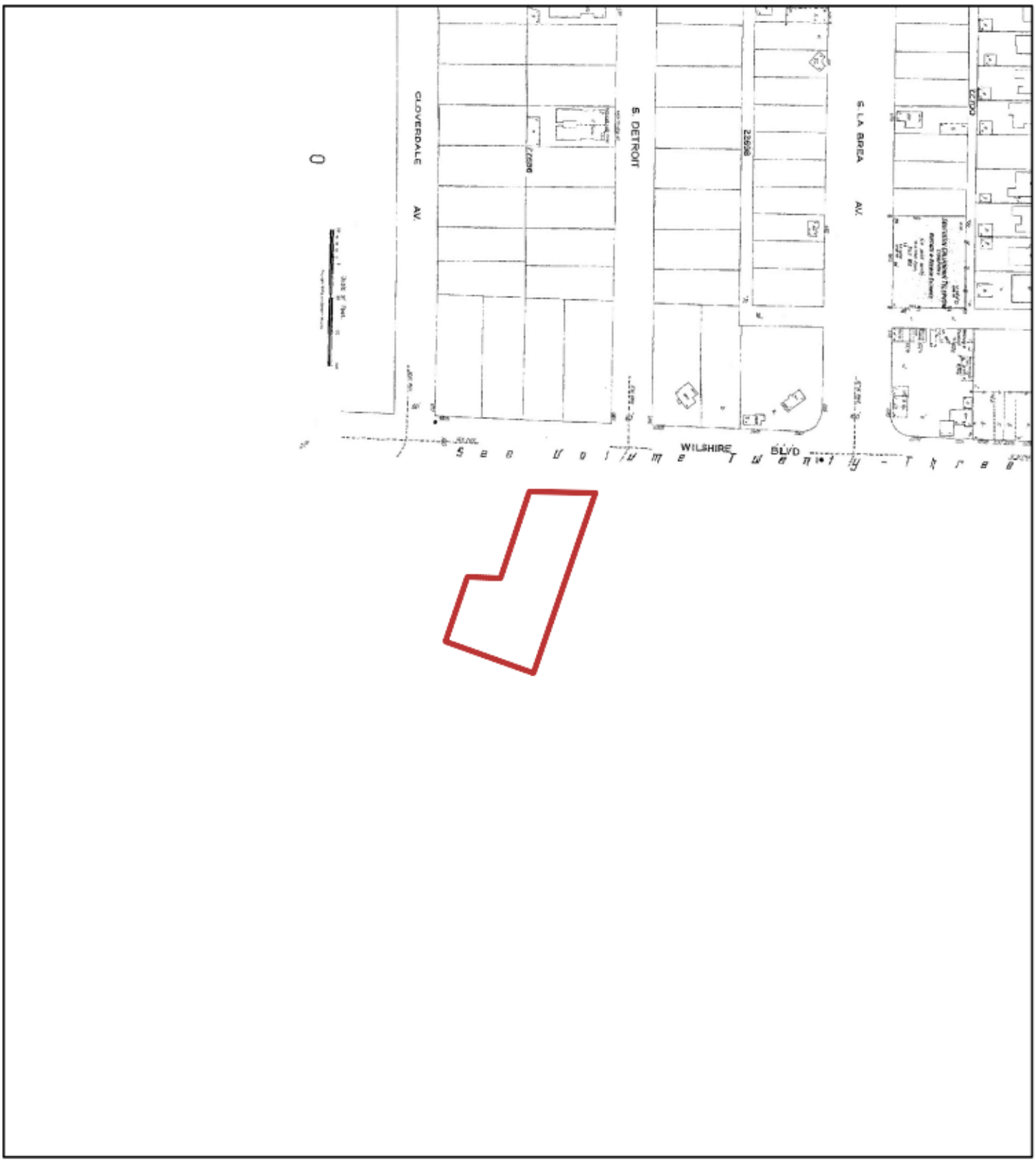
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Comment:

Nova Group

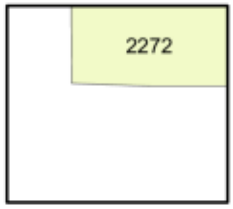
APPENDIX B-2: Fire Insurance Maps

Fire Insurance Map



1926

Address: 5352-5354 Wilshire Boulevard Los Angeles CA 90036



Map sheet(s):
Volume 22:2272;

N

0 90 180 360 540 720

Feet

Order Number 20191113243

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Fire Insurance Map



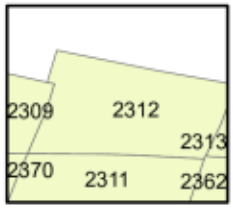
1927

0 90 180 360 540 720

Feet

Address: 5352-5354 Wilshire Boulevard Los Angeles CA 90036

Order Number 20191113243



Map sheet(s):
Volume 23:2309,2311,2312;

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Fire Insurance Map



1950

N

0 90 180 360 540 720

Feet

Address: 5352-5354 Wilshire Boulevard Los Angeles CA 90036

Order Number 20191113243

2266	2272
2309	2312
	2313
2370	2311
	2362

Map sheet(s):
Volume 22:2266,2272;
Volume 23:2309,2311,2312;

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Fire Insurance Map



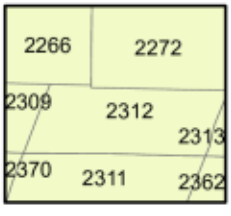
1969

0 90 180 360 540 720

Feet

Address: 5352-5354 Wilshire Boulevard Los Angeles CA 90036

Order Number 20191113243



Map sheet(s):
Volume 22:2266,2272;
Volume 23:2309,2311,2312;

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

ENVIRONMENTAL RISK INFORMATION SERVICES

FIRE INSURANCE MAPS

Project Property:	Multi-Tenant Retail Properties 5352-5354 Wilshire Boulevard Los Angeles CA 90036
Project No:	E19-7876
Requested By:	Nova Group, GBC
Order No:	20191113243
Date Completed:	November 14, 2019

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

Listed below, please find the results of our search for historic fire insurance maps from our in-house collection, performed in conjuction with your ERIS report.

Date	City	State	Volume	Sheet Number(s)
1969	Los Angeles	California	22	2266, 2272
1969	Los Angeles	California	23	2309, 2311, 2312
1950	Los Angeles	California	22	2266, 2272
1950	Los Angeles	California	23	2309, 2311, 2312
1927	Los Angeles	California	23	2309, 2311, 2312
1926	Los Angeles	California	22	2272

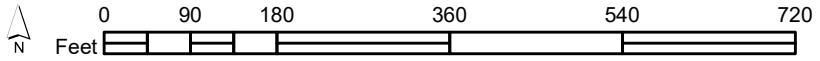
Individual Fire Insurance Maps for the subject property and/or adjacent sites are included with the ERIS environmental database report to be used for research purposes only and cannot be resold for any other commercial uses other than for use in a Phase I environmental assessment.

Environmental Risk Information Services
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1.866.517.5204 | info@erisinfo.com | erisinfo.com

Fire Insurance Map

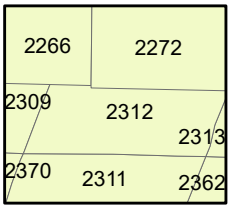


1969



Address: 5352-5354 Wilshire Boulevard Los Angeles CA 90036

Order Number 20191113243



Map sheet(s):
Volume 22:2266,2272;
Volume 23:2309,2311,2312;

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Fire Insurance Map



1950

0 90 180 360 540 720

N Feet

Address: 5352-5354 Wilshire Boulevard Los Angeles CA 90036

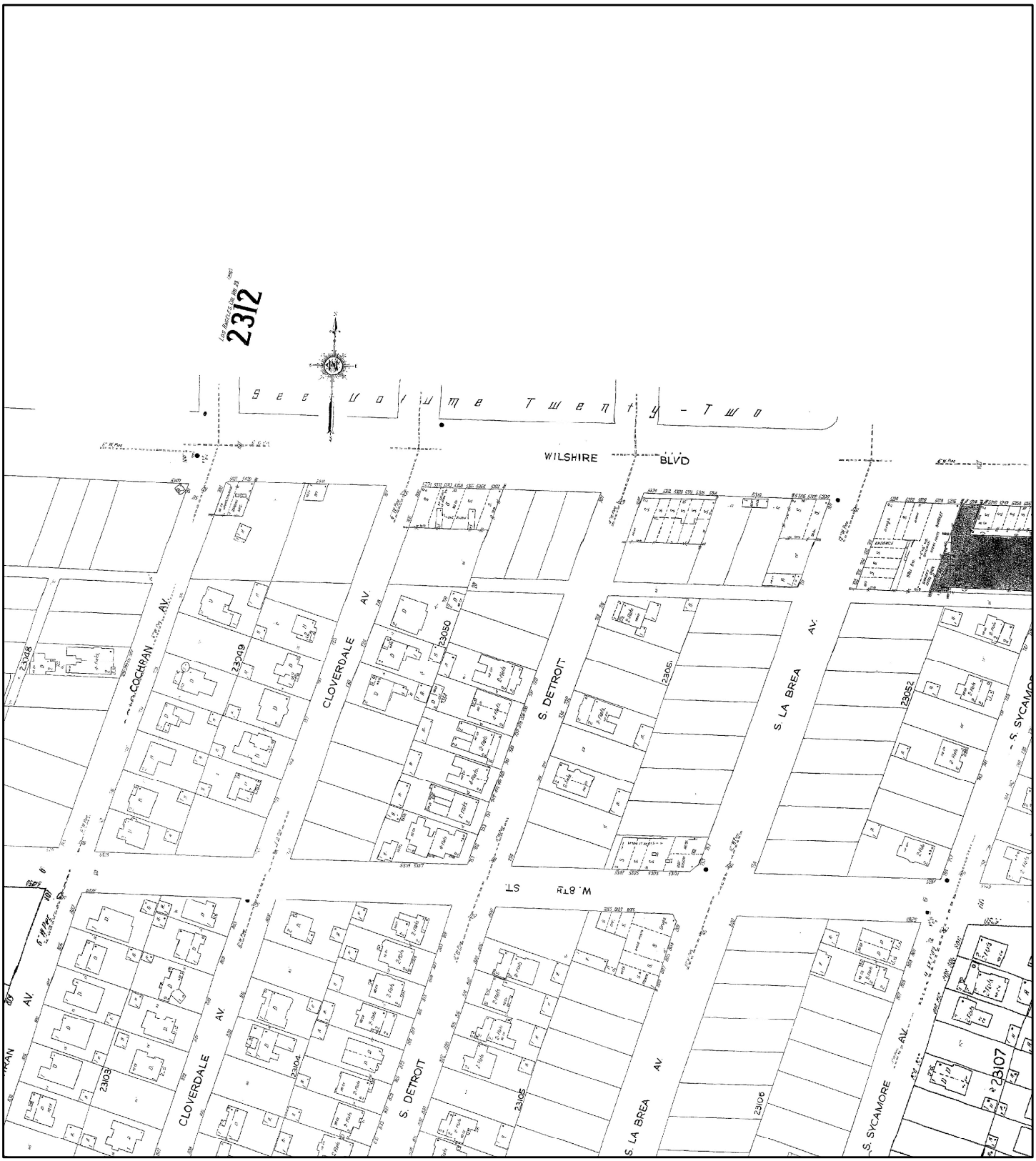
Order Number 20191113243

2266	2272
2309	2312
	2313
2370	2311
	2362

Map sheet(s):
Volume 22:2266,2272;
Volume 23:2309,2311,2312;

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Fire Insurance Map



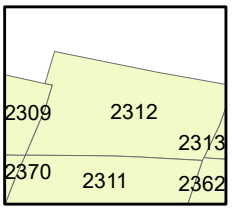
1927

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Feet

Address: 5352-5354 Wilshire Boulevard Los Angeles CA 90036

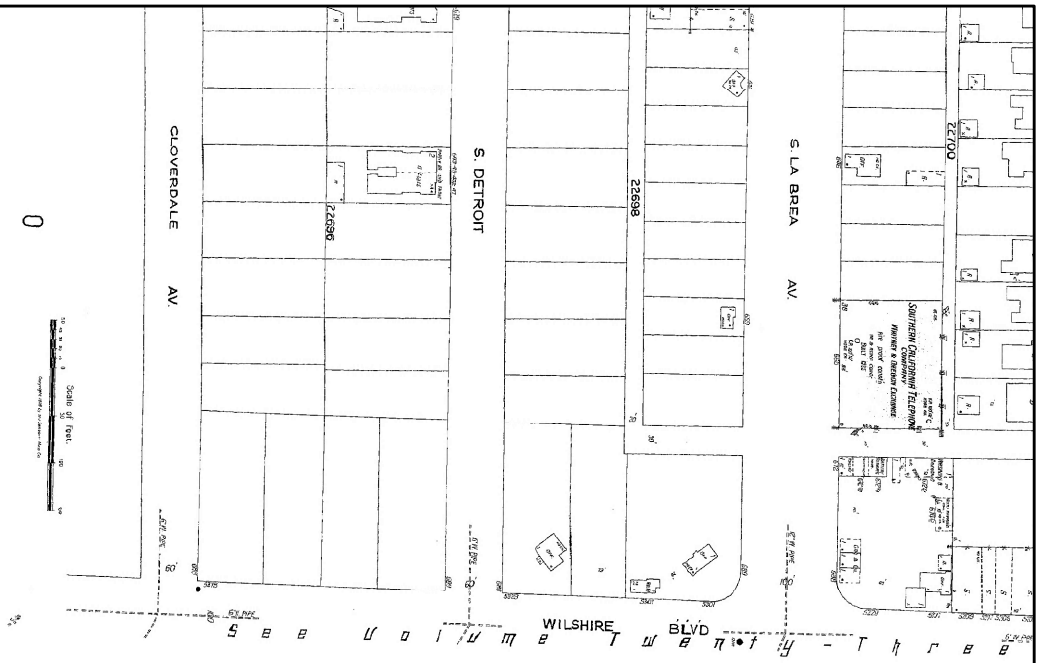
Order Number 20191113243



Map sheet(s):
Volume 23:2309,2311,2312;

ENVIRONMENTAL RISK INFORMATION SERVICES

Fire Insurance Map



1926

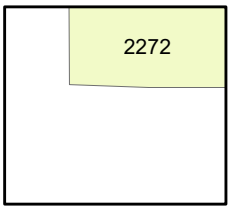
Address: 5352-5354 Wilshire Boulevard Los Angeles CA 90036

N

0 90 180 360 540 720

Feet

Order Number 20191113243



Map sheet(s):
Volume 22:2272;

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

APPENDIX B-3: City Directories

ENVIRONMENTAL RISK INFORMATION SERVICES

CITY DIRECTORY

Project Property:	*Multi-Tenant Retail Properties* *5352-5354 Wilshire Boulevard* *Los Angeles, CA 90036*
Project No:	*E19-7876*
Requested By:	*Nova Group, GBC*
Order No:	*20191113243*
Date Completed:	*November 18, 2019*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

November 18, 2019
RE: CITY DIRECTORY RESEARCH
Multi-Tenant Retail Properties
5352-5354 Wilshire Boulevard Los Angeles, CA

Thank you for contacting ERIS for an City Directory Search for the site described above. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either utilized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as multiple digitized directories. These do not claim to be a complete collection of all reverse listing city directories produced.

ERIS has made every effort to provide accurate and complete information but shall not be held liable for missing, incomplete or inaccurate information. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are additional addresses or streets that require searching please contact us at 866-517-5204.

Search Criteria:
5300-5375 of Wilshire Boulevard
700-750 of S Detroit Street

Search Results Summary

Date	Source	Comment
2018	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
2006	HAINES	
2001	HAINES	
1995	HAINES	
1990	HAINES	
1990	STREET ADDRESS DIRECTORY	
1986	HAINES	
1981	HAINES	
1975	HAINES	
1971	STREET ADDRESS DIRECTORY	
1965	STREET ADDRESS DIRECTORY	
1960	STREET ADDRESS DIRECTORY	
1956	STREET ADDRESS DIRECTORY	
1951	STREET ADDRESS DIRECTORY	
1946	STREET ADDRESS DIRECTORY	
1941	STREET ADDRESS DIRECTORY	
1927	STREET ADDRESS DIRECTORY	

NO LISTING FOUND FOR THIS YEAR...

5300 **MANELA & CO**...*Tax Return Preparation &*
5300 **MANELA & CO**...*Accountants*
5318 **ALBERTSON WEDDING CHAPEL**...*Wedding Cha*
5318 **MARRIAGE LICENSE ADVISORY CTR**...*Govern*
5322 **DR BUILDER INC**...*Building Contractors<*
5322 **KING LEARNING CTR**...*Child Care Service*
5322 **PROFESSIONAL BUILDERS-RMDLNG**...*Buildin*
5322 **PROFESSIONAL BUILDERS-RMDLNG**...*Buildin*
5324 **APPLE VIP SPA**...*Massage Therapists*
5324 **WILSHIRE GROUP LLC**...*Business Manageme*
5328 **CITY PRINT**...*Copying & Duplicating Mac*
5350 **RACK & SACK**...*Records Tapes & Compact*
5352 **MEGHRIG COIN & STAMP SUPPLY**...*Coin Dea*
5352 **MEGHRIG COIN & STAMP SUPPLY**...*Coin Dea*
5353 **FLEUR NAIL**...*Nail Salons*
5353 **HUNT FOOTBALL CLINIC**...*Athletic Organi*
5353 **METRO AT 5353 WILSHIRE**...*Apartments*
5353 **MUSEUM GARDEN**...*Apartments*
5353 **ROBEKS**...*Monograms*
5353 **ROBEKS**...*Juice Bars*
5353 **ROBEKS**...*Restaurants*
5353 **ROBEKS**...*Juices-retail*
5353 **STARBUCKS**...*Coffee Shops*
5353 **SUBWAY**...*Restaurant Management*
5353 **SUBWAY**...*Foodscarry Out*
5353 **SUBWAY**...*Restaurants*
5353 **TIM WU**...*Nonclassified Establishments<*
5354 **VEES CAFE**...*Restaurants*
5356 **RVM SALON**...*Beauty Salons*
5358 **ARIYOSHI SUSHI CAFE IZAKAYA**...*Foodscar*
5358 **ARIYOSHI SUSHI CAFE IZAKAYA**...*Restaura*
5358 **LOS ANGELES COMMERCIAL**...*Nonclassified*
5360 **NEXT-GEN VIDEO GAMES**...*Games & Game Su*
5363 **BABY 101 LOS ANGELES**...*Health Services*
5363 **MIRACLE MILE TOYS & GAMES**...*Toys-retai*
5363 **TRAVEL LENDING USA**...*Travel Agencies*
5364 **BUSBY'S**...*Foodscarry Out*
5364 **BUSBY'S**...*Restaurants*
5364 **BUSBY'S**...*Cocktail Lounges*
5364 **BUSBY'S**...*Bars*
5364 **EL TORO CANTINA**...*Restaurants<*
5364 **EL TORO CANTINA**...*Foodscarry Out*
5367 **LEMON SKY PROJECTS EDITIONS**...*Nonclass*
5369 **EARTH LIGHTING**...*Lighting Consultants<*
5369 **MONA LISA LINGERIE**...*Lingerie<*
5371 **CITIZEN OF THE WORLD CHARTER**...*Schools*
5371 **DARRELL SCHMITT DESIGN ASSOC**...*Interio*
5371 **DARRELL SCHMITT DESIGN ASSOC**...*Mapping*
5371 **GAY'S ACCOUNTING TAX SVC**...*Other Acco*
5371 **SHUTTLEROCK**...*Nonclassified Establishm*
5371 **SKIN DIRECT INC**...*Skin Treatments*
5371 **SKINDIRECT INC**...*Skin Treatments*
5371 **SUMMIT EQUITY**...*Real Estate Developers*
5371 **WONDER OF READING**...*Schools*
5371 **WONDER OF READING**...*Schoolsuniversitie*
5373 **DYSONNA HAIR STUDIO**...*Beauty Salons*
5373 **SAHAIRA**...*Hair Weaving*
5375 **RYDERS TUXEDO STORE**...*Tuxedos<*
5375 **RYDERS TUXEDO STORE**...*Men's Clothing &*
5375 **RYDERS TUXEDO STORE**...*Bridal Shops*

706 **DAE SUNG TAE KWON DO**...*Martial Arts In*

5300 **VI SALUS SCIENCES**...*Health & Diet Food*
5318 **ALBERTSON WEDDINGCHAPEL**...*Wedding Chap*
5320 **NEW MILLENNIUM BEAUTY & BARBER**...*Beaut*
5322 **AMERICAN ALL CARE SVC**...*Residential Ca*
5322 **DR BUILDER INC**...*Building Contractors<*
5322 **GOLDEN CARE AGENCY**...*Home Health Servi*
5322 **HOME IMPROVEMENT**...*Building Contractor*
5322 **KING LEARNING CTR**...*Child Care Service*
5324 **APPLE VIP SPA**...*Massage Therapists*
5324 **WILSHIRE GROUP LLC**...*Business Manageme*
5328 **CITY PRINT**...*Copying & Duplicating Mac*
5350 **US POST OFFICE**...*Post Offices<*
5352 **MEGHRIG COIN & STAMP SUPPLY**...*Coin Dea*
5353 **BOX BROTHERS**...*Moving Supplies & Equip*
5353 **MUSEUM GARDEN**...*Apartments*
5353 **ROBEKS**...*Juice Bars*
5353 **STARBUCKS**...*Coffee Shops*
5354 **PANINI GRILL & DELI**...*Restaurants*
5356 **ANA LAU SKIN CARE**...*Beauty Salons*
5356 **ECLECTIC SALON**...*Beauty Salons*
5358 **LAGOS AFRICAN CUISINE**...*Restaurants*
5363 **GULSEN ENTERPRISES**...*Business Manageme*
5364 **ATM UNITED**...*Automated Teller Machines*
5364 **BUSBY'S**...*Bars*
5364 **EL TORO CANTINA**...*Restaurants<*
5366 **A & L SERVICING INC**...*Grocers-retail*
5369 **EARTH LIGHTING**...*Lighting Consultants<*
5369 **J K ELECTRIC**...*Electric Contractors*
5369 **MONA LISA LINGERIE**...*Lingerie<*
5370 **EL TORO CANTINA BUSBY'S**...*Restaurants<*
5371 **COAST BUILDING MAINTENANCE**...*Window Cl*
5371 **DELOS INTERNATIONAL INC**...*Recording St*
5371 **HUDSON PLAYS 411**...*Theatres-movie*
5371 **HUDSON THEATRE ACCOUNTING**...*Theatres-l*
5371 **SUMMIT EQUITY**...*Real Estate Developers*
5373 **DYSONNA HAIR STUDIO**...*Beauty Salons*
5375 **RYDERS TUXEDO STORE**...*Formal Wear-rent*

X WILSHIRE BLVD

706 ★DAE SUNG TAE KWON DO 323-935-9933

731 . . . . . APARTMENTS

ADU Jane 323-936-7606
HO Raymond 323-954-9943
304 KINSLY Kelsa 323-954-9558 +
MARTINEZ Jose 323-571-2961
VOLSY Matthew 323-525-0923 +

731 . . . . . .

734 HEATH Deborah 323-934-4282
PIRTLE Jeffrey 323-954-0874 +

740 . . . . . APARTMENTS

14 BAIOCCO Michael 323-935-9351
1 DAWSON Wynne 323-936-3599
DUNN Casey 323-954-1602
HEANEY Hunter 323-936-0104 +
8 MURPHY Roy 323-571-0081
PAUL Malaika 323-938-8949
SAKURAI Yoriko 323-934-5632

740 . . . . . .

741 ○MARCUSE Marc 323-634-1942
744 ●SUHAYDA George OO
745 XXXX OO
746 XXXX OO
747 VARRETTE Elie 323-571-3175 +
½ CIANFRANI Michael 323-965-9188 +
750 XXXX OO

5304 ★BANK AM 323-730-9140
5318 ★A ALBERTSON TRPCL GRDNS WDDNG 310-274-0396
★A ALBERTSON WEDDING CHAPEL 323-937-4919
★A-ALBERTSON TROPICL GRDNS CHPL 310-274-0396
★ALBERTSON CAPILLA DE MATRIMNIO 323-937-4926
★ALBERTSON WLSHRE-LA BRA WDDNG 323-937-4919
★ALBERTSON'S WEDDING CHAPEL 310-274-0396
★MARRIAGE LICENSE ADVISORY CNTR 323-937-4919
★MARRIAGE LICENSE ADVISORY CT 310-274-0396
★WEDDING CHAPEL 310-274-0396
★WEDDING CHAPEL ALBERTSON 323-937-4919

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5320	★LEGENDS INCORPORATED	323-936-8922
5322	★C PS LEARNING CENTER	323-857-0829
	★HOME IMPROVEMENT	323-634-9422
	★PROFSNL BUILDERS & REMODELING	323-634-9422
5324	★WE THE PEOPLE DOCUMENT SERVICE	323-937-2311
	★WILSHIRE GROUP LLC	323-939-9465
5325	★MIRACLE MILE NEWSSTAND CAFE	323-525-0893
5328	★CITY PRINT	323-456-7966
5340	★YAMAHA LA MUSIC SC	323-933-2544

X S DETROIT ST

5353	. . . . . APARTMENTS	
	★AAA SUBWAY INVSTMT GRP INC	323-938-0407
	ANTHONY Andre	323-634-1034
	CERVI Kathi	323-571-8542
	JANANBAKHT Jaime	323-937-0871
	JOHNSON S	323-634-9393
	★MUSEUM GARDEN	323-937-7001
	PIAO Jung Z1	323-954-6921
	ROTH M	323-525-1223
5353	. . . . .	
5354	★PANINI GRILL&DELI	323-935-0237
5356	★ANA LAU SKIN CARE	323-932-1733
	★ECLECTIC SALON	323-935-3130
	★ELEY KAMAURA ECLECTIC SALON	323-938-7013
5358	★GOMA RESTAURANT	323-934-1595
5363	★TRAVEL LENDING USA	323-932-8228
5364	★CONGA ROOM THE	323-938-1696
	★LA BOCA	323-938-1696
5365	★SABINA LEE GALLERY	323-935-9279
5366	★BUILDING	323-932-1793
5367	★LENDRUM FINE ART	323-933-5550
	★SMITH GUY AIA	323-933-6564
5369	★MONA LISA LINGERIE	323-939-9734
5371	★COAST BUILDING MNTC	323-933-5772
	★DARDASHTI BIJAN	323-964-9699
	★GARBO MODELING INC	323-934-2726
	★LONDONER HANK PHOTOGRAPHY INC	323-634-7600
	★STRATA GRAPHICS	323-931-1888
5372	★5372 HEALTH	323-937-3959
5373	★DYSONNA HAIR STUDIO	323-857-0030
	★TERI DYSON'S HAIR	323-931-4949
5375	★RYDERS TUXEDO SHOP	323-933-5537

X WILSHIRE BLVD

706	★DAE SUNG TAE KWON DO	323-935-9933
710	★KEYSTONE NETWORK BASE INC	323-933-9526
729	XXXX	00
731	AGUILAR Mariana	323-935-3072
	GONZALEZ Clarissa	323-938-5228
	HELLER Shauna	323-936-8140
	RIM Andrew	323-937-3287
734	HEATH Deborah	323-934-4282
	NOBLE Kurt	323-932-6334
740	..... APARTMENTS	
1	DAWSON Wynne	323-936-3599
	GENTLE Adam M	323-939-6654
3	HASSON Isaac	323-934-0396
	NOOCHLAOR Tanit T	323-937-2434
5	PUSHIN Igor	323-965-1677
6	QUINN Natalie	323-931-8244
	●TOEWS Ronald	00
740	.....	
741	BURGIN Steven	323-930-1574
	KELLER Craig W	323-939-6960
744	FRAPPIER Phil	323-934-1922
	●GREENE Junious	00
745	●BAGLEY Ray	00
746	XXXX	00
750	GREGORY John Paul	323-939-7511
	SWARTZ Steven J	323-939-3024

5300	★ PAC ALLIANCE	323-268-1899	
5304	★ BANK AM	323-730-9140	
5305	XXXX	OO	
5318	★ A ALBERTSON CAPILLA Y JARDIN	323-937-4919	
	★ ALBERTSON CAPILLA Y	323-937-4928	
	★ ALBERTSON INSTANT CHAPEL	323-937-4919	
	★ DANIEL FRANCO FASHION DESIGN	323-939-7330	
	★ MARRIAGE LICENSE ADVISORY CNTR	323-937-4919	
	★ PROTOTYPE COUTURE DANL FRANCO	323-939-7330	
	★ WEDDING CHAPEL	323-937-4919	
5320	★ LEGENDS BARBER SHOP	323-936-8922	
	★ 5173 ENTERPRISE	323-965-0902	
5322	★ C PS LEARNING CENTER	323-857-0829	
	★ GALAXY HOME IMPROVEMENT INC	323-938-0111	
	★ HOME IMPROVEMENT	323-939-0336	
	★ UNITD AMER INSURANCE CO	323-937-5451	
	★ WHITEHOUSE CONSTRUCTION SERV	323-936-0404	
5324	★ WE THE PEOPLE DOCUMENT SERVICE	323-937-2311	
5325	★ MIRACLE MILE NEWSSTAND CAFE	323-525-0893	+
5328	★ GONLUCO COPYING PRNTNG&GRPHCS	323-954-3599	
5340	★ YAMAHA LA MUSIC SC	323-933-2544	

X DETROIT S

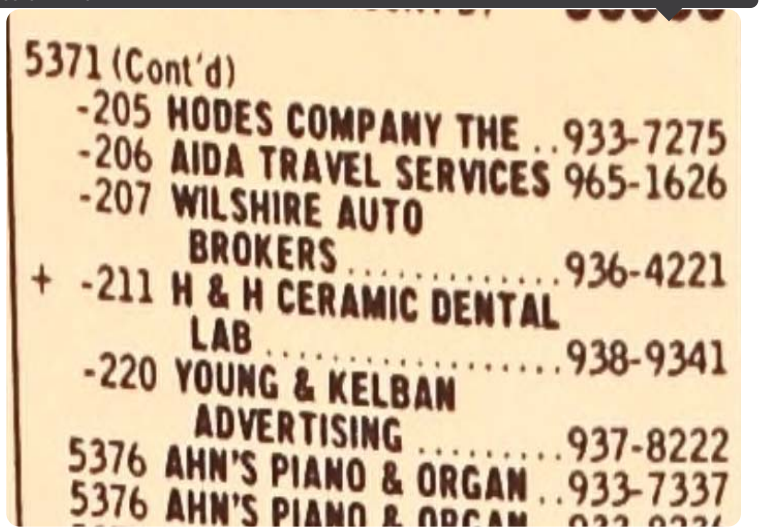
5350	★ FIRST QUINTILE CAPITAL MANGMNT	323-964-9700	
5352	★ HAIR SHOP THE	323-933-6003	
5353	★ BLOCKBUSTER VIDEO	323-934-8367	
	★ PASQUALE SHOE REPAIR	323-936-6883	+
5354	★ ALEJANDRO'S DELI	323-935-0237	
5355	★ FRAZEE PAINT&WALLCOVERING	323-931-6371	
5356	★ ANA LAU SKIN CARE	323-932-1733	
	★ ECLECTIC SALON	323-935-3130	
5357	XXXX	OO	
5358	● FEHSEL Oscar	OO	+1
5363	★ VIELMETTER SUSANNE LA PROJECTS	323-933-2117	+1
5364	★ CONGA ROOM THE	323-938-1696	9
	★ LA BOCA	323-938-1696	+1
5365	★ AUS TRADE	323-651-3913	+1
	★ LEATHERBUY COM	323-935-8818	+1
	★ LEATHERBUY COM	323-935-8808	+1
5366	★ BUILDING	323-932-1793	7
5367	★ ROBERT SAVEDRA GALLERY	323-938-5084	+1
5368	XXXX	OO	
5369	★ J K ELECTRIC	323-857-0525	8
	★ MONA LISA LINGERIE	323-939-9734	5
5370	XXXX	OO	
5371	★ B F C DESIGN DIVISION	323-933-6096	+1
	★ COAST BUILDING MNTC	323-933-5772	2
	★ DARDASHTI BIJAN	323-964-9699	6
	★ KOCHKONYAN AKOP	323-933-0195	2
	★ SIR LANKA CONSULATE GENERAL	323-634-0479	+1
	★ TILETECH	323-939-8986	7
	★ 3D INVESTMENTS	323-931-3900	6
5372	★ LA BREA ACUPUNCTURE	323-937-3959	0
5373	★ DYSONNA HAIR STUDIO	323-939-7076	7
	★ DYSONNA HAIR STUDIO	323-857-0030	8
	★ DYSONNA HAIR STUDIO HAIR DEANA	323-938-9581	0
	★ TIFFANY AT DYSONNA HAIR STUDIO	323-935-5059	0
5375	★ RYDERS TUXEDO SHOP	323-933-5537	9
	★ DENA WEAVE	323-938-6379	0

706	XXXX	00
729	XXXX	00
731	XXXX	00
734	XXXX	00
740	CAVILL Richard	937-6283 +
	DUNN Joseph Michael	939-9711 +
	VAUGHN Robert	935-6924
741	XXXX	00
744	XXXX	00
745	XXXX	00
746	XXXX	00

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5304	*BANK AM CUSTOMER SV	730-9140	4
5305	XXXX	00	
5318	*A ALBERTSON CHAPEL	937-4919	+5
	*ALBERTSON CAPILLA Y	937-4919	
	*ALBERTSON CAPILLA Y	937-4926	4
	*ALBERTSON CHAPEL	937-4919	
	*ALBERTSON GOWN RNTL	937-4919	
	*ALBERTSON WDDG GOW	271-1929	4
	*ALBERTSON WEDDING	937-4919	
	*BEVERLY HLS FSHN CT	276-6876	4
	*BLOOD TEST&MRRGE CT	937-4919	2
	*MARRIAGE ADVISORY	937-4919	2
	*MARRIAGE LICENSE	937-4919	
	*WEDDING CHAPEL	937-4919	2
5320	*EXOTIC HAIR EXTNSNS	936-6268	4
	*JACINTA HAIR DESIGN	936-6268	4
	*JACINTAS HAIR	936-6268	
5322	*FIRST PAGE	933-1903	+5
	*INSURANCE BUSTERS	938-0430	2
	*LINDGUARD PRDCTN	965-7614	3
	*PARTNERSHIP EQTY 2	965-7612	1
5324	*MAGIC LINE TOURS	937-3851	4
5328	*DAY&NIGHT COPYING	954-3599	+5
5340	*YAMAHA LA MUSIC SC	933-2544	+5
5350	*ORACLE CAPITAL MNG	934-8757	+5
	*US POSTAL STA	933-5746	
5352	*HAIR MART INC	933-9464	3
	*MEGHRIG G M	936-6246	
	*PERUKE GALLERY	936-7702	2
	*PERUKE HAIR	933-5003	1
	*PERUKE HAIR SALON	935-2888	4
	*TEXILA COTTAGE	935-4736	+5
5353	*BLOCKBUSTER VIDEO	934-8367	2
5354	XXXX	00	
5355	*FRAZEE PNT&WLLCVRNG	931-6371	3
5356	*DINA WEAVING	938-8379	3
	*MICHAELS HAIR FASHN	938-5257	
5357	XXXX	00	
5363	*BERKE MARVIN	938-2029	
	*MIRACLE MILE HEARNG	938-2029	
5364	*EUROPEAN HEALTH SPA	938-3851	2
	*JACK LA LANNES SPAS	938-3851	
	*JACKS HEALTH CNTR	938-3851	
	*LALANNES JACK SPAS	938-3851	2
5365	*FINGER S W DC	933-7377	
	*WILSHIRE CT CHIRO	933-7377	
5366	*AMNS PIANO&ORGAN	933-7337	
5367	XXXX	00	
5368	*JOELS PHOTO STUDIO	933-3322	
	*JOELS STUDIO PHOTO	934-5311	
5369	*MONA LISA LINGERIE	939-9734	+
5370	*SHER E PUNJAV	933-2031	
5371	*A D C DEVELOPMENT	937-2144	
	*CAPSTONE STUDIOS	936-1156	
	*COAST BUILDING MNTC	933-5772	
	*H&H CERAMIC DENTAL	938-9341	
	*KOCHKONIAN AMALIA	933-0195	
	*LA BABY PROOFING CO	936-0786	+
	*POLIDENT DENTAL LAB	937-5181	
5372	*HAIR BY MARTE	934-7674	
5375	XXXX	00	

PHARMACY
5320 CHOCOLATE HAIR SALON 937-3434
5322 965-8575
-100 RICHARDS OLIVE M
-210 BADESCU DUMITRU A 935-6098
-230 PARTNERSHIP EQUITIES INC 935-4890
5328 ORIENTAL RUG CENTER 965-7612
5350 UNITED STATES GOVERNMENT 938-9191
5352 MEGHRIG M & SONS 933-5746
5354 J M CAFETERIA RESTAURANT 936-6246
5356 MICHAEL'S HAIR FASHION 965-9049
5363 MIRACLE MILE HEARING AID CENTER 938-5257
5365 WILSHIRE CENTER CHIROPRACTIC GROUP 938-2029
5367 LOVE CO THE 933-7377
5368 JOEL'S PHOTO STUDIO 939-4934
5368 JOEL'S STUDIO OF PHOTOGRAPHY 933-3322
5368 JOEL'S STUDIO OF PHOTOGRAPHY & FINGERPRINTING 934-5311
5369 ONI IFE PRESENTS 934-5311
5370 SHER-E PUNJAV CUISINE 933-4424
5371 933-2031
-202 ADC DEVELOPMENT INC 937-2144



5371 (Cont'd)
-205 HODES COMPANY THE ..933-7275
-206 AIDA TRAVEL SERVICES 965-1626
-207 WILSHIRE AUTO BROKERS 936-4221
+ -211 H & H CERAMIC DENTAL LAB 938-9341
-220 YOUNG & KELBAN ADVERTISING 937-8222
5376 AHN'S PIANO & ORGAN ..933-7337
5376 AHN'S PIANO & ORGAN



-406 Leone Maria 933-1907
706 CHINESE EXPRESSION 935-0342
731
-205 Baco Vive 933-0396
740 932-0518
-6 Schertel-Fong Claudia 938-9913
-7 Chang Ray D 934-1845
-9 Del Valle Jos 938-4287
-15 Reyes Daniel 857-5860
741 938-9915
-2 Williams J J 939-2276
-4 Pancake John 931-2550
746 AMERICAN FILM LOCATION CO THE 939-3700
747
-C Shimojyo Henry K 936-5090
747½ Bagley Ray 939-8720
751
-1 Shittu Adekunle
753½ Corzantes Manuel
759 Estafan

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PHARMACY
5320 CHOCOLATE HAIR SALON 937-3434
5322 965-8575
-100 RICHARDS OLIVE M 935-6098
-210 BADESCU DUMITRU A 935-4890
-230 PARTNERSHIP EQUITIES INC
5328 ORIENTAL RUG CENTER 965-7612
5350 UNITED STATES GOVERNMENT 938-9191
5352 MEGHRIG M & SONS 933-5746
5354 J M CAFETERIA RESTAURANT 936-6246
5356 MICHAEL'S HAIR FASHION 965-9049
5363 MIRACLE MILE HEARING AID CENTER 938-5257
5365 WILSHIRE CENTER CHIROPRACTIC GROUP 938-2029
5367 LOVE CO THE 933-7377
5368 JOEL'S PHOTO STUDIO 939-4934
5368 JOEL'S STUDIO OF PHOTOGRAPHY 933-3322
5368 JOEL'S STUDIO OF PHOTOGRAPHY & FINGERPRINTING 934-5311
5369 ONI IFE PRESENTS 934-5311
5370 SHER-E PUNJAV CUISINE 933-4424
5371
-202 ADC DEVELOPMENT INC 937-2144

5371 (Cont'd)
-205 HODES COMPANY THE 933-7275
-206 AIDA TRAVEL SERVICES 965-1626
-207 WILSHIRE AUTO BROKERS 936-4221
+ -211 H & H CERAMIC DENTAL LAB 938-9341
-220 YOUNG & KELBAN ADVERTISING 937-8222
5376 AHN'S PIANO & ORGAN 933-7337
5376 AHN'S PIANO & ORGAN

706	CHINESE EXPRESS	932-0518
729	XXXX	00
734	RICHARD D V	933-3042
	TAYLOR BILLIE	939-5282
735	SELKOVITCH MARK	935-9784
740	APARTMENTS	
	AHLUWALIA JASDEEP	936-5899
	CALDERON THOMAS	931-9173 +
	CUNNINGHAM GEO C JR	934-9066
	DHADWAR TARSEM P	933-4500 +
	MARTIN EDW W	935-6428 +
	SINCLAIR VALENCIA	939-0253
740		
741	WILLIAMS J J	939-2276 +
744	BERARDIPRINCE S L	936-6642
	PRINCE ELLIS T	936-6642
	PRINCE SHARON	936-6642
745	XXXX	00
746	SPERBECK MAY MRS	934-6061
747	DILLON DAVID S	939-6439 +
747½	BAGLEY RAY	939-8720
750	FEDOTOWSKY ANDRE	935-6577
	FEDOTOWSKY C	935-6577
	GUNN K S DR	931-6842

5301	XXXX	00
5304	BANK AM LOAN	468-2907
	BANK AM VERSATELLER	468-2906 +
	BANK AM VRSTLLR	468-2904
5320	CHAIN OF LOV BTYSLN	939-1831
	MIRACLE MISTY	939-1845
5322	APPLETISING PROD CO	937-0666 +
	JEWISH LEARNG EXCH	857-0923
	JIFFY AUTO RENTALS	937-1576 +
	MKWSKI&BRCLNA&SLWC	935-4890 +
	OHR SOMAYACH JW LRN	857-0923
	RIMS TRADING CO	937-5869 +
5323	XXXX	00
5324	SAVIN CORP	933-8221
	SAVIN CORP	933-5663
5328	UNIVRSL COMPUTERS	937-3279 +
5340	XXXX	00
5350	US POSTAL STA	933-5746
5352	MEGHRIG G M	936-6246
	MEGHRIG M&SONS	936-6246
5353	FIRST INTRST ACCNTS	614-3863
	FIRST INTRST CHG&SV	614-3671
	FIRST INTRST COML	614-3661
	FIRST INTRST LOANS	614-3864
	FIRST INTRST NOTES	614-3628
5354	FERNANDOS NATRL FD	935-8781
5355	EQUEZ CESAR M DR OP	935-8008 +
5356	MICHAELS HAIR FASHN	938-5257
5357	XXXX	00
5359	AHNS MUSIC CO	933-8236
5361	XXXX	00
5363	BERKE MARVIN	938-2029
	MIRACLE MILE HEARNG	938-2029
5364	EUROPEAN HLTH SPAS	938-3851
	JACK LA LANNES SPAS	938-3851
	LALANNES J HLTH SPA	938-3851
	MIRIAMS NUTRTN CTR	931-0549
5365	FINGER S W DC	933-7377
	MIRACLE MILE CHRPRC	933-7377
5366	DALE JEWELERS	933-2060
	DALES JEWELERS	933-2060
5367	YERGEES PALACE	937-2437
5368	JOELS FINGERPRINTNG	934-5311
	JOELS PHOTO STUDIO	933-3322
	JOELS STUDIO PHOTO	934-5311
5369	WILSHIRE HANDBAGS	934-5405
5370	PUNJAB RSTRNT INDIA	932-9264 +
5371	A D C DEVELOPMENT	937-2144 +
	BETTER INVESTMENT	933-8101
	CUSTOMER COMMNCTN	931-8654 +
	GLICK EDW	939-2101
	H G A OFC SYS&SPPRT	937-3383 +
	MAX MEDIA PROD&DIST	937-0843 +
	PROSTHETIC STDO DTL	935-1018

1986 WILSHIRE BOULEVARD - B

SOURCE: HAINES

5372	XXXX	00
5373	XXXX	00
5375	ORGNL MAJESTIC CO	934-1294

1981 S DETROIT STREET - A

SOURCE: HAINES

722	XXXX	00
728	XXXX	00
729	ONEILL JAMES	934-4411
734	TAYLOR BILLIE	939-5282
735	SELKOVITCH MARK	935-9784
735½	HARRIS S	935-5587
737½	HEJL CANDY	931-2327
740	APARTMENTS	
	HECTOR BRIAN	935-0382
	LANDY BARRY	931-4745
	LININGER S	937-9764
	MCEWAN JAS	936-3778

	ZIMMERMAN REBECCA	937-9911
740		
741	KONADU NANA	939-3382
	SENYAH AKUA	935-7988
744	SPITZER MORRIS	936-8309
745	XXXX	00
746	SPERBECK MAY-MRS	934-6061
747½	BAGLEY RAY	939-8720
748	ROSENBERG HARRY	931-2877
750	FEDOTOWSKY ANDRE	935-6577
	FEDOTOWSKY C	935-6577
	VENTON C A	934-6066

5301	AVANTGARDE CNSLTNG&	933-7379
	UNTD TECH SERV	935-4422
5304	BANK AM CHECKING	468-2904
	BANK AM LOAN DEPT	468-2906
5305	A BUDGET RENT A CAR	933-8412
	BUDGET RENT A CAR	933-8411
	SEARS RENTACAR	933-8082
5308	XXXX	00
5310	XXXX	00
5315	AJAX RENT A CAR	933-9521
5318	XXXX	00
5320	RED CARPET REALTORS	931-1422
5322	XXXX	00
5323	XXXX	00
5324	XXXX	00
5350	US GOV POSTAL SERV	933-5746
5352	MEGHRIG G M	936-6246
	MEGHRIG M&SONS	936-6246
5353	UNITD CAL BK ACCNTS	614-3863
	UNITD CAL BK CHECKG	614-3671
	UNITD CAL BK LOANS	614-3864
	UNITD CAL BK NOTES	614-3628
	UNITD CAL BK WILSHR	614-3661
5354	JACK LALANNES HLT F	935-8781
	LALANNES J NUTRITN	935-8781
5355	WEISBERG J D-DR	936-2038
	YASNEY IRVING S DR	935-8008
5356	MICHAELS HAIR FASHN	938-5257
5357	XXXX	00
5359	XXXX	00
5361	AHNS MSC CO	933-8236
5363	BERKE M HEARING AID	938-2029
	MIRACLE MLE HRG AID	938-2029
5364	EUROPEAN HLTH SPAS	938-3851
	JACK LALANNES SPAS	938-3851
	LALANNES J HLTH SPA	938-3851
5365	MIRACLE MILE CHRPRC	933-7377
5366	DALE JEWELERS	933-2060
	DALES JEWELERS	933-2060
	DALES JWLRS	933-2829
5367	GERTRUDES BTY SHOP	935-3132
	MIRACLE MILE BEAUTY	935-3703
	MIRACLE ML BTY SLN	932-9041
5368	JOELS PHOTO STUDIO	933-3322
	JOELS STDO PHTGRPHY	934-5311
5369	WILSHR HANDBGS&LGGE	934-5405
5370	DARK ROOM CAMERA SH	937-1030

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1981 — WILSHIRE BOULEVARD - B

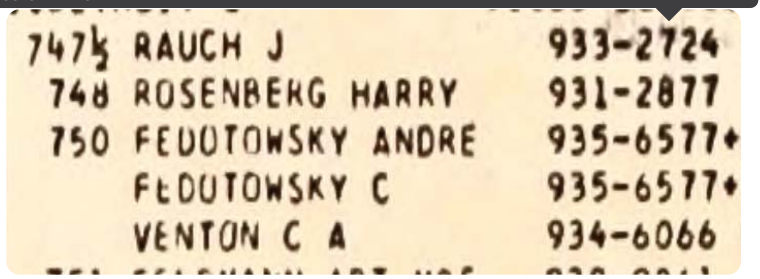
SOURCE: HAINES

5371	WILSHIRE CENTER BLG	
	BETTER INVESTMENT	933-8101
217	CALIF DEMOCRTC CNCL	933-7397
	CAMPBELL H R CONSLT	931-1253
215	DEMOCRATIC CO CMMTE	937-2218
	ENGLISH BALLET SCHL	934-2489
203	GLICK EDW	939-2101
	H&R CAMPBELL TAX	931-1253
	MACIEL TITO N	934-2489
211	PROSTHETIC DNTL LAB	935-1018
	TURNAMATIC AUT PAT	938-8768
	YARCON SERVICES	936-9640
5371		
5372	XXXX	00
5373	XXXX	00
5375	ORIGINAL MAJESTIC	934-1294

1975 — S DETROIT STREET - A

SOURCE: HAINES

722	XXXX	00
726	MUSSRY JOS	931-8481
728½	GOLDENBERG LOUIS	934-5556
729	ELFMAN A D	938-0843
	NEWHOUSE LOUIS	935-3377
734	KEENAN PETER MRS	934-3480
	MCKNIGHT C	939-6777+
	MORK S E	935-4349
735	SELKOVITCH MARK	935-9784+
735½	HARRIS SADIE	935-5587
737½	EZRA EZEKIEL	933-7618
740	DELAROSA ARMANDO	938-7082
	EGAN MICHAEL	931-3531+
741	QUEZADA LUZ	931-3315+
744	SPITZER MORRIS	936-8309
745	WEISS MORRIS	934-8821
745½	SLOMOVIPZ P MRS	931-0364
746	SPERBECK MAY MRS	934-6061
747	PETTITT JESSE A MRS	934-0962



```
747½ RAUCH J                933-2724
 748 ROSENBERG HARRY        931-2877
 750 FEDOTOWSKY ANDRE       935-6577+
     FEDOTOWSKY C           935-6577+
     VENTON C A             934-6066
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5301*AAMES BUR EMPL MENS937-0930 4
   *AAMES BUR EMPL WMN 933-9575 4
   *AAMES BUR EMPLOYMNT933-5711+5
   *AAMES TEMP STAFF   933-5711
5304*BANK AMER CHCKG&SVG683-4635
   *BANK AMER LOAN DEPT683-4639
5308*LESCO SHAVER SERV  936-5166 3
   *REMINGTON SAVER RPR936-5166+5
5310*GALE GOODWIN PRSNNL938-2111
5312*B&H CARPET CLEANING935-7262+5
   *REMINGTON CARPET    936-2144+5
   *SIMI CARPETS        936-2393+5
5314*LABREA WLSHR BARBER937-9452 4
   *WLSHR LA BREA BRBR 937-9452
5315*AJAX RENT A CAR     933-9521 0
5318*S S M DESIGNS UNLTD933-5697+5
   *TECHNICAL DIV       936-8241
   *V B LABS            933-5697+5
5320*RED CARPET REALTORS931-1422 4
5322*BNAI BRITH LOG 487 938-3877
   *ENGLISH BALLET SCHL934-2489 3
    MACIEL TITO N       934-2489 3
   *RICKETSON FRANK JR 931-2477
    YUNG ROGER L        938-9074+5
5323  XXXX              00
5324*S&H GRN STMPS CNTRS935-1316
5352*PANTS BAZAAR        937-9847+5
   *RICH RAGS           934-3000+5
5353*UNITD CAL BK ACCNTS614-3661+5
   *UNITD CAL BK CHECKG614-3671+5
   *UNITD CAL BK DEPT  614-3671+5
   *UNITD CAL BK ESCROW614-3664+5
   *UNITD CAL BK LOANS 614-3864+5
   *UNITD CAL BK NOTES 614-3628+5
5354*JACK LALANNES CNTR 935-8781 3
   *LALANNE J NUTRITION935-8781 2
5355*YASNEY IRVING S DR 935-8008
5356*MICHAELS HAIR FASHN938-5257 4
5357*HORTON&CONVERSE     938-2468 3
5359*ROSYS SHOP          935-1933+5
5361*DAVID HAIR STYLISTS939-3155 2
   *DAVIDS BEAUTY SALON939-3155
   *DAVIDS HAIR STYLIST939-3155
   *NOVICK CELIA        939-0165
5363*MIRACLE ML HRNG AID938-2029 2
5364*EUROPEAN HLTH SPAS 938-3851 3
   *JACK LALANNE SPA    933-5541 2
   *JACK LALANNES SPAS 938-3851 3
   *LALANNE J EURPN SPA933-5541 3
   *LALANNE J HLTH SPA 938-3851 2
5365 HOOVER MAURICE     933-8775+5
   *MIRACLE MILE MASSAG937-8745+5
5366*DALE JEWELERS       933-2060
   *DALES JEWELERS      933-2829 3
   *DALES JEWLRS        933-2060
   *FORD CHAS           933-2829 4
5367*MIRACLE MILE BEAUTY937-9041 4
   *MIRACLE ML BTY SLN 935-3703+5
5368*JOELS PHOTO STUDIO 933-3322
   *JOELS STDO PHTGRPHY934-5311
5369*WILSHRE HNDBGS&LGGE934-5405+5
5370*DARK ROOM CAMERA SH937-1030
5371....WILSHIRE CENTER BLG
 208 *BIG BEAR LAND&WATER939-2101
 217 *CALIF DEMCRTC CNCL 933-7397 2
 201 *CHARLESWORTH G D   936-8111
 201 *FUSS MILTON        936-8111 0
 203 *GLICK EDW          939-2101
   *GRAFICUS             933-9157+5
 201 *KRUSE H M&CO       936-8111
 201 *MORIMOTO EDWARD T  936-8111 0
 203 *PETER PAN WDLND CLB939-2101
 211 *PROSTHETIC DNTL LAB935-1018 2
 647 *STUDIO G            931-1739 4
   *SUPERIOR CREDIT PLN936-8214+5
   *SUPERIOR FINANCE CO936-8214+5
   *SUPERIOR INDUS LOAN936-8214+5
   *SUPERIOR TOOL&DIE  936-8214+5
5371.....
 5372*EMANUELS TAILOR SHP931-4045
   *STUFT SHIRT          938-7722
 5373*WAREHOUSE BEDSPREAD934-4454+
 5375*ORIGINAL MAJESTIC  934-1294
```


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406 Weiss Wm 934-8076
722 931-6266
-1 Krakow Lana E .....
-2 Parsons M 933-9744
-4 Browning R 931-4545
726 Lytell Pearl 939-4705
728 Tang Ramon 935-9578
728½ Goldenberg Louis 936-2002
728½ Goldenberg Louis 934-5556
729 934-7972
-1 Newhouse Louis .....
-3 Elfman A D 935-3377
734 Keenan Peter Mrs 938-0843
734 934-3480
-4 Hodge Alice M .....
735½ Sawaya Vera M 936-0867
735¼ Shea J 935-6506
737 Jacob Abraham 937-5484
737½ Lawson S D 939-6116
740 Fay B F 934-8319
740 939-5746
-2 Levov Sarah .....
-4 Weigel Julie K 933-3973
-7 Lopez Cesar 931-3192
-12 Godbole V S 931-9190
741 Greenfield L L 938-8241
741 936-8946
-1 Feldman Max .....
744 Spitzer Morris 934-2615
745 Weiss Morris 936-1750
745½ Schaffer Beckie 934-8821
746 Sperbeck May Mrs 934-8228
747 Pettitt Jesse A Mrs 934-6061
750 Rector David 934-0962
750 935-5168
-2 Hurley A C .....
-3 Venton C A 933-0711
-4 Leviton Jack 934-6066
751 Novak J B K 933-2319
751 935-5678
-3 Feldmann Art Mrs

5231 Wilshire-La Brea Pharmacy 936-5166
5308 Lesco Shaver Service .....
5310 Gale Goodwin Personnel Agency 938-2111
5312 Kawa Frame & Art Center ..935-3031
5314 Wilshire-La Brea Barber Shop 937-9452
5315 Ajax Rent A Car Division Of Gibraltar 933-9521
5318 Manpower Inc 936-8131
5318 Manpower Inc 936-8241
5318 All States Service Inc 936-8244
5320 Mitchell Grant Mitchell Associates 937-6460
5322 931-2477
-204 Ricketson Frank H Jr 938-3877
-205 B'Nai B'Rith 934-2489
-207 English Ballet School 933-8411
5323 Budget Rent-A-Car 935-1316
5324 S & H Green Stamps 937-2745
5352 General Pants Co 937-9847
5352 General Pants Co .....
5354 La Lanne's Jack Nutrition Center 935-8781
5355 Yasney Irving S Dr 935-8008
5356 Spartan Hair Fashions 938-5257
5357 Horton & Converse 938-2468
5359 Brasilia Imports 937-8186
5361 Novick Celia 939-0165
5361 David's Hair Stylists 939-3155
5363 Miracle Mile Hearing Aid Center 938-2029
5364 LaLanne Jack European Health Spa 933-5541
5364 Jack La Lanne's European Health Spas 938-3851
5364 Marshall Credit Corp 938-5278
5366 Dale's Jewelers 933-2060
5366 Dale's Jewelers 933-2829
5367 Miracle Mile Beauty Salon ..935-3703
5367 Miracle Mile Beauty Salon ..937-9041
5368 Joel's Photo Studio 933-3322
5368 Joel's Studio Of Photography 934-5311
5369 Wilshire Handbags & Luggage 934-5405
5370 Dark Room Camera Shop ...937-1030
5371 936-8111
-201 Kruse H M & Co 931-2612
-202 Brown J C & Associates 935-6606
-205 Harper Method Beauty Salon 939-2101
-208 Big Bear Land & Water Co ..935-5755
-209 Hobel Henry 933-8708
-210 Calif Assn Of Parents Of Deaf And 935-1018
-211 Prosthetic Studio Dental Lab
-217 California Democratic Council 933-7397
-220 Mathe Lewis L & Co 931-1565
5372 Stuft Shirt 938-7722
5375 Original Majestic Co 934-1294
5376 Mr Romano 933-5404
.....933-5450

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722	APARTMENT	
1•	EZRA SASSOON	WE92674
4•	MAY F	WE67008
726	APARTMENT	
4•	SERLIN ROSE	WE31387
726	LYTELL PEARL	WE59578
726 1/2	HAMILTON DELLA V	WE49650
728	ROBISON LILLIAN	WE95878
728 1/2	GOLDENBERG LOUIS	WE45556
729	APARTMENT	
1•	NEWHOUSE LOUIS	WE53377
2•	JENSON FRANK HAROLD	WE33644
3•	ELFMAN ANNE D	9380843
4•	DONEGAN L A MRS	9334414
734	APARTMENT	
2•	GLASER MILTON	WE85913
4•	HODGE ALICE M	WE60867
734	SUDROW ELRETTA W	WE95918
735	SHEA MARGUERITE D	WE93546
735 1/2	MOODIE T S	WE62772
735 3/4	EMANUEL E A	WE98053
737	APARTMENT	
737	WOLF SOPHIE	WE13483
737 1/2	KEENAN PETER MRS	WE43480
740	APARTMENT	
1•	MC CREARY C	WE56182
5•	SCHENKER CELIA	WE42379
6•	OSTROW SAM	9334632
10•	KOTTMEYER A	WE66718
12•	CHERVITZ MILDRED	9347048
14•	GELB FREDA	9386985
16•	GRAVES MILDRED E	WE95801
740	NEW YORKER THE	WE69700
741	APARTMENT	
3•	GREEN RUTH S	WE52557
741	JAHN MARY	9310029
741	GREENFIELD L L	WE68946
744	SPITZER MORRIS	WE61750
745	RIPES WILLIAM	WE48821
745 1/2	SCHAFFER H	WE48228
747	EPSTEIN OSCAR	WE14170
747 1/2	OEHL LENORE GRETCHEN	9394446
750	APARTMENT	
1•	RECTOR D	WE55168
2•	HITCHINGS GERTRUDE L	WE31349
4•	LEVITON JACK	WE32319

5301	ALDOS WILSHIRE	WE17111
5301	ALDOS WILSHR RSTRNT	WE72711
5308	GEIGERS MUSIC CTR	WE94922
5310	MIRACLE EMPLOYMNT	WE71575
5312	BROWN ROSE SHOP	WE43478
5314	WILSHIRE-LA BREA-BARBER SHOP	WE69452
5318	JACKS ON WILSHIRE	WE93717
5320	SIEVERING F CO	WE87213
5322	BUILDING	
201•	HERITAGE JWSH NWSPAPR	WE91133
203•	FRIENDS OF HABONIM	WE30045
205•	B NAI B RITH	WE86241
208•	HADASSAH THE L A	WE35841
5323	FABER SERV STATN	WE64155
5324	S-H GREEN STAMP	WE51316
5352	WILSHIRE INTERIORS	9384135
5352	WILSHIRE INTERIORS	2762555
5354	CHRI SCI CHURCH	WE40588
5355	YASNEY I S	WE58008
5357	HORTON-CONVERSE	WE86810
5357	HORTON-CONVERSE-PHRM	WE69504
5359	PENNELL RHO	2730433
5359	PENNELL RHO	WE71040
5361	DAVIDS HAIR STYLSTS	WE93155
5361	NOVICK ELECTROLYSIS	9360165
5363	BENNYS-HONG KONG	WE86648
5364	VIC TANNYS GYM-HLTH	WE39712
5364	VIC TANNYS	WE69403
5365	CALIF HSE OF ISRAEL	WE10300
5366	DALES JEWELERS	WE32829
5366	DALES JEWELERS	WE32060
5367	MIRACLE MILE BTY SALN	WE53703
5367	MIRACLE MILE BTY SAL	WE69041
5368	JOELS PHOTO STUDIO	WE33322
5368	JOELS STDO PHOTOGRPY	WE45311
5369	WILSHR HNDBGS-LUGGAGE	WE45405
5370	DARK ROOM CAMERA	WE71030
5371	BUILDING	
201•	KRUSE H M	WE68111
202•	JEFFERSON LIFE INS CO	WE11439
203•	BIG BEAR LND-WATER CO	WE92101
207•	WALLACE JOHN J	WE86231
209•	STRAUSS BROS	WE61151
210•	WEISSTEIN JULIUS	WE37551
211•	AICHES BELLE	WE30104
212•	LA BREA CLINICL	WE67238
217•	JUNIOR AUXILIARY	WE32017
217•	JUNIOR AUXILIARY	WE37873
217•	JUNIOR AUXILIARY	WE66888
218•	LIGHT DAVID B	WE46614
218•	REINARD B Z MD	WE47170
219•	HARPER BEAUTY SALON	WE56606
220•	ST CYRS ALTERATIONS	9363515
5372	MARTINDALES BOOK	WE96201
5373	WESTERN UNION	WE96580
5375	SEIGAN FLOWERS	WE73537
5376	LEEDS SHOE STORE	WE69077

722 S Detroit
Apt 3 Ezra Sassoon ..... WE 9-2674
Apt 4 May Frederick ..... WE 6-7008
726 S Detroit Lytell Bert ..... WE 5-9578
726 S Detroit Lytell Pearl ..... WE 5-9578
726½ S Detroit Hamilton Della V..... WE 4-9650
728 S Detroit Robison Lillian ..... WE 9-5878
728½ S Detroit Goldenberg David ..... WE 4-5556
729 S Detroit
Apt 1 Willens Ben ..... WE 9-4104
Apt 2 Smookler Nathan ..... WE 6-4274
Apt 4 Serlin Rose ..... WE 3-1387
729 S Detroit Himmelreich Anuta ..... WE 6-1672
734 S Detroit
Apt 2 Glaser Milton ..... WE 8-5913
734 S Detroit De Simone Stefanie..... WE 3-1759
734 S Detroit Sudrow Elretta W..... WE 9-5918
734 S Detroit Wilson Locke R r..... WE 3-0293
735 S Detroit Hodge Alice M..... WE 6-0867
735¾ S Detroit Emanuel E A..... WE 9-8053
737 S Detroit La Vayea Doris B..... WE 9-7030
737½ S Detroit Siegel Sarah Mrs..... WE 3-1686
740 S Detroit (New Yorker The) apts.... WE 6-9700
Apt 1 McCreary Cozette ..... WE 5-6182
Apt 2 Spitzer Morris ..... WE 8-1955
Apt 3 Voelkel J G..... WE 5-2551
Apt 5 Schenker Celia ..... WE 4-2379
Apt 9 Forman Harry ..... WE 5-3729
Apt 10 Kottmeyer Augusta ..... WE 6-6718
Apt 14 Goodman Lillian M..... WE 4-3229
Apt 16 Rashkis Victor ..... WE 4-3847
741 S Detroit
Apt 3 Green Ruth S..... WE 5-2557
741 S Detroit Greenfield L L..... WE 6-8946
741 S Detroit Nicholas Eileen ..... WE 3-3644
744 S Detroit Spitzer Morris ..... WE 6-1750
745 S Detroit Ripes Wm ..... WE 4-8621
745½ S Detroit Schaffer Herman ..... WE 4-8228
746 S Detroit Rubin Anna M..... WE 5-4189
747 S Detroit Epstein Oscar I r..... WE 1-4170
747½ S Detroit Franklin Isadore ..... WE 3-3592
750 S Detroit
Apt 2 Hitchings Gertrude L..... WE 3-1349
Apt 2 Hurley Cleo ..... WE 3-1349
Apt 4 Mena Salvador ..... WE 9-3612
750 S Detroit Rector David ..... WE 5-5168

5231 Wilshr Wilshire-La Brea Pharmacy. WE 5-5111
5301 Wilshr Bl Huddle Restaurants
Wilshire-La Brea Restaurant. WE 6-6279
5301 Wilshr Bl Tilford's Restaurant .... WE 6-6279
5304 Wilshr Bl Bank of America Natl Trust & Savings Assn Wilshire-La Brea Br. WE 8-6101
5310 Wilshr Bl Miracle Employment Agcy WE 7-1575
5312 Wilshr Bl Brown Rose Shop women's appri WE 4-3478
5312 Wilshr Bl Rose Brown Shop women's appri WE 4-3478
5318 Wilshr Bl Jack's-On-Wilshire .... WE 9-3717
5320 Wilshr Bl Frank Sievering Co rl est. WE 8-7213
5320 Wilshr Bl Sievering Frank Co rl est WE 8-7213
5322 Wilshr
Rm 203 Friends of Habonim council.. WE 3-0045
Rm 204 Asthma Inc ..... WE 8-5277
Rm 204 Children's Asthma Research Institute & Hospital. WE 8-5278
Rm 204 Gach Gene Natl Home at Denver WE 8-5277
Rm 204 Jewish Natl Home for Children at Denver See Natl Home for Asthmatic Children. WE 8-5277
Rm 204 Natl Home at Denver..... WE 8-5277
Rm 204 Natl Home for Asthmatic Children WE 8-5277
Rm 205 B'Nai B'Rith men's lodges L A Lodge No 487. WE 8-6241
Rm 208 Hadassah The L A Chapter... WE 3-5841
Rm 208 L A Chapter of Hadassah.... WE 3-5841
5322 Wilshr Bl Heritage Jewish Newspaper WE 9-1133
5323 Wilshr Bl Behling G W Chevron Serv Stn WE 6-4155
5323 Wilshr Bl Behling Harold F Chevron Serv Stn WE 6-4155
5324 Wilshr Bl S & H Green Stamp Stores WE 5-1316
5328 Wilshr Bl Moller E C Inc bldg contrs WE 4-2808
5350 Wilshr Kress S H & Co 5-10 & 25c Stores. WE 8-7754
5353 Wilshr Bl Calif Bank Los Angeles Branch Ofcs Wilshire-Detroit Ofc. DU 5-0121
5354 Wilshr Bl Christian Science Churches Reading Rooms & Offices 25th Church Reading Room. WE 4-0588
5355 Wilshr Yasney Irving S Dr optmtrst. WE 5-8008
5356 Wilshr Bl Nixon Club ..... WE 3-2720
5356 Wilshr Bl Nixon Club La Brea Area. WE 3-1205
5357 Wilshr Bl Horton & Converse phrmcsts Wilshire & La Brea. WE 8-6810
5363 Wilshr Bl Hirsch L Shoes..... WE 4-1304
5364 Wilshr Tanny's Vic Gym & Health Club WE 3-9712
Or ..... WE 6-9403
5364 Wilshr Bl Vic Tanny's Gym & Health Club WE 3-9712
Or ..... WE 6-9403
5365 Wilshr Bl Calif House of Israel The. WE 1-0300
5365 Wilshr Bl Cohen Moshe Calif House of Israel The. WE 1-0300
5365 Wilshr Bl House of Israel The..... WE 1-0300
5366 Wilshr Bl Dale Jewelers ..... WE 3-2060
5366 Wilshr Dale's Jewlrs ..... WE 3-2060
5366 Wilshr Dale's Jewlrs ..... WE 3-2829
5366 Wilshr Ford Chas Dale's Jewlrs... WE 3-2829
5367 Wilshr Miracle Mile Beauty Salon. WE 5-3703
5367 Wilshr Miracle Mile Beauty Salon. WE 6-9041
5368 Wilshr Bl Joel's Photo Studio..... WE 3-3322
5368 Wilshr Bl Joel's Studio of Photography WE 4-5311
5369 Wilshr Bl Wilshire Handbags & Luggage WE 4-5405
5370 Wilshr Bl Dark Room Camera Shop. WE 9-1030
5371 Wilshr Bl
Rm 201 Charlesworth G Douglas Kruse H M & Co accts. WE 6-8111
Rm 201 Kruse H M & Co accts..... WE 6-8111
Rm 201 Kruse Herman M Kruse H M & Co accts. WE 6-8111
Rm 202 Jefferson Standard Life Ins Co mortgage loan dept. WE 1-1439
Rm 202 Zahnle E E Jefferson Standard Life Ins Co. WE 1-1439
Rm 203 Big Bear Land & Water Co... WE 9-2101
Rm 203 Peter Pan Woodland Club.... WE 9-2101
Rm 209 Corval Corporation ..... WE 6-1151
Rm 209 Strauss Bros rl est..... WE 6-1151
Rm 209 Strauss Edgar L rl est..... WE 6-1152
Rm 209 Strauss Louis Saran rl est Strauss Bros. WE 6-1151
Rm 209 Wilshire Center Co..... WE 6-1151
Rm 210 Kramer Rubin Weisstein Julius & Co WE 3-7551
Rm 210 Weisstein Julius & Co ins.... WE 3-7551
Suite 211 Aiches Belle electrlgst..... WE 3-0104
Rm 214 Hendee C J La Brea Clinical Lab WE 6-7238
Rm 214 La Brea Clinical Laboratory.. WE 6-7238
Rm 217 Junior Auxiliary Jewish Home for the Aged. WE 3-2017
Rm 217 Junior Auxiliary Jewish Home for the Aged. WE 3-7873
Rm 217 Junior Auxiliary Jewish Home for the Aged. WE 6-6888
Rm 218 Light David B dntst..... WE 4-6614
Rm 218 Reinard B Z MD..... WE 4-7170
Rm 219 Harper Method Beauty Salon. WE 5-6606
Rm 220 Dell Julius CPA..... WE 9-1591
Rm 220 Lyday Henry M real estate... WE 4-0137
5371 Wilshr Bl Glick Edw rl est Big Bear Land & Water Co. WE 9-2101
5371 Wilshr Bl Light David B dntst..... WE 4-6614
5371 Wilshr Bl Licht David B dntst See Light David B dntst. WE 4-6614
5372 Wilshr Bl Martindale's Book Store. WE 9-6201
5373 Wilshr Bl Western Union Telegraph Co

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722 S Detroit
Apt 1 Atkinson Marjorie E Mrs.....WE 9-6697
Apt 2 Handler Sally Rose.....WE 4-1082
Apt 2 Kaiser Mildred .....WE 4-1082
Apt 3 Chapman A A.....WE 5-3840
Apt 4 Barkume Patricia J.....WE 6-2246
726 S Detroit Lytell Bert .....WE 5-9578
726 S Detroit Lytell Pearl .....WE 5-9578
726½ S Detroit Marlieb David B.....WE 6-3470
728 S Detroit Moreland Gertrude M.....WE 8-6885
● 729 S Detroit
Apt 1 Burdick Rita .....WE 9-0522
Apt 1 Mayfield Alice Marian.....WE 9-0522
Apt 4 Boyce Anna .....WE 3-6860
729 S Detroit Av Posell Jules .....WE 4-6288
729 S Detroit Serlin Rose .....WE 3-1387

734 S Detroit Frazin Ida .....WE 6-6983
734 S Detroit Sudrow Elretta W.....WE 9-5918
734 S Detroit Wilson Locke R r.....WE 3-0293
735 S Detroit Hodge Alice M.....WE 6-0867
735¾ S Detroit Emanuel E A.....WE 9-8053
737 S Detroit Klein Leonard P.....WE 6-5656
737½ S Detroit Siegel Sarah Mrs.....WE 3-1686
740 S Detroit (New Yorker The) apts....WE 6-9700
Apt 3 Solomon M .....WE 4-9105
Apt 5 Trett Gerald .....WE 9-7217
Apt 6 Schenker C .....WE 6-6073
Apt 10 Kottmeyer Augusta .....WE 6-6713
Apt 12 Rabin Rose .....WE 3-1290
Apt 15 Scholtz Bertha G.....WE 6-4589
Apt 16 Ogden Wm B.....WE 5-4283
741 S Detroit Clarke Audrey M.....WE 9-0115
741 S Detroit Greenfield L L.....WE 6-8946
741 S Detroit Wellen Dorothy Mrs.....WE 8-1192
744 S Detroit Spitzer Morris .....WE 6-1750
745 S Detroit Crowley John .....WE 9-4519
745½ S Detroit Willens Ben .....WE 9-4104
746 S Detroit Shor Louis .....WE 5-0574
747 S Detroit Epstein Oscar I r.....WE 1-4170
747½ S Detroit Franklin Isadore .....WE 3-3592
● 750 S Detroit
Apt 2 Herman Sam .....WE 4-9378
Apt 4 Mena Salvador .....WE 9-3612
750 S Detroit Rector David .....WE 5-5168
● 751 S Detroit
Apt 1 Beckerman Saml S.....WE 9-7976
Apt 3 Brucker Rose r.....WE 8-9861
Apt 3 Feldmann Art r.....WE 8-9861

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5301 Wilshr Bl Huddle Wilshire-La Brea restrnt WE 6-6279
5301 Wilshr Bl Tilford's Restaurant ....WE 6-6279
5304 Wilshr Bank of America Natl Trust & Savings Assn Also Bank of Amer Wilshire-La Brea Br.WE 8-6101
5310½ Wilshr Bl Brown Rose Shop women's apprl.WE 4-3478
5312 Wilshr Bl Geiger's Music Center...WE 9-4922
5318 Wilshr Bl Chronis Restaurant .....WE 9-3717
5320 Wilshr Morene's ..... WE 5-8082
5322 Wilshr
Rm 203 Friends of Habonim council..WE 3-0045
Rm 204 Jewish Natl Home for Asthmatic Children.WE 8-5277
Rm 204 Jewish Natl Home for Asthmatic Children at Denver.WE 8-5277
Rm 204 Natl Home for Jewish Children at Denver.WE 8-5277
Rm 205 B'Nai B'Rith L A Lodge No 487 WE 8-6241
Rm 208 Hadassah The L A Chapter...WE 3-5841
Rm 208 L A Chapter of Hadassah....WE 3-5841

5322 Wilshr Bl Heritage Jewish Newspaper WE 9-1133
5322 Wilshr Bl Jewish Heritage Newspaper WE 9-1133
5322 Wilshr Bl Jewish Natl Home for Children at Denver See Jewish National Home for Asthmatic Children.WE 8-5277
5322 Wilshr Bl Publications Co .....WE 3-2131
5323 Wilshr Bl Behling Harold Chevron Serv Sta.WE 4-2142
5323 Wilshr Bl Chevron Serv Stn.....WE 4-2142
5350 Wilshr Kress S H & Co 5-10 & 25c Stores.WE 8-7754
5353 Wilshr Bl California Bank Wilshire-Detroit Ofc.WE 3-9121
5354 Wilshr Bl Christian Science Churches Reading Rooms & Offices 25th Church Reading Room.WE 4-0588
5355 Wilshr Yasney Irving S Dr optmtrst.WE 5-8008
5357 Wilshr McKiernan's Apparel Shoppe WE 9-3904
● 5359 Wilshr
Grnd Flr Horton & Converse Pharmacies Los Angeles Stores Store No 2.WE 8-6810
5359 Wilshr Horton & Converse Pharmacies Store No 2.RI 9-5161
5360 Wilshr Bl Claridge Fine Art Inc...WE 4-2422
5363 Wilshr Bl Fuji Importers .....WE 5-3553
5364 Wilshr
Rm 200 Harper Method Beauty Salon..WE 5-6606
5364 Wilshr Bl Grundmann Wallen Vic Tanney's Gym.WE 9-6010
5364 Wilshr Bl Tanny's Vic Gym.....WE 6-9403
5364 Wilshr Bl Tony Wayne's System...WE 8-7121
5364 Wilshr Bl Vic Tanney's Gym.....WE 9-6010
5364 Wilshr Bl Vic Tanny's Gym.....WE 6-9403
5364 Wilshr Bl Wayne Tony System....WE 8-7121
5364 Wilshr Bl Wayne's Tony System...WE 8-7121
5364 Wilshr Bl Wilshire Women's Health Club See Women's Health Club.WE 8-7121
5364 Wilshr Bl Women's Health Club....WE 8-7121
5365 Wilshr Bl Little Darling Shops baby shops WE 4-8428
5366 Wilshr Bl Dale Jewelers .....WE 3-2060
5366 Wilshr Dale's Jewlrs .....WE 3-2060
5366 Wilshr Dale's Jewlrs .....WE 3-2829
5366 Wilshr Ford Chas Dale's Jewlrs....WE 3-2829
5367 Wilshr Miracle Mile Beauty Salon.WE 5-3703
5367 Wilshr Miracle Mile Beauty Salon.WE 6-9041
5368 Wilshr Bl K-S Wilshire Furn & Interiors WE 1-2555
5368 Wilshr Bl Korkowski C A.....WE 3-5128
5368 Wilshr Bl Smith Robt E.....WE 3-5128
5369 Wilshr Bl Wilshire Handbags & Luggage WE 4-5405
5370 Wilshr Bl Dark Room Camera Shop.WE 9-1030
5371 Wilshr Bl
Rm 201 Charlesworth G Douglas Kruse H M & Co accts.WE 6-8111
Rm 201 Kruse H M & Co accts.....WE 6-8111
Rm 201 Kruse Herman M Kruse H M & Co accts.WE 6-8111
Suite 202 Union Labor Benefit League membership ofc.WE 8-2803
Rm 202 Wallace John J rl est loans..WE 6-8274
Rm 203 Big Bear Land & Water Co...WE 9-2101
Rm 203 Peter Pan Woodland Club....WE 9-2101
Rm 205 Allan E A Dr.....WE 6-4549
Rm 205 Allen E A Dr.....WE 6-4549
Day or Night call.....WE 6-4549
Rm 209 Strauss Bros rl est.....WE 6-1151
Rm 209 Strauss Bros rl est.....WE 6-1152
Rm 209 Strauss Edgar L rl est Strauss Bros WE 6-1151
Rm 209 Strauss Louis Saran rl est Strauss Bros.WE 6-1151
Rm 210 Kramer Rubin Weisstein Julius & Co WE 3-7551
Rm 210 Weisstein Julius & Co ins....WE 3-7551
Suite 211 Aiches Belle electrlgst.....WE 3-0104
Rm 214 Hendee C J La Brea Clinical Lab WE 6-7238
Rm 214 La Brea Clinical Laboratory..WE 6-7238
If no ans call.....WE 8-6161
Rm 214 La Brea X-Ray Lab La Brea Clinical Lab.WE 6-7238
If no ans call.....WE 8-6161
Rm 217 Junior Auxiliary Jewish Home for the Aged.WE 3-2017
Rm 217 Junior Auxiliary Jewish Home for the Aged.WE 3-7873
Rm 217 Junior Auxiliary Jewish Home for the Aged.WE 6-6888
Rm 218 Light David B dntst.....WE 4-6614
Rm 218 Reinard B Z MD.....WE 4-7170
Suite 219 Turoff Hair & Scalp Experts.WE 5-6465
Rm 220 Dell Julius CPA.....WE 9-1591
Rm 220 Lyday Henry M real estate...WE 4-0137
5371 Wilshr Bl Glick Edw rl est Big Bear Land & Water Co.WE 9-2101
5371 Wilshr Bl Jefferson Standard Life Ins Co mortgage loan dept.WE 1-1439
5371 Wilshr Bl Light David B dntst.....WE 4-6614
5371 Wilshr Bl Licht David B dntst See Light David B dntst.WE 4-6614
5371 Wilshr Bl Zahnle E E Jefferson Standard Life Ins Co.WE 1-1439
5372 Wilshr Bl Martindale's Book Store.WE 9-6201
5373 Wilshr Bl Western Union Telegraph Co WE 9-6580
5374 Wilshr Davis Slacks & Sportswear..WE 5-7315
5374 Wilshr Davis Sportswear Davis Slacks & Sportswear.WE 5-7315
5376 Wilshr Leed's Shoe Stores.....WE 6-9077

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VA 6252 Apt 407 Schwartz Faye r.....WI 0479
722 S Detroit
VH 0212 Apt 2 Kaiser Katie r.....WH 1082
8-6547 Apt 3 Southworth Alice Mrs r.....WA-2898
Y 4300 Apt 4 Chapman A A r.....WA 3840
Y 0525 726 S Detrt Rothstein B r.....WE 8-6657
Y 3647 726½ S Detroit Propker H R r.....WY 3822
0 7200 728 S Detroit Rosenberg Seymour r.....WH 2380
1-7058 728½ S Detroit Rothstein Nathan r.....WY 5545
3-1078 729 S Detroit Adamson Frank r.....WE 3-2033
) 3679 729 S Detroit Breil Joseph Carl Mrs r....WY-7545
-8724 729 S Detroit Eamer Iola S r.....WH 5825
8211 729 S Detroit Roberts E J r.....YO 0876
-1017 729 S Detroit Rountree Ruth r.....WE 3-2033
3294 734 S Detroit Jacoby Leon r.....WE 8-4807
3873 734 S Detroit Porter Roy r.....WH-6784
2961 734 S Detroit Wilson Locke R r.....WE 3-0293
2961 735 S Detroit Hodge Alice M r.....YO-0867
735¾ S Detroit Birnbaum Doris r.....WE 3-2973
1013 737 S Detroit Posin S Elihu Dr r.....WE 1-4890
328 737½ S Detroit Siegel Sam r.....WE 3-1686
018 740 S Detroit (New Yorker The) apts.....YO-9700
018 Apt 1 Fuhrer Nathan A r.....YO 5708
405 Apt 4 Bender Saml C r.....WE 3-2201
405 Apt 6 Lloyd Elsie Jean r.....WY 1805
Apt 15 Gray Jane K r.....YO 2355
)61 741 S Detroit Boggeman Clare M r.....WA 5990
)51 741 S Detroit Clarke Audrey M r.....WY-0115
)88 741 S Detroit Weinberg Morris r.....WY 2435
81 741 S Detroit Woolf David S r.....WH 2255
30 744 S Detroit Halpern Meyer r.....YO-1230
47 745 S Detrt Fedotin Wm r.....WE 8-9988
)6 745½ S Detrt Bonn Max r.....YO 3701
)1 746 S Detroit Shor Louis r.....WA-0574
8 747 S Detroit Epstein Oscar I r.....WE 1-4170
747½ S Detroit Jacobson Jack r.....WE 1-5241
7 750 S Detroit
Apt 4 Hammer David r.....WE 3-2234
7 750 S Detroit Rector David r.....WA 5169
● 751 S Detroit
Apt 3 Brucker Rose r.....WE 8-9861
Apt 3 Feldman Art r.....WE 8-9861
753 S Detroit
Apt 2 Siegel Meyer K r.....WE 3-5461

85
85
864
866
1231
1232
1233
1233
1235

-7972 5301 Wilshr Tilfords Restaurant .....YO 6279
-4191 5304 Wilshr Bank of America Natl Trust &
-8820 Savings Assn Also Bank of Amer
-8409 Wilshire-La Brea Br.WE 8-6101
-4191 5310 Wilshr Dr Scalir's Foot Health Shop..WH 3383
5310 Wilshr Scalir Chas S Dr.....WH-3383
6648 5310½ Wilshr Martindale's Book Store..WY-6201
1222 5312 Wilshr Bl Leni-Wilshire womens wearng
0555 apprl.WE 3-0205
5521 5314 Wilshr Carole's toys .....WY 6984
1168 5316 Wilshr Berges Jack Mens Wear.....YO-9696
1168 5316 Wilshr Burgess Jack Mens Wear....YO-9696
1168 5318 Wilshr Joseph's Delicatessen .....WY 3655
1168 5320 Wilshr Morene's ..... WA 8082
1168 5322 Wilshr
3179 Rm 201 Morris Emanuel M acct.....WA 4919
)969 Rm 203 Friends of Habonim council..WE 3-0045
3179 Rm 204 Israel Information Serv.....WE 3-8228
121 Rm 204 Nathan Jess Dr Zionist Organization of
121 America Southern Pacific Region.WE 3-8228
122 Rm 204 Southern Pacific Region Zionist
460 Organization of America.WE 3-8228
460 Rm 204 Zionist Organization of America
Southern Pacific Region.WE 3-8228
251 Rm 205 United Jewish Appeal.....WE 3-7216
Rm 208 Hadassah The L A Chapter...WE 3-5841
251 Rm 208 L A Chapter of Hadassah....WE 3-5841
5322 Wilshr Adam Hat Stores Inc.....WY 0996
)51 5323 Wilshr Standard Stations Inc
)51 Wilshire & Detroit Sta.YO-9523
)26 5326 Wilshr Miracle Mile Liquors & Cigars.YO 6667
88 5328 Wilshr Kahn Tailoring Co.....YO 8702
49 5350 Wilshr Kress S H & Co 5-10 & 25c
49 Stores.WE-7754
14 5351 Wilshr Pig'n Whistle Candy & Pastry
61 Shops.WA 4384
61 5351 Wilshr Pig 'n Whistle Restaurant....WA 4384
)1 5354 Wilshr Christian Science Churches &
)1 Organizations 25th Church Reading Room
)1 WH-0588
5355 Wilshr Yasney Irving S Dr optmtrst...WA 8008
)1 5356 Wilshr Matus Camera Supply Co.....WE 7472
)1 5357 Wilshr McKiernan's Apparel Shoppe.WY 3904
)1 5357 Wilshr McKiernan's Apparel Shoppe...YO 9690
5358 Wilshr Hickory House .....WE 8-9947
1 ● 5359 Wilshr
Grnd Flr Horton & Converse Pharmacies
1 Los Angeles Stores Store No 2.WE 8-6810
5359 Wilshr Horton & Converse Pharmacies
Store No 2.PR-5161
5360 Wilshr Schenasi Decorator .....WE 3-1771
5361 Wilshr Staber's for Beauty.....WE 8-6572
5363 Wilshr Pauline womens wearng apprl.WY 3824
5364 Wilshr
Rm 200 Bowen Sterling T DDS.....WH 8731
Rm 200 Vogel Stanley W DDS.....WH 8731
Suite 201 Electrolysis Salon .....WE 3-0104
Suite 201 Sonin S Edlen electrlgst...WE 3-0104
Suite 202 Keller Jos H Dr dntst.....WE 3-5805
5364 Wilshr Stone Jos Wilshire Women's
Health Club.WE 7121

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5364 Wilshr Wilshire Women's Health Club reducing.WE 7121
5365 Wilshr Corn Nile WY-1714
5366 Wilshr Dale's Jewlrs .....WE 3-2060
5366 Wilshr Dale's Jewlrs .....WE 3-2829
5366 Wilshr Ford Chas Dale's Jewlrs....WE 3-2829
5367 Wilshr Miracle Mile Beauty Salon...WA 3703
5367 Wilshr Miracle Mile Beauty Salon....YO 9041
5367 Wilshr Robbins Hair Shop.....WE 8-6990
5368 Wilshr Embassy Men's Shop Inc...WE 3-4764
5369 Wilshr Philipps Flower Shop.....WA 3414
5369 Wilshr Phillips Flower Shop.....WA-3414
5370 Wilshr Darkroom The photographic eq supplS.WY-1030
5371 Wilshr Bl
Rm 201 Kruse Herman M pub acct.....YO 8111
Rm 202 Dell Julius CPA.....WY 1591
Rm 202 Jackman Murray investmts...WE 8-4886
Ofc 202 Jackman Sherwood A Merit Finance Co WA 7992
Rm 202 Lyday Henry M rl est.....WH 0137
Ofc 202 Merit Finance Co.....WA 7992
Rm 202 Miracle Mile Rlty Co.....WY-5242
Suite 203 Kammerer W W DDS.....WH-3902
Rm 204 Halmos & Keith mfrs reps.....WE 5201
Rm 204 Mil-West Inc .....WE 5201
Rm 205 Allan E A Dr.....YO-4549
Rm 205 Allen E A Dr.....YO-4549
Day or Night call.....YO 4549
Rm 209 Strauss Bros rl est.....YO-1151
Rm 209 Strauss Bros rl est.....YO 1152
Rm 209 Strauss EdgarL rl estStraussBros.YO-1151
Rm 209 Strauss Louis Saran rl est Strauss Bros.YO-1151
Rm 210 Hoffman Rose skirts.....WA 1490
Rm 214 Hendee C J La Brea Clinical Lab.YO 7238
Rm 214 La Brea Clinical Laboratory....YO 7238
If no ans call.....WE 8-6161
Rm 214 La Brea X-Ray Lab La Brea Clinical Lab.YO 7238
If no ans call.....WE 8-6161
Suite 217 Feldman Max DDS.....YO 2433
Rm 218 Light David B dntst.....WH 6614
Suite 218 Tornow Edw Dr chirpdst...WE 3-3734
Rm 219 The Thomas .....WH 5134
Rm 219 Thomas Hair Treatment.....WH 5134
Rm 219 Thomas Scalp System.....WH 5134
Suite 220 Ashjian Leon H Dr.....WA-2121
5371 Wilshr Bl Jefferson Standard Life Ins Co mortgage loan dept.WE 3-5441
5371 Wilshr Bl Zahnle E E Jefferson Standard Life Ins Co.WE 3-5441
5373 Wilshr Little Miss & Mister Shop....WY-8082
5374 Wilshr Davis Slacks & Sportswear...WA 7315
5374 Wilshr Davis Sportswear Davis Slacks & Sportswear.WA 7315
5375 Wilshr Kay's Bootery Juvenile.....YO 1220
5375 Wilshr Kay's Juvenile Bootery.....YO 1220
5376 Wilshr Leed's Shoe Stores.....YO 9077

Apt 406 White Ola Mrs r.....
722 S Detroit
Apt 1 Davis Frances r.....WY-2702
Apt 2 Mertzel Norman r.....WA-2315
Apt 3 Southworth Alice Mrs r.....WA-2898
722 S Detroit Southworth H E Mrs r.....WA-3934
728 S Detroit Hoskins Wm B r.....WY-9013
728½ S Detroit Pettibone Margaret H r..WY-8774
729 S Detroit Adamson Frank r.....WE 3-2033
729 S Detroit Breil Joseph Carl Mrs r....WY-7545
729 S Detroit Eamer Geo P r.....WH-5825
734 S Detroit Cosky Harry r.....WY-3893
734 S Detroit Garber Rose r.....WH-3361
734 S Detroit Porter Roy r.....WH-6784
735 S Detroit Hodge Alice M r.....YO-0667
737 S Detroit Allen Elizabeth C r.....WE-5507
737½ Detroit Krohn Ruth L r.....WY-4219
740 S Detroit (New Yorker The) apts.....WE-7813
740 S Detroit (New Yorker The) apts.....YO-9700
Apt 2 Mussbach Lotte r.....WH-4873
Apt 9 Howard Bob J r.....WY-3341
Apt 16 Leff Lester r.....WA-9270
Apt 17 Turman Esther r.....WY-0574
740 S Detroit Ford D Mrs r.....WE-7813
741 S Detroit Boggeman H I r.....WA-5990
741 S Detroit Clarke Audrey M r.....WY-0115
741 S Detroit Damerel Martha r.....WH-6078
741 S Detroit Murphy Ida M r.....WA-4374
744 S Detroit Halpern Meyer r.....YO-1230
745 S Detroit Swanwick Ella W Mrs r....WE-8915
745½ S Detroit Boyd Frank W r.....WH-9253
746 S Detroit Schwartz Charles Mrs r....WA-0574
746 S Detroit Shor Louis r.....WA-0574
746 S Detroit Shor Phyllis r.....WA-0574
747½ S Detroit Moline Hilma r.....WA-9333
750 S Detroit
Apt 2 Harris Morris N r.....YO-2081
Apt 4 Hammer David r.....WE 3-2234
750 S Detroit Rector Dave r.....WA-5169

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5300 Wilshr Jaqueline Gift Shop.....YO-0230
5300 Wilshr Rose Charlotte P Mrs Jacqueline Gift Shop.YO-0230
5301 Wilshr Tilford's Restaurant.....YO-6279
5304 Wilshr Bank of America Natl Trust & Savings Assn Also Bank of America Wilshire-La Brea Br.WE-6101
5310 Wilshr Scalir Chas S Dr.....WH-3383
5310½ Wilshr Martindale's Book Store..WY-6201
5312 Wilshr Amzalak Holding Corp.....WY-4987
5312 Wilshr Latin Linen Shop.....WY-4987
5313 Wilshr Poss John R rl est.....WY-8356
5313 Wilshr Poss John R rl est Hancock Prk Subdivs.WH-6212
5314 Wilshr Carole's Toys.....WY-9234
5316 Wilshr Berges Jack Mens Wear.....YO-9696
5316 Wilshr Burgess Jack Mens Wear....YO-9696
5318 Wilshr Joseph's Delicatessen.....WY-3655
5320 Wilshr Morene's.....WA-8082
5322 Wilshr
Rm 201 Morris Emanuel M acct.....WA-4919
Rm 203 Jewish Welfare Board U S O...WE-6149
Rm 203 Natl Jewish Welfare Board....WE-6149
Rm 203 U S O Jewish Welfare Board Jewish Welfare Board U S O.WE-6149
Rm 204 Rother A tlr.....WA-2141
Rm 205 Ace Inv Co.....WA-9801
Rm 205 Personality Homes YO-0920
Rm 205 Personality Homes Ace Inv Co..WA-9801
Rm 206 Zionist Youth Commission.....WY-0505
Rm 208 Hadassah The L A Chapter.....WE-7243
5323 Wilshr Standard Stations Inc Wilshire & Detroit Sta.YO-9523
5324 Wilshr New York Hat Stores.....WH-9771
5326 Wilshr Columbia Liquors.....YO-6667
5328 Wilshr Austin Studios photos Miracle Mile WE-6367
5350 Wilshr Kress S H & Co 5-10 & 25c

5351 Wilshr Melody Lane of Wilshire.....WA-4384
5354 Wilshr Christian Science Churches & Organizations 25th Church Reading Room WH-0588
5355 Wilshr Nelson Wm S optmtrst.....WA-8008
5355 Wilshr Nelson Wm S optmtrsts.....WA-8008
5355 Wilshr Randall Edw E atty.....WA-8008
5355 Wilshr Randall Edw E optmtrst.....WA-8008
5355 Wilshr Rothwell C L optmtrst.....WA-8008
5356 Wilshr Tunstall's gifts .....WE 3-1823
5357 Wilshr McKlernan's Apparel Shoppe..WY-3904
5357 Wilshr McKlernan's Apparel Shoppe dresses YO-9690
5358 Wilshr Hickory House WE-9947
5358 Wilshr Hickory House YO-9784
5358 Wilshr Hickory House Kitchen.....WY-7792
5358 Wilshr Rosenbloom Robt Hickory House WE-9947
5359 Wilshr Horton & Converse Pharmacies Store No 2.PR-5161
5359 Wilshr Horton & Converse Pharmacies Store No 2.YO-9504
5360 Wilshr Hollywd Decorative Studio...WE-6286
5360 Wilshr Sawaya David J Hollywd Decorative Studio.WE-6286
5361 Wilshr Staber's For Beauty.....WE-6572
● 5364 Wilshr
Suite 200 Marill Arthur Q Dr.....WY-3652
Rm 201 Kuhn Robt MD.....WA-2823
Suite 202 Keller Jos H dntst.....WE 3-2127
5364 Wilshr Stone Jos Wilshire Women's Athletic Club.WE-7121
5364 Wilshr Wilshire Women's Athletic Club reducing.WE-7121
5365 Wilshr Corn Nile WY-1714
5366 Wilshr Dale's Jewlrs .....WE 3-2060
5367 Wilshr Victoria Beauty Salon.....WA-3703
5368 Wilshr Hong Kong Low.....WY-9381
5369 Wilshr Phillips Flower Shop.....WA-3414
5370 Wilshr Darkroom The photographic eq suppls.WY-1030
5371 Wilshr (Wilshire Center Bldg)
Rm 201 Halmos & Keith mfrs reps.....WH-1511
Rm 202 Davis Coral B rl est brkr.....YO-7582
Rm 202 McCoy Rlty YO-7582
Rm 202 Miracle Mile Rlty Co.....WY-5242
Rm 202 Swanson Floyd L acct.....WY-1591
Suite 203 Kammerer W W DDS.....WH-3902
Suite 204 Dworkin Abraham atty.....YO-6209
Suite 204 Neiman Bernard & Co.....YO-6209
Rm 205 Allan E A Dr.....YO-4549
Rm 205 Allen E A Dr.....YO-4549
Rm 209 Strauss Bros rl est.....YO-1151
Rm 209 Strauss EdgarL rl estStraussBros.YO-1151
Rm 209 Strauss Louis Saran rl est Strauss Bros.YO-1151
Rm 210 S C Writers Co.....WA-1966
Rm 214 Hendee C J La Brea Clinical & X-Ray Laboratories.YO-7239
Rm 214 La Brea Clinical & X-Ray Laboratories YO-7238
Also See Alphabetical
Rm 214 La Brea X-Ray Laboratory La Brea Clinical & X-Ray Laboratories.YO-7238
Also See Alphabetical
Rm 217 Rabinowitch Bernard Z Dr.....WA-0879
Rm 218 Adair Burton G dntst.....WH-6614
Rm 218 Riemer Robt MD.....YO-1818
Rm 218 Riemer Robt MD.....YO-1818
Suite 220 Ashjian Leon H Dr.....WA-2121
Suite 220 Eckes John D Dr.....WA-2121
Rm 221 Shorr Jean modste.....WH-8953
5372 Wilshr Schirmer G Music Stores Inc Wilshr Br.WH-5103
5373 Wilshr Little Miss & Mister Shop....WY-8082
5374 Wilshr
Mezz Sheela'sSportswearShop main store.WA-7386
Mezz Willgard Inc WA-7386
5375 Wilshr Western Union Telegraph Co..WY-3171
5376 Wilshr Chandler Boot Shops Wilshire Store YO-9480

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706 S Detroit (Columbia Wilshire Bldg)
Rm 201 Goering Ernest H Dr.....WY-6501
Rm 204 McClara Forrest Dr.....WA-8443
Rm 205 Draesemer Isabel Radio Productions 1m WA-4528
Rm 205 Draesemer R acct.....WA-4528
Rm 208 Hadassah The L A Chapter....WH-8497
718 S Detroit Schlesinger Wm r.....1t WH-1080
722 S Detroit
Apt 2 Rothbill Joe r.....1h YO-3083
Apt 3 Southworth Alice Mrs r.....WA-2898
722 S Detroit Davis Frances r.....1f WY-2702
722 S Detroit Southworth H E Mrs r...1t WA-3934
726½ S Detroit Williams T M Mrs r..1t WE-8988
728 S Detroit Corwin H G r.....YO-5967
728½ S Detroit Pettibone Margaret H r.1f WY-8774
729 S Detroit Allen Dan L r.....1f YO-7854
729 S Detroit Breil Joseph Carl Mrs r..1t WY-7545
729 S Detroit Bub Lucile A Mrs r.....WE-4035
729 S Detroit Eamer Geo P r.....WH-5825
729 S Detroit Sexton J W Mrs r.....WE-4035
734 S Detroit Cosky Harry r.....1t WY-3893
734 S Detroit Davies John r.....YO-7413
734 S Detroit Garber Rose r.....1t WH-3361
734 S Detroit Porter Roy r.....WH-6784
735 S Detroit Hodge Alice M r.....YO-0867
735½ S Detroit—NP .....1t ———
737 S Detroit Sombart Viola D Mrs r.....YO-0553
737½ S Detroit Sauer Fredk N Mrs r...1f YO-2644
740 S Detroit (New Yorker The) apts.....YO-9700
Apt 12—NP .....1t ———
741 S Detroit Boggeman H I r.....1f WA-5990
741 S Detroit Clarke Audrey M r.....1h WY-0115
741 S Detroit Mayo Mary Mrs r.....1f YO-8095
744 S Detroit Rector Dave r.....WA-5168
745 S Detroit Swanwick Ella W Mrs r..1t WE-8915
745½ S Detroit Martin Teresa A r.....WY-0116
746 S Detroit Pfingst A Al r.....1t WH-9804
747 S Detroit Boyd Frank W r.....1f WH-9258
747½ S Detroit Moline Hilma L r....1f WA-9333
750 S Detroit
Apt 4 Hughes Jas r.....YO-4526
750 S Detroit Freund David r.....WY-5136
750 S Detroit—NP .....1t ———

5231 Wilshr bl—NP .....1p ———
5300 Wilshr bl New York Hat Stores..1m WH-9771
5301 Wilshr bl McDonnells Wilshire...1e WY-9290
5301 Wilshire blvd—NP .....1p ———
5301 Wilshire blvd—NP .....1p ———
5304 Wilshr bl Bank of America Natl Trust & Savings Assn Also Bank of America Wilshire-La Brea Br.13x WE-6101
5304 Wilshr bl—NP .....a ———
5310 Wilshr bl Ross Betty dresses.....a WA-8805
5310 Wilshr bl Steigler Dress Shop grmnts 1m WA-8805
5310 Wilshr bl Wallem Edith Steigler Dress Shop a WA-8805
5310½ Wilshr bl Martindale's Book Store 1m WY-6201
5312 Wilshire bl Amzalak Holding Corp.2m WY-4987
5312 Wilshire blvd Latin Linen Shop...a WY-4987
5313 Wilshr bl Leppelman S C main ofc.1m WH-6213
5313 Wilshire bl Leppelman S C rl est.4m WH-6212
5314 Wilshire blvd Sporty Knit Shop Store No 4 1e WY-9355
5316 Wilshire blvd Mode O'Day Shops..1m YO-4319
5318 Wilshr bl Joseph's Delicatessen.....WY-3655
5320 Wilshr bl—NP .....1p ———
5323 Wilshire blvd Standard Stations Inc Wilshire & Detroit Sta.1e YO-9523
5324 Wilshr bl Miracle Dept Store.....WA-9659
5328 Wilshr bl All Brand Shoe Store...1e YO-9751
5350 Wilshr bl Kress S H & Co 5-10 & 25c Stores.2m WE-7754
5350 Wilshire blvd—NP .....1p ———
5351 Wilshr bl Melody Lane of Wilshire 2m WA-4384
5351 Wilshr bl—NP .....1p ———
5351 Wilshr bl—NP .....1p ———

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5354 Wilshr bl Emerson Fred L Jr
Fitzwell Shoes Inc. WE-7464
5354 Wilshr bl Emma Jettick Boot Shop..s WE-7464
5354 Wilshr bl Fitzwell Shoes Inc....2m WE-7464
5355 Wilshr bl Ducommun Erwin E Swiss
Watchmaker..s WA-8008
5355 Wilshr bl Rothwell C L optmtrst..1m WA-8008
5357 Wilshire blvd McKiernan's Apparel Shoppe
1m WY-3904
5357 Wilshire blvd McKiernan's Apparel Shoppe
dresses..1c YO-9690
5358 Wilshr bl Websters Coffee Shoppe..1c YO-9784
5359 Wilshr bl Horton & Converse Pharmacies
Store No 2..s FR-5161
5359 Wilshr bl Horton & Converse Pharmacies
Store No 2..1c YO-9504
5360 Wilshr bl Hollywd Decorative Studio. WH-1168
5361 Wilshire blvd Staber's For Beauty.2m WE-6572
5361 Wilshr bl—NP.....1p
5363 Wilshr bl Shanghai Importers.....WH-9414
5364 Wilshr bl
2nd Flr Capital Wilshire-La Brea Billiard
Parlor..1c YO-9426
5364 Wilshr bl Kennedy Robt A MD..1m WE-5579
5364 Wilshr bl Stone Jos Wilshire Women's
Athletic Club. WE-7121
5364 Wilshr bl Wilshire Women's Athletic Club
reducing..2s WE-7121
5365 Wilshr bl Cinema Clothes.....WY-1714
5365 Wilshr bl Corn Nile S tlr.....WY-1714
5366 Wilshr bl Sally's Homemade Candy Co
Store No 20..1m WE-8338
5367 Wilshr bl Budget Beauty Shop.....WA-5775
5368 Wilshire blvd Hong Kong Chop Suey Parlor
2c WY-9381
5369 Wilshire blvd (Geo T Cline Bldg)
5369 Wilshr bl Health Spot Shoe Shop.1m WH-2645
5370 Wilshr bl Darkroom The photographic eq
supplis..2m WY-1030
5371 Wilshr bl
Rm 201 Alexander & Nathan rl est..3m WA-1234
Rm 202 Ackley Leroy rltr.....2m WA-8821
Rm 202 Fisher Arthur W.....2m WA-1304
Rm 203 Kammerer W W dntst....2m WH-3902
Rm 204 Wray Alfons I Dr.....2m YO-1826
Rm 205 Allan E A Dr.....2m YO-4549
Rm 205 Allen E A Dr.....s YO-4549
Rm 208 Black Milton J archt.....s WE-8131
Rm 210 Hawkins Thos W drftsmn...1m WH-7874
Rm 210 Samaniego Eduardo Jose archt..WH-7874
Rm 210 Underwood W S contr.....s WH-7874
Rm 212 Irwin Edw L Dr.....1m WA-3004
Rm 214 Hendee C J La Brea Clinical & X-Ray
Laboratories..s YO-7238
Rm 214 La Brea Clinical & X-Ray Laboratories
4s YO-7238
Also See Alphabetical
Rm 214 La Brea X-Ray Laboratory La Brea
Clinical & X-Ray Laboratories..s YO-7238
Rm 217 Freedman Arthur D Dr.....1m YO-3277
Rm 217 Greenbaum Frederick Dr...1m WA-8307
Rm 217 Steckel M L MD.....2m WY-2222
Rm 218 Katz Meyers B dntst.....1m WH-6614
Rm 218 Potter L C Dr.....1m WH-7358
Suite 220 Eckes John D Dr.....WA-2121
Rm 221 Smith Lorenzo D Dental Technician
1m WA-4258
5373 Wilshr bl Little Miss & Mister Shop. WY-9140
5374 Wilshr bl Sheela's Sportswear Shop.2c WY-9197
5375 Wilshr bl Westn Union Telegraph Co. WY-2303
5376 Wilshr bl Chandler Boot Shop.....1c YO-9480

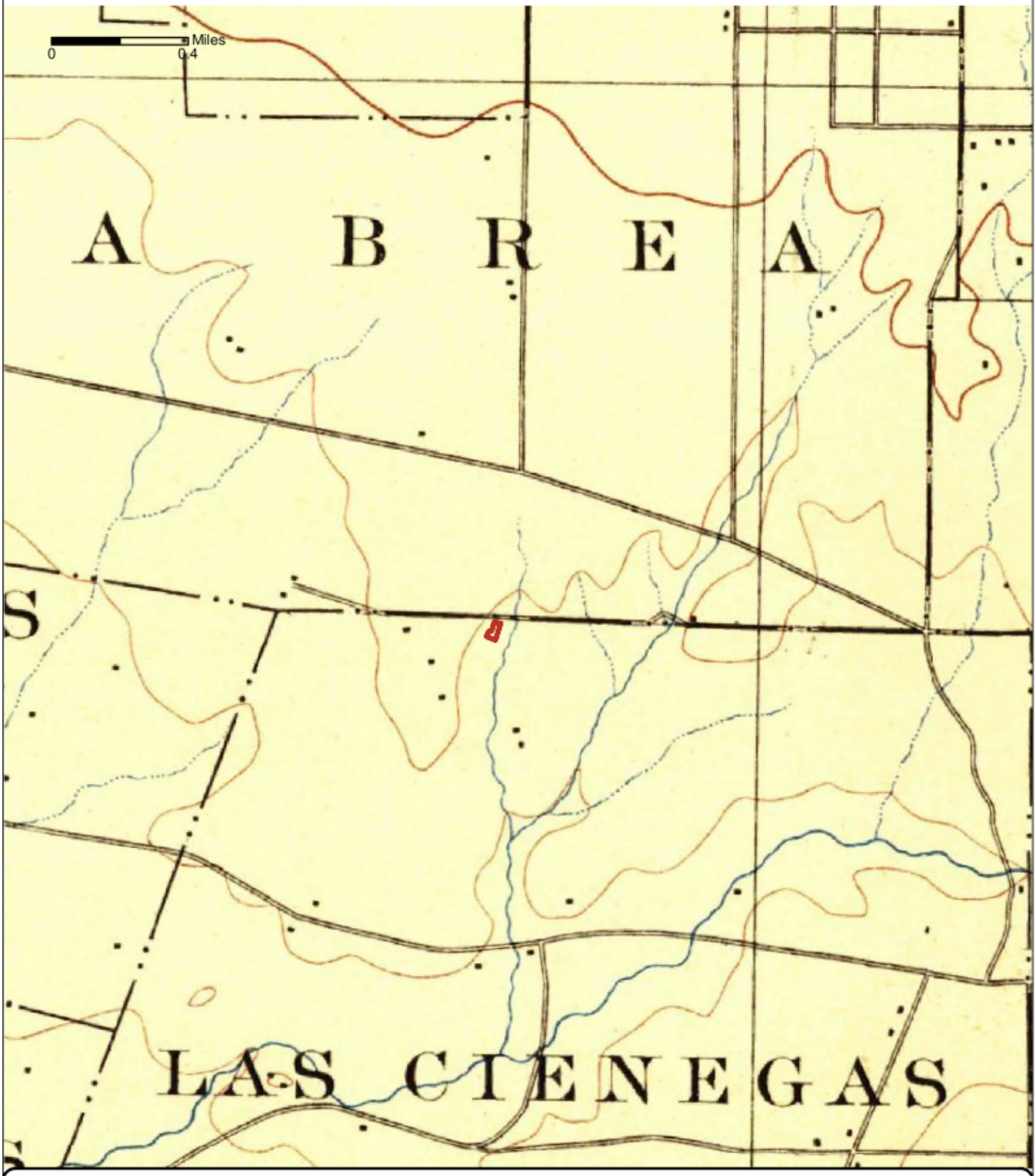
647 Hartwell R C OR 0445
718 Donnell C P Mrs WH 7107
729 Bartosh H C WH 1548
729 Hofert Alvin H WH 1546
729 Mattison H H WH 2171
729 Schroeder Adelmo OR 6797
734 Bell Leland M OR 4454
734 Duncan Paul J WH 2579
734 Wedding W W WH 2130
735 Ewing T H WH 9307
737 Hill J Jay OR 1796
737½ Flynn Joyce T OR 7080
741 Chotiner Albert J OR 6343
741 Milloglav J P OR 3851
741 Olson Peter Dr WH 2838
744 Pegram R B OR 4320
745 Diehl Paul A WH 3955
745½ Stanley Hazel Mrs WH 2063
746 Brown Meyer OR 1712
747 Boyd Frank W WH 9258
747½ Haley Harold T WH 9253
751 Miller C Ray OR 4631

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--- END REPORT ---

NO LISTINGS IN RANGE

APPENDIX B-4: Historical Topographic Maps



Order No. 20191113243

1894

Quadrangle(s): Los Angeles,CA

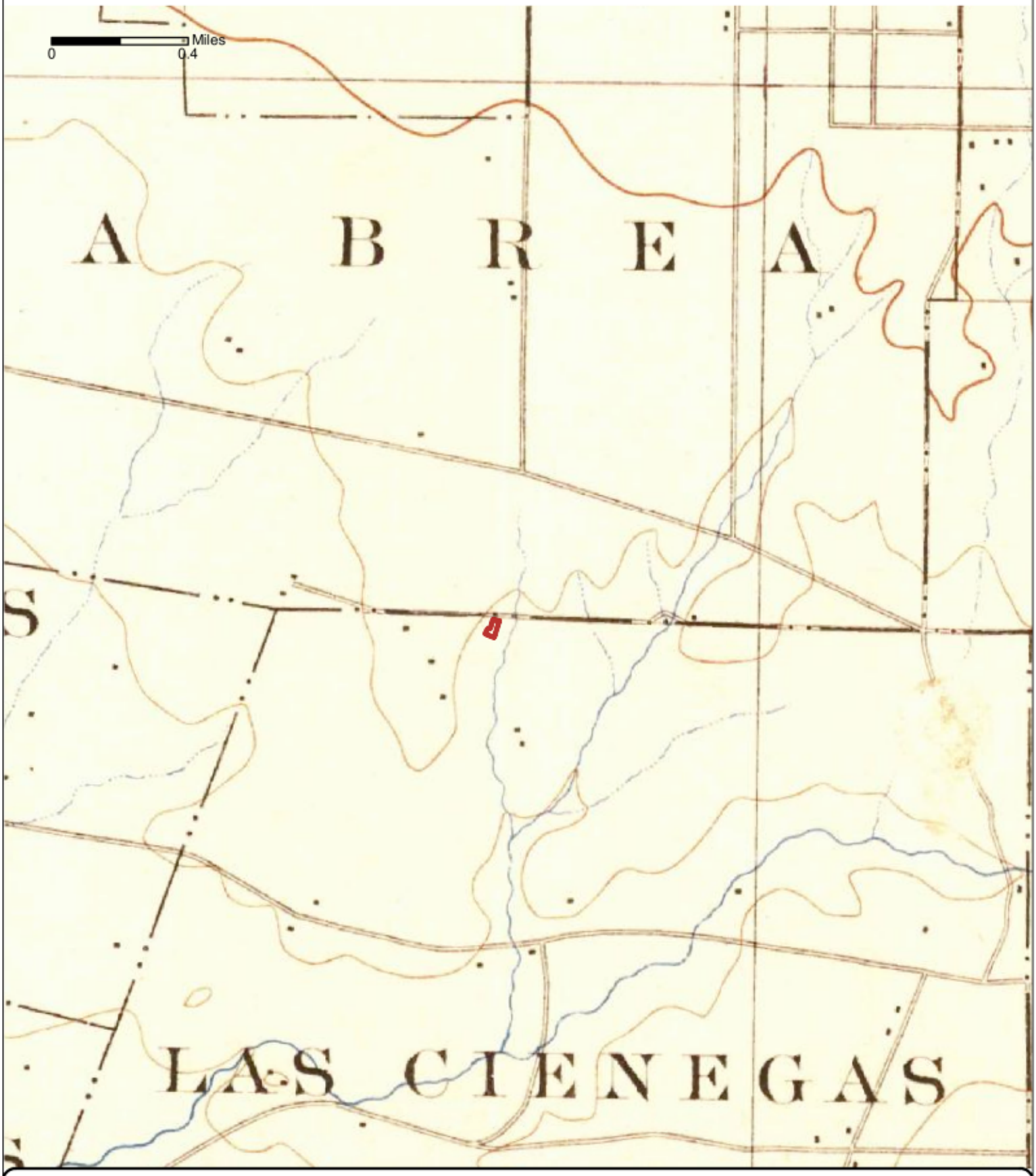
Project No. E19-7876

Site Name: Multi-Tenant Retail Properties,5352-5354 Wilshire Boulevard

Source: USGS 15 Minute Topographic Map

N

Nova Group



Order No. 20191113243

1896

Quadrangle(s): Santa Monica,CA

Project No. E19-7876

Site Name: Multi-Tenant Retail Properties,5352-5354 Wilshire Boulevard

Source: USGS 15 Minute Topographic Map

N

Nova Group



Order No. 20191113243

1898

Quadrangle(s): Santa Monica,CA

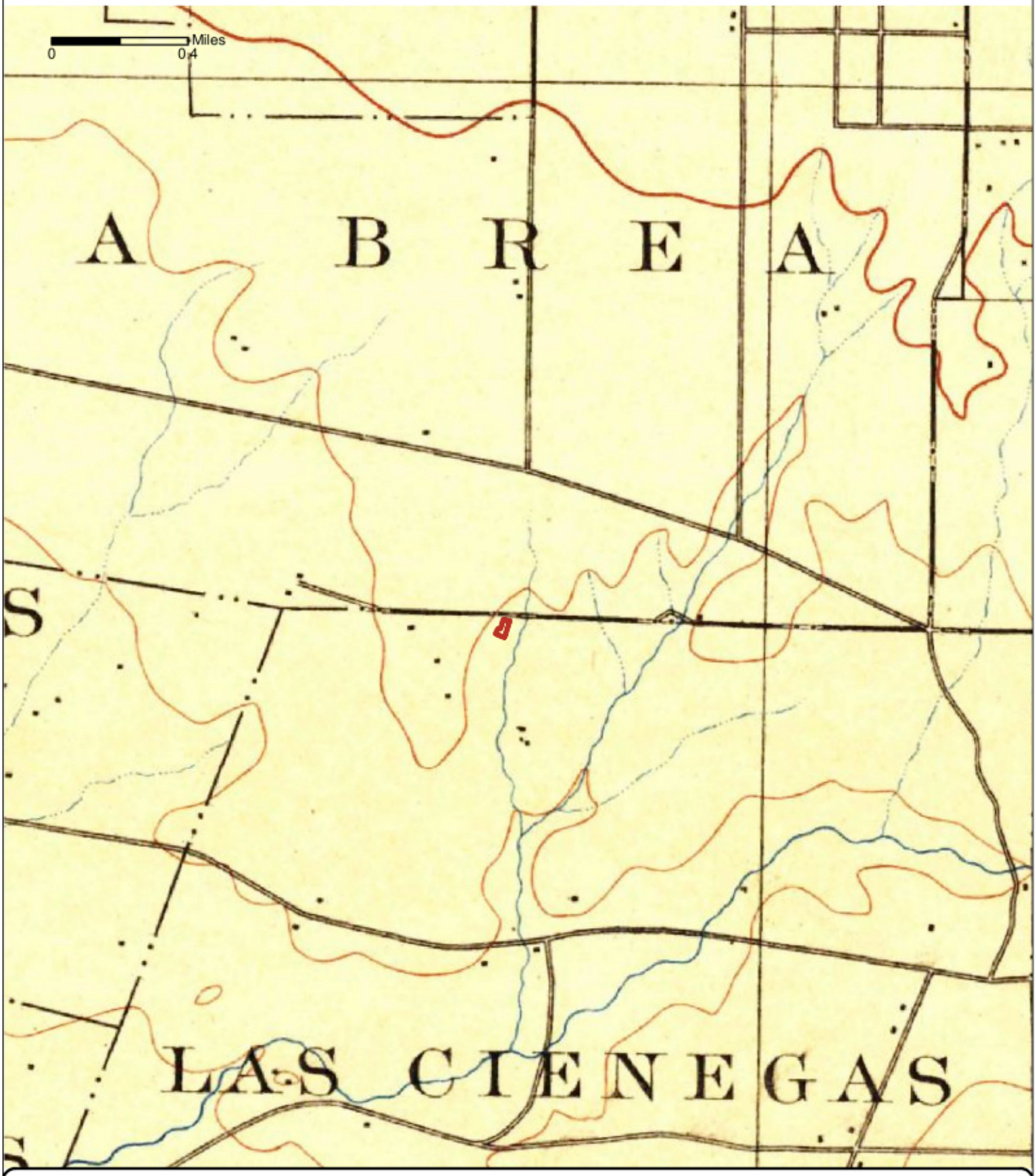
Project No. E19-7876

Site Name: Multi-Tenant Retail Properties,5352-5354 Wilshire Boulevard

Source: USGS 15 Minute Topographic Map

N

Nova Group



Order No. 20191113243

1900

Quadrangle(s): Los Angeles,CA

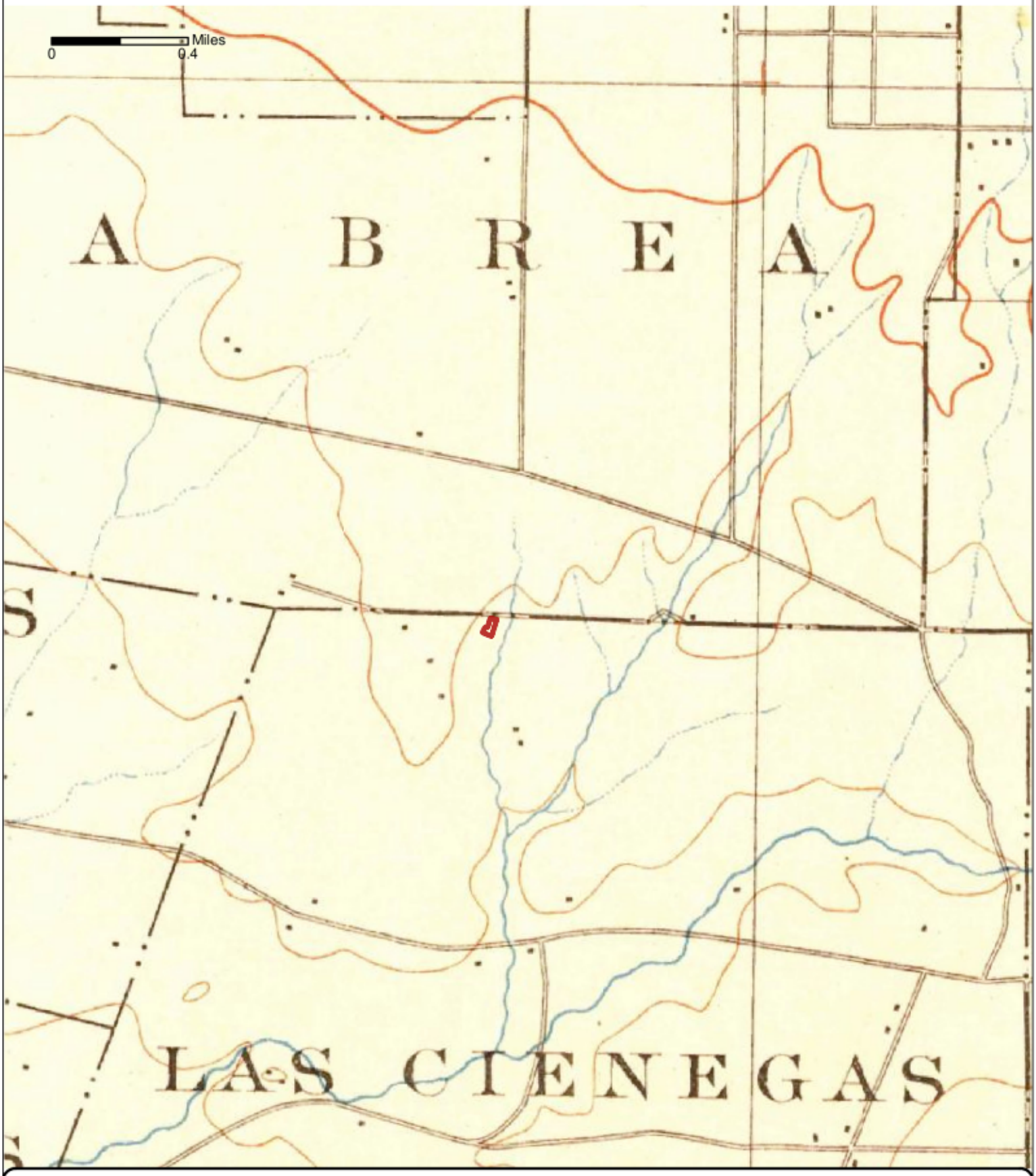
Project No. E19-7876

Site Name: Multi-Tenant Retail Properties,5352-5354 Wilshire Boulevard

Source: USGS 15 Minute Topographic Map

N

Nova Group



Order No. 20191113243

1902

Quadrangle(s): Santa Monica,CA

Project No. E19-7876

Site Name: Multi-Tenant Retail Properties,5352-5354 Wilshire Boulevard

Source: USGS 15 Minute Topographic Map

N

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Order No. 20191113243

1921

Quadrangle(s): Santa Monica,CA

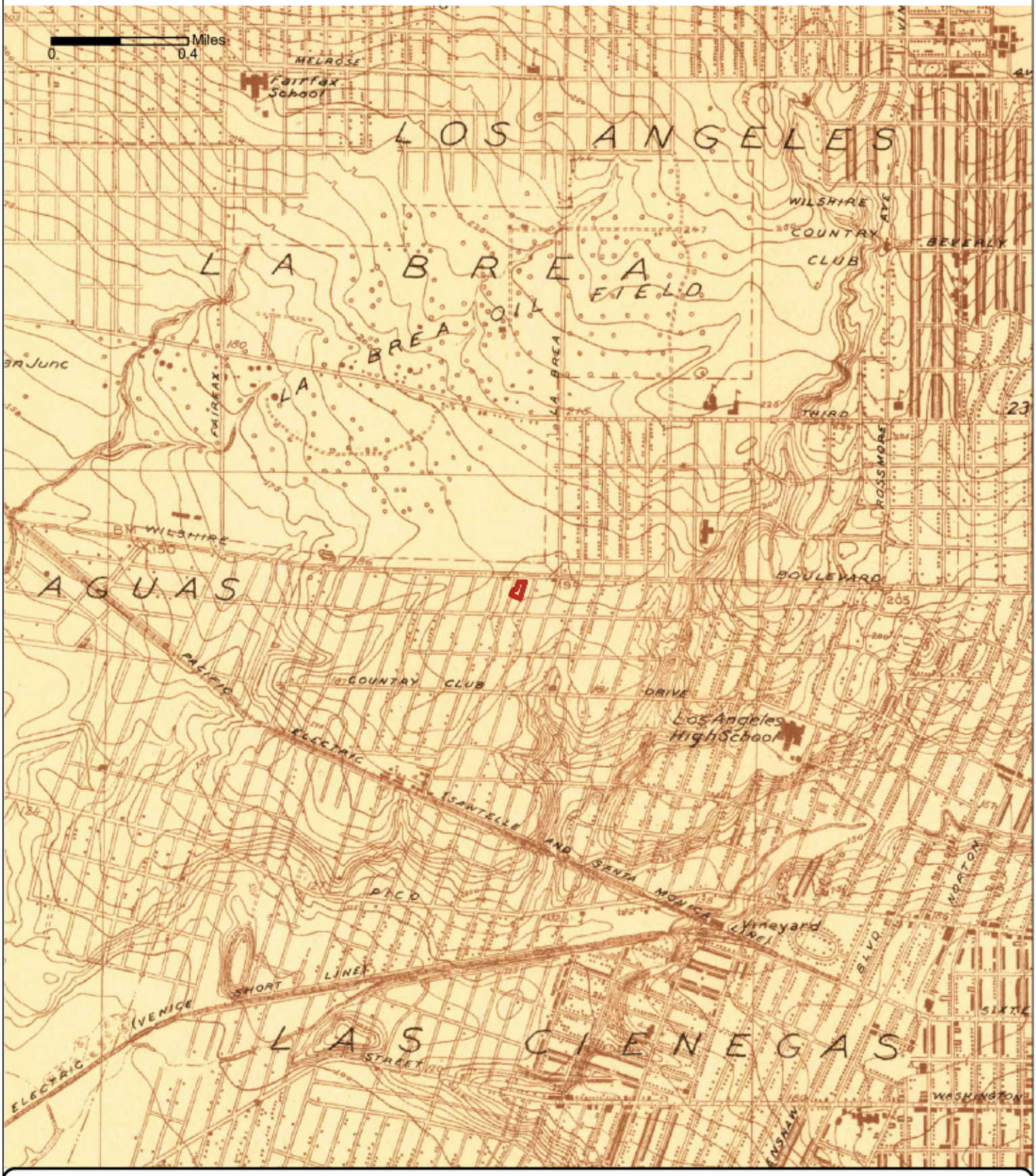
Project No. E19-7876

Site Name: Multi-Tenant Retail Properties,5352-5354 Wilshire Boulevard

Source: USGS 15 Minute Topographic Map

N

Nova Group



Order No. 20191113243

1924

Quadrangle(s): Hollywood,CA

Project No. E19-7876

Site Name: Multi-Tenant Retail Properties,5352-5354 Wilshire Boulevard

Source: USGS 7.5 Minute Topographic Map

N

Nova Group



Order No. 20191113243

1926

Quadrangle(s): Hollywood,CA

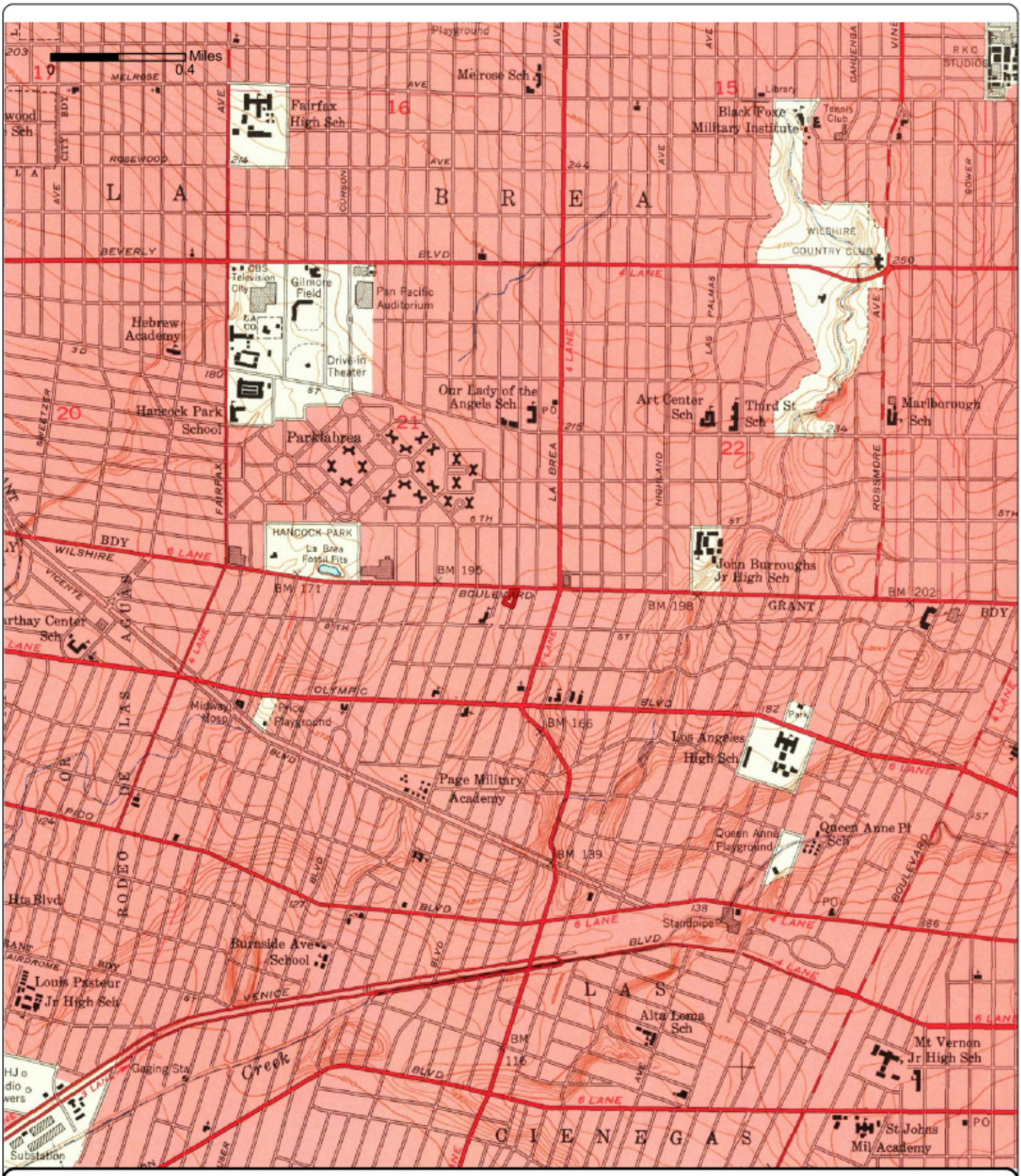
Project No. E19-7876

Site Name: Multi-Tenant Retail Properties,5352-5354 Wilshire Boulevard

Source: USGS 7.5 Minute Topographic Map

N

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Order No. 20191113243

1953

Quadrangle(s): Hollywood,CA

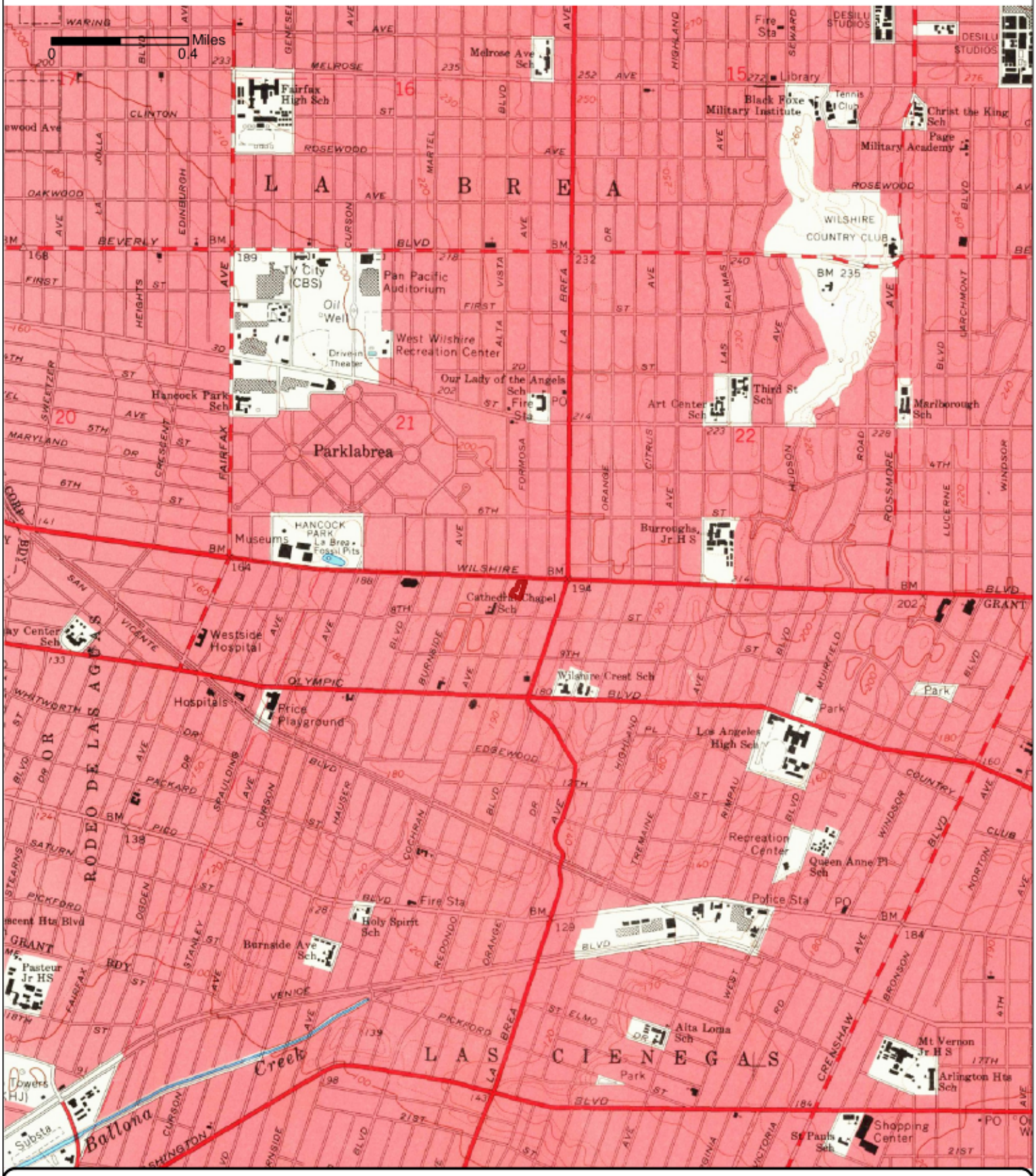
Project No. E19-7876

Site Name: Multi-Tenant Retail Properties,5352-5354 Wilshire Boulevard

Source: USGS 7.5 Minute Topographic Map

N

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Order No. 20191113243

1966

Quadrangle(s): Hollywood,CA

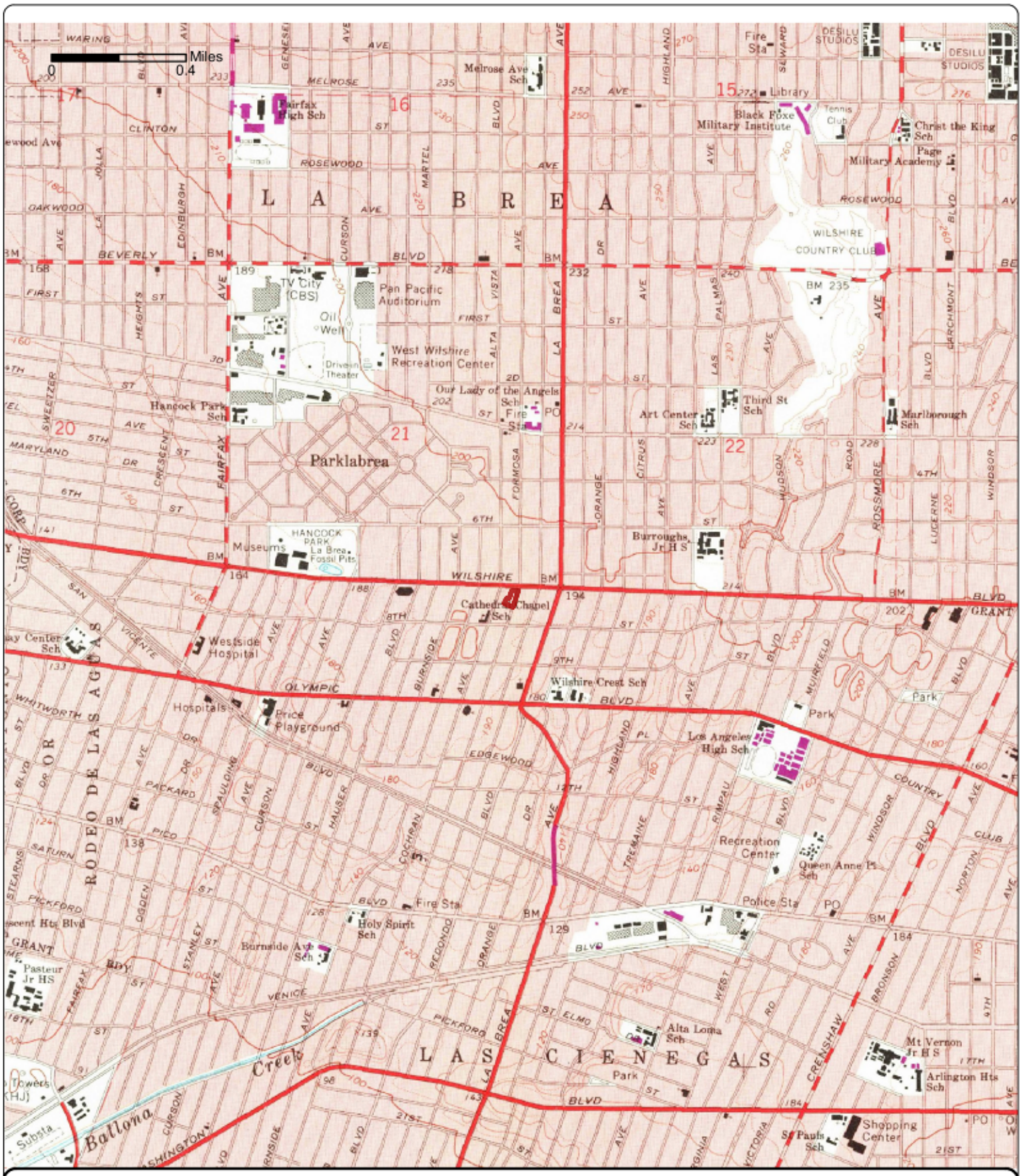
Project No. E19-7876

Site Name: Multi-Tenant Retail Properties,5352-5354 Wilshire Boulevard

Source: USGS 7.5 Minute Topographic Map

N

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Order No. 20191113243

1972

Quadrangle(s): Hollywood,CA

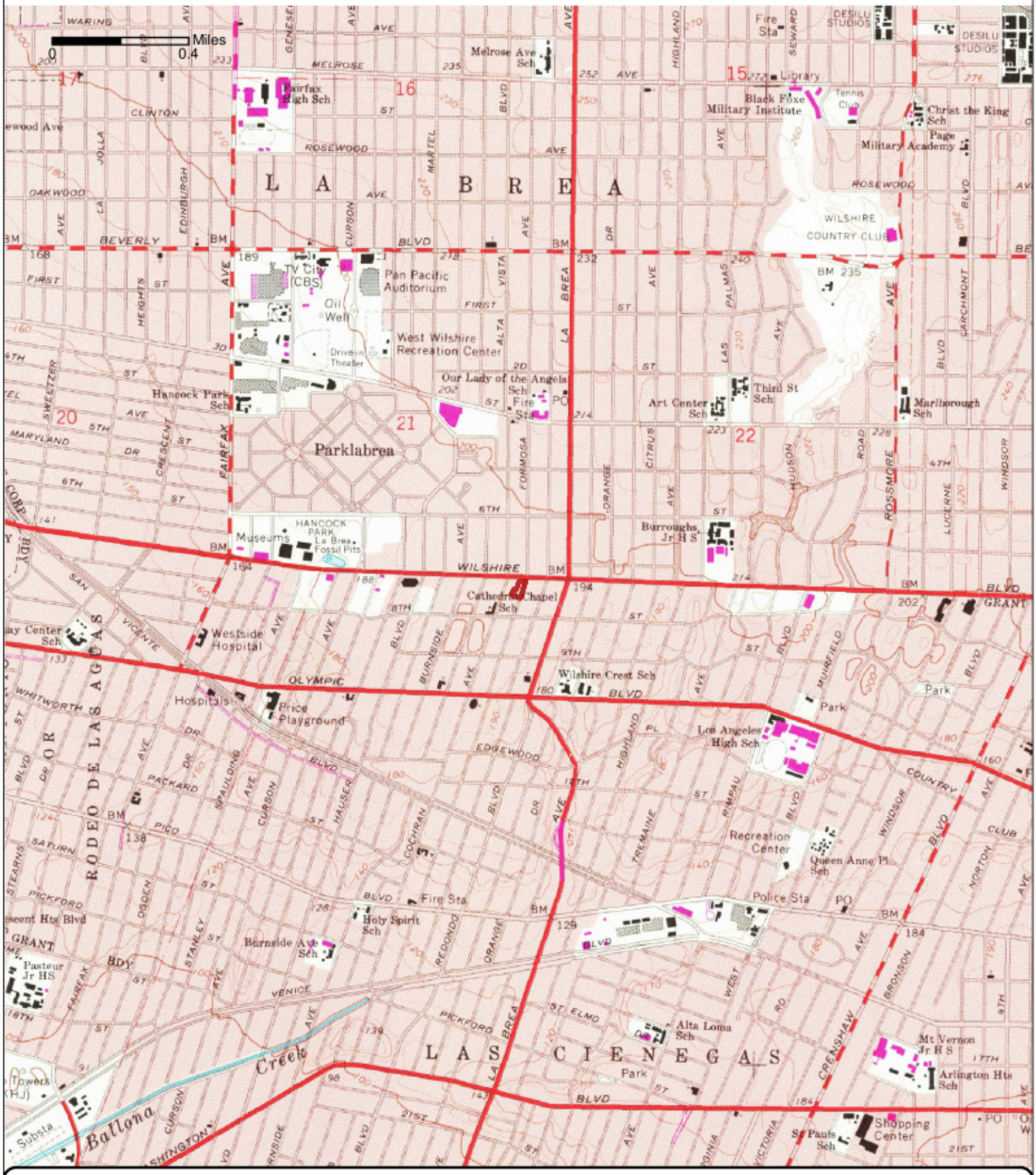
Project No. E19-7876

Site Name: Multi-Tenant Retail Properties,5352-5354 Wilshire Boulevard

Source: USGS 7.5 Minute Topographic Map

N

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Order No. 20191113243

1981

Quadrangle(s): Hollywood,CA

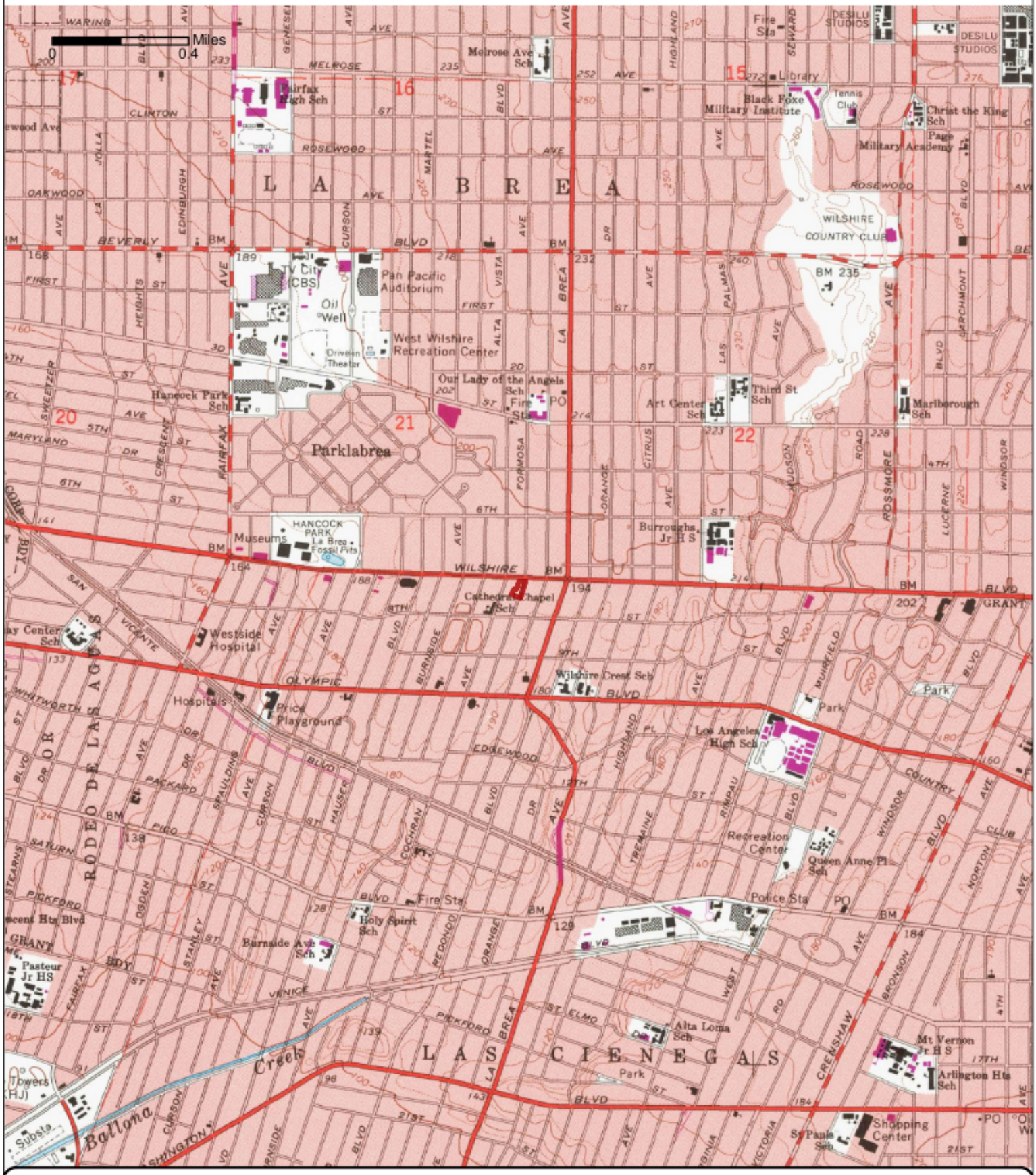
Project No. E19-7876

Site Name: Multi-Tenant Retail Properties,5352-5354 Wilshire Boulevard

Source: USGS 7.5 Minute Topographic Map

N

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Order No. 20191113243

1991

Quadrangle(s): Hollywood,CA

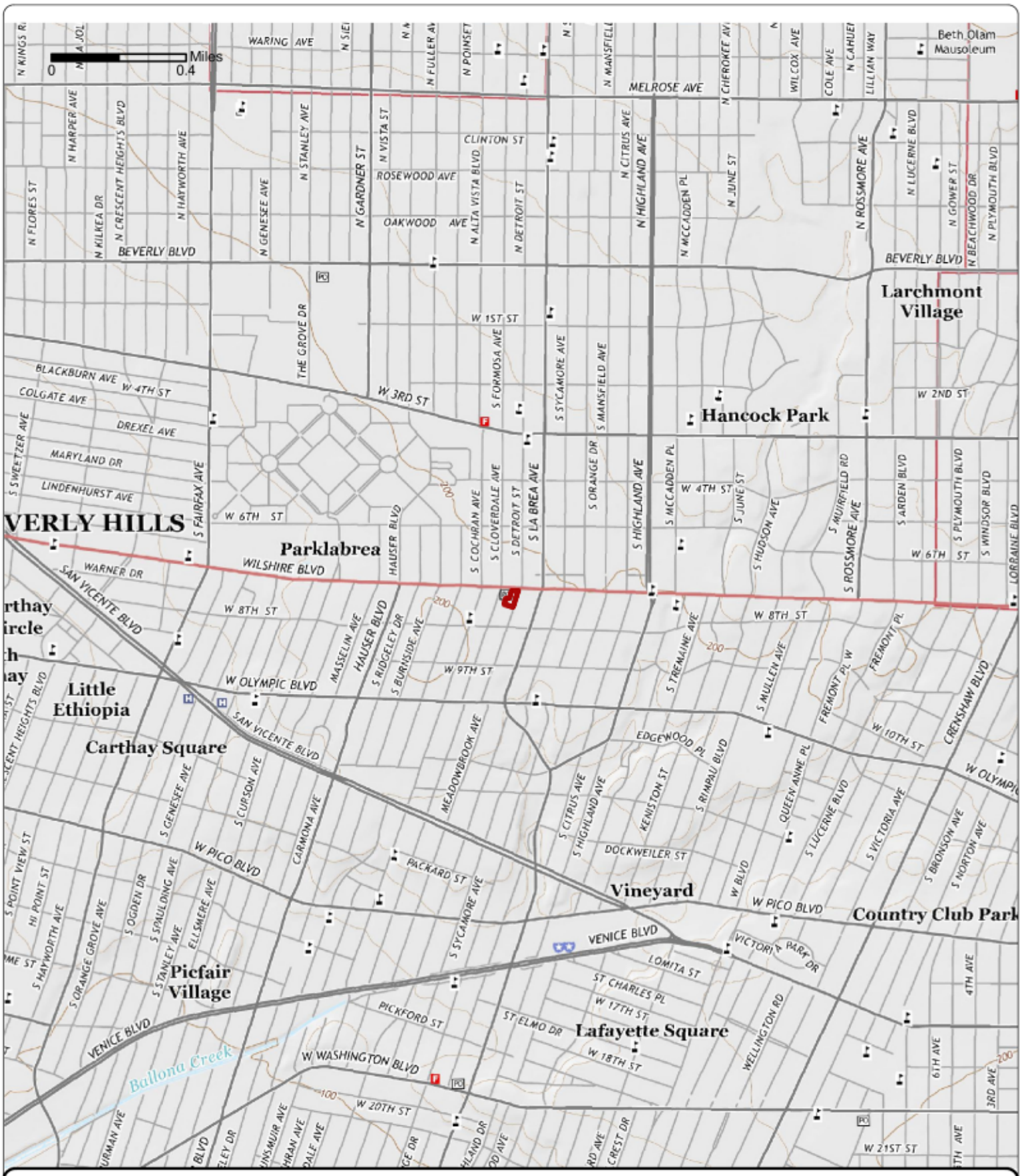
Project No. E19-7876

Site Name: Multi-Tenant Retail Properties,5352-5354 Wilshire Boulevard

Source: USGS 7.5 Minute Topographic Map

N

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Order No. 20191113243

2015

Quadrangle(s): Hollywood,CA

Project No. E19-7876

Site Name: Multi-Tenant Retail Properties,5352-5354 Wilshire Boulevard

Source: USGS 7.5 Minute Topographic Map

APPENDIX B-5: Title Search Records

NO DOCUMENTS HAVE BEEN ASSOCIATED WITH THIS APPENDIX

Nova Group

APPENDIX C-1: Regulatory Records - Mapped Database

ENVIRONMENTAL RISK INFORMATION SERVICES

DATABASE REPORT

Project Property:	*Multi-Tenant Retail Properties* *5352-5354 Wilshire Boulevard* *Los Angeles CA 90036*
Project No:	*E19-7876*
Report Type:	*Database Report*
Order No:	*20191113243*
Requested by:	*Nova Group, GBC*
Date Completed:	*November 15, 2019*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

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Executive Summary

Property Information:

Project Property:		*Multi-Tenant Retail Properties* *5352-5354 Wilshire Boulevard Los Angeles CA 90036*
Project No:		*E19-7876*
Coordinates:		
	Latitude:	*34.061752*
	Longitude:	*-118.345612*
	UTM Northing:	*3,769,819.80*
	UTM Easting:	*375,821.35*
	UTM Zone:	*UTM Zone 11S*
Elevation:		*195 FT*

Order Information:

Order No:	*20191113243*
Date Requested:	*November 13, 2019*
Requested by:	*Nova Group, GBC*
Report Type:	*Database Report*

Historicals/Products:

Aerial Photographs	*Historical Aerials Photographs*
City Directory Search	*CD - 2 Street Search*
ERIS Xplorer	*ERIS Xplorer*
Excel Add-On	*Excel Add-On*
Fire Insurance Maps	*US Fire Insurance Maps*
Topographic Map	*Topographic Maps*

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Standard Environmental Records								
Federal								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	.5	0	0	0	0	-	0
SEMS	Y	.5	0	0	0	0	-	0
ODI	Y	.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	.5	0	0	0	0	-	0
CERCLIS	Y	.5	0	0	0	0	-	0
IODI	Y	.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	.5	0	**2**	0	**7**	-	**9**
RCRA LQG	Y	.25	0	**1**	**2**	-	-	**3**
RCRA SQG	Y	.25	0	**2**	**3**	-	-	**5**
RCRA CESQG	Y	.25	0	0	0	-	-	0
RCRA NON GEN	Y	.25	0	**9**	**9**	-	-	**18**
FED ENG	Y	.5	0	0	0	0	-	0
FED INST	Y	.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	.5	0	0	0	0	-	0
FEMA UST	Y	.25	0	0	0	-	-	0
REFN	Y	.25	0	0	0	-	-	0
BULK TERMINAL	Y	.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
State								
RESPONSE	Y	1	0	0	0	0	0	0
ENVIROSTOR	Y	1	0	0	**1**	**4**	**2**	**7**
DELISTED ENVS	Y	1	0	0	0	0	0	0
SWF/LF	Y	.5	0	0	0	0	-	0
HWP	Y	1	0	0	0	0	0	0
LDS	Y	.5	0	0	0	0	-	0
SWAT	Y	.5	0	0	0	0	-	0
LUST	Y	.5	0	0	**6**	**8**	-	**14**
DELISTED LST	Y	.5	0	0	0	0	-	0
UST	Y	.25	0	**1**	**1**	-	-	**2**
SWRCB SWF	Y	.5	0	0	0	0	-	0
UST CLOSURE	Y	.5	0	0	0	0	-	0
HHSS	Y	.25	0	**1**	**5**	-	-	**6**
AST	Y	.25	0	0	**1**	-	-	**1**
DELISTED TNK	Y	.25	0	0	**3**	-	-	**3**
CERS TANK	Y	.25	0	**2**	**2**	-	-	**4**
LUR	Y	.5	0	0	0	0	-	0
HLUR	Y	.5	0	0	0	0	-	0
DEED	Y	.5	0	0	0	0	-	0
VCP	Y	.5	0	0	0	**2**	-	**2**
CLEANUP SITES	Y	.5	0	**1**	**1**	**3**	-	**5**
DELISTED COUNTY	Y	.25	0	0	0	-	-	0
DELISTED CTNK	Y	.25	0	0	0	-	-	0
HIST TANK	Y	.25	0	**1**	**5**	-	-	**6**
Tribal								
INDIAN LUST	Y	.5	0	0	0	0	-	0
INDIAN UST	Y	.25	0	0	0	-	-	0
DELISTED ILST	Y	.5	0	0	0	0	-	0
DELISTED IUST	Y	.25	0	0	0	-	-	0
County								
BURBANK CUPA	Y	.25	0	0	0	-	-	0
UST ELSEGUNDO	Y	.25	0	0	0	-	-	0
UST SANTAFESP	Y	.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
SANTAMON AST	Y	.25	0	0	0	-	-	0
SANTAMON CUPA	Y	.25	0	0	0	-	-	0
UST SANTA MONICA	Y	.25	0	0	0	-	-	0
UST TORRANCE	Y	.25	0	0	0	-	-	0
VERNON CUPA	Y	.25	0	0	0	-	-	0
UST VERNON	Y	.25	0	0	0	-	-	0
LA HMS	Y	.25	0	0	0	-	-	0
UST LONGB	Y	.25	0	0	0	-	-	0
LA SWF	Y	.5	0	0	0	0	-	0
UST LA CITY	Y	.25	0	**4**	**4**	-	-	**8**
AST LA CITY	Y	.25	0	0	**1**	-	-	**1**
LA CITY HAZMAT	Y	.125	0	**13**	-	-	-	**13**

Additional Environmental Records

Federal

PFAS NPL	Y	.5	0	0	0	0	-	0
FINDS/FRS	Y	PO	0	**1**	-	-	-	**1**
TRIS	Y	PO	0	-	-	-	-	0
PFAS TRI	Y	.5	0	0	0	0	-	0
HMIRS	Y	.125	0	0	-	-	-	0
NCDL	Y	.125	0	0	-	-	-	0
TSCA	Y	.125	0	0	-	-	-	0
HIST TSCA	Y	.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	.25	0	0	0	-	-	0
DELISTED FED DRY	Y	.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	.25	0	0	0	-	-	0
ALT FUELS	Y	.25	0	**1**	**2**	-	-	**3**
SSTS	Y	.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
PCB	Y	.5	0	0	0	0	-	0
State								
DRYCLEANERS	Y	.25	0	**3**	**5**	-	-	**8**
DELISTED DRYCLEANERS	Y	.25	0	0	0	-	-	0
DRYC GRANT	Y	.25	0	0	0	-	-	0
PFAS	Y	.5	0	0	0	0	-	0
PFAS GW	Y	.5	0	0	0	0	-	0
HWSS CLEANUP	Y	.5	0	0	0	0	-	0
DTSC HWF	Y	.5	0	0	0	0	-	0
INSP COMP ENF	Y	1	0	0	0	0	0	0
SCH	Y	1	0	0	0	0	**2**	**2**
CHMIRS	Y	PO	0	-	-	-	-	0
HAZNET	Y	PO	0	**3**	-	-	-	**3**
HIST CHMIRS	Y	PO	0	-	-	-	-	0
HIST MANIFEST	Y	PO	0	-	-	-	-	0
HIST CORTESE	Y	.5	0	0	0	0	-	0
CDO/CAO	Y	.5	0	0	0	0	-	0
CERS HAZ	Y	.125	0	**4**	-	-	-	**4**
DELISTED HAZ	Y	.5	0	0	0	**2**	-	**2**
GEOTRACKER	Y	.125	0	0	-	-	-	0
WASTE DISCHG	Y	.25	0	0	0	-	-	0
EMISSIONS	Y	.25	0	**6**	**5**	-	-	**11**
CDL	Y	.125	0	0	-	-	-	0
Tribal	***No Tribal additional environmental record sources available for this State.***							
County								
LA SML	Y	.5	0	0	**1**	0	-	**1**
SANTAMON HAZ	Y	.125	0	0	-	-	-	0
SANTAMON HW	Y	.125	0	0	-	-	-	0
Total:			0	**55**	**57**	**26**	**4**	**142**

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

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number

No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	HAZNET	THE BAILEY GROUP LLC DBA THE DETROIT ST APRARTMENTS	731 S DETROIT ST LOS ANGELES CA 90036	S	0.01 / 36.00	-1	42
2	CERS HAZ	Verizon Wireless: Cloverdale	5371 WILSHIRE BOULEVARD, SUITE 202 LOS ANGELES CA 90036	N	0.02 / 84.74	1	42
2	FINDS/FRS	VERIZON WIRELESS: CLOVERDALE	5371 WILSHIRE BOULEVARDNA SUITE 202 LOS ANGELES CA 90036	N	0.02 / 84.74	1	44
3	HAZNET	FRAZEE PAINT # 53	5355 WILSHIRE BLVD LOS ANGELES CA 900360000	NNE	0.02 / 84.79	2	45
3	HAZNET	FRAZEE PAINT # 53	5355 WILSHIRE BLVD LOS ANGELES CA 900360000	NNE	0.02 / 84.79	2	45
4	LA CITY HAZMAT	VERIZON WIRELESS	5371 W WILSHIRE BLVD SU 202 LOS ANGELES CA 90036	NNW	0.02 / 122.62	1	45
5	LA CITY HAZMAT	MIRACLE MILE CHIROPRACTIC GROUP	5365 W WILSHIRE BLVD LOS ANGELES CA 90036	N	0.03 / 145.56	2	46
7	DRYCLEANERS	CLOVERDALE CLEANERS	682 CLOVERDALE LOS ANGELES CA 900360000	NNW	0.04 / 233.77	2	46
7	DRYCLEANERS	DBA NEW IMAGE CLEANERS	682 S CLOVERDALE LOS ANGELES CA 90036	NNW	0.04 / 233.77	2	46
7	EMISSIONS	CLOVERDALE CLEANERS, YAKOV MAL	682 S. CLOVERDALE LOS ANGELES CA 90036	NNW	0.04 / 233.77	2	46
7	LA CITY HAZMAT	CLOVERDALE CLEANERS	682 S CLOVERDALE AVE LOS ANGELES CA 90036	NNW	0.04 / 233.77	2	47
7	RCRA NON GEN	DBA NEW IMAGE CLEANERS	682 S CLOVERDALE LOS ANGELES CA 90036	NNW	0.04 / 233.77	2	47

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			EPA Handler ID: CAL000432795				
8	LA CITY HAZMAT	WILSHIRE BEAUTY SUPPLY	5401 W WILSHIRE BLVD LOS ANGELES CA 90036	NW	0.06 / 296.31	2	48
9	CERS HAZ	Staples the Office Superstore #0128	5407 WILSHIRE BLVD LOS ANGELES CA 90036	NW	0.06 / 304.78	2	48
9	RCRA NON GEN	STAPLES THE OFFICE SUPERSTORE EAST INC STORE 0128	5407 WILSHIRE BLVD LOS ANGELES CA 90036	NW	0.06 / 304.78	2	50
			EPA Handler ID: CAL000390766				
10	LA CITY HAZMAT	KEEN PRINTERS / HIGHLAND GRAPHICS	5307 W 8TH ST LOS ANGELES CA 90036	SSE	0.06 / 321.98	-3	51
11	CERS TANK	La Brea Yard (Westside Subway Project)	711 S LA BREA AVE LOS ANGELES CA 90036	E	0.06 / 337.45	1	51
			Site ID: 359199				
11	RCRA NON GEN	SKANSKA USA CIVIL SKANSKA TRAYLOR SHEA JOINT VENTURE	711 S LA BREA AVE LOS ANGELES CA 90036-4208	E	0.06 / 337.45	1	53
			EPA Handler ID: CAL000412019				
12	LA CITY HAZMAT	ALDUS TYPE STUDIO LTD	731 S LA BREA AVE LOS ANGELES CA 90036	ESE	0.06 / 340.25	0	54
13	LA CITY HAZMAT	ADTEC BUSINESS MACHINES SPECIALISTS	737 S LA BREA AVE LOS ANGELES CA 90046	SE	0.07 / 350.78	-2	54
14	DRYCLEANERS	AA CUSTOM CLEANERS	732 S LA BREA AVE LOS ANGELES CA 900100000	ESE	0.07 / 359.23	0	54
14	EMISSIONS	AA CUSTOM CLEANERS	732 S LA BREA AVE LOS ANGELES CA 90036	ESE	0.07 / 359.23	0	55
14	RCRA SQG	AA CUSTOM CLEANERS	732 S LA BREA AVE LOS ANGELES CA 90010	ESE	0.07 / 359.23	0	55
			EPA Handler ID: CAD981617368				
15	CERS HAZ	AMERIPROS BODY SHOP	747 S LA BREA AVE LOS ANGELES CA 90036	SE	0.07 / 360.74	-2	56

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
15	EMISSIONS	FRANK SANDERS OLDSMOBILE	747 S LA BREA AV LOS ANGELES CA 90036	SE	0.07 / 360.74	-2	64
15	EMISSIONS	JOARIG CORP/ AMERIPROS AUTO BODY	747 S LA BREA LOS ANGELES CA 90036	SE	0.07 / 360.74	-2	65
15	LA CITY HAZMAT	AMERIPROS BODY SHOP	747 S LA BREA AVE LOS ANGELES CA 90036	SE	0.07 / 360.74	-2	65
16	CLEANUP SITES	BRE 5220 WILSHIRE	5220 WILSHIRE BLVD LOS ANGELES CA 90036	E	0.09 / 453.37	1	66
			***Site Facility Type*	*Status:*** CLEANUP PROGRAM SITE | COMPLETED - CASE CLOSED			
17	LA CITY HAZMAT	LA BREA FIRESTONE	800 S LA BREA AVE LOS ANGELES CA 90038	SSE	0.09 / 453.79	-3	74
17	RCRA NON GEN	BRIDGESTONE RETAIL OPERATIONS LLC 267357	800 S LA BREA AVE LOS ANGELES CA 90036	SSE	0.09 / 453.79	-3	74
			EPA Handler ID: CAL000411165				
17	RCRA NON GEN	FIRESTONS LA BREA	800 S. LA BREA AVE. LOS ANGELES CA 90036	SSE	0.09 / 453.79	-3	75
			EPA Handler ID: CAC003012194				
17	RCRA TSD	FIRESTONS LA BREA	800 S. LA BREA AVE. LOS ANGELES CA 90036	SSE	0.09 / 453.79	-3	76
			EPA Handler ID: CAC003012194				
17	UST LA CITY	8TH & LA BREA FIRESTONE	800 S LA BREA AVE LOS ANGELES CA 90038	SSE	0.09 / 453.79	-3	77
17	UST LA CITY	LA BREA FIRESTONE	800 S LA BREA AVE LOS ANGELES CA 90038	SSE	0.09 / 453.79	-3	77
18	EMISSIONS	LUXURY CARS	803 S. LABREA LOS ANGELES CA 90036	SSE	0.09 / 461.51	-4	77
18	LA CITY HAZMAT	HARRY'S LUXURY CARS	803 S LA BREA AVE LOS ANGELES CA 90036	SSE	0.09 / 461.51	-4	78
19	LA CITY HAZMAT	FORMER SOUTHWEST SAVINGS	5220 W WILSHIRE BLVD LOS ANGELES CA 90036	ESE	0.09 / 473.60	0	78

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
19	UST LA CITY	FORMER SOUTHWEST SAVINGS	5220 W WILSHIRE BLVD LOS ANGELES CA 90036	ESE	0.09 / 473.60	0	78
20	CERS TANK	AT&T California - H4100	666 S LA BREA AVE LOS ANGELES CA 90036 ***Site ID:*** 434499	NE	0.09 / 483.90	4	78
20	EMISSIONS	PACIFIC BELL	666 S LA BREA AV LOS ANGELES CA 91105	NE	0.09 / 483.90	4	84
20	HHSS	PACIFIC BELL (H4-100)	666 LA BREA LOS ANGELES CA 90036	NE	0.09 / 483.90	4	85
20	LA CITY HAZMAT	AT&T - H4100	666 S LA BREA AVE LOS ANGELES CA 90036	NE	0.09 / 483.90	4	85
20	HIST TANK	PACIFIC BELL (H4-100)	666 LA BREA LOS ANGELES CA	NE	0.09 / 483.90	4	85
20	RCRA NON GEN	PACIFIC BELL TELEPHONE CO DBA AT&T CALIF	666 S LA BREA AVE LOS ANGELES CA 90036-3522 ***EPA Handler ID:*** CAT080022775	NE	0.09 / 483.90	4	86
20	RCRA TSD	PACIFIC BELL TELEPHONE CO DBA AT&T CALIF	666 S LA BREA AVE LOS ANGELES CA 90036-3522 ***EPA Handler ID:*** CAT080022775	NE	0.09 / 483.90	4	87
20	UST LA CITY	AT&T - H4100	666 S LA BREA AVE LOS ANGELES CA 90036	NE	0.09 / 483.90	4	88
21	CERS HAZ	Verizon Wireless: Wilshire Hub West	5455 WILSHIRE BOULEVARD LOS ANGELES CA 90036	WNW	0.09 / 490.26	2	89
21	RCRA NON GEN	MIRACLE MILE COMPREHENSIVE DENTAL CENTER	5455 WILSHIRE BLVD STE 850 LOS ANGELES CA 90036 ***EPA Handler ID:*** CAL000395279	WNW	0.09 / 490.26	2	90
21	RCRA SQG	MOORE WHITE MEDICAL GRP	5455 WILSHIRE BLVD NO 800 LOS ANGELES CA 90036 ***EPA Handler ID:*** CAD983624610	WNW	0.09 / 490.26	2	91
22	RCRA NON GEN	FRED LEEDS PROPERTIES	740 S COCHRAN AVE #407 LOS ANGELES CA 90036	WSW	0.09 / 496.11	2	92

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			EPA Handler ID: CAC003023386				
23	UST	AT&T California - H4100	666 S La Brea Ave Los Angeles CA 90036 ***Facility ID:*** FA0017483	NE	0.10 / 511.08	5	93
24	LA CITY HAZMAT	VERIZON WIRELESS: WILSHIRE HUB WEST	5455 W WILSHIRE BLVD LOS ANGELES CA 90036	WNW	0.10 / 535.71	2	93
25	ALT FUELS	ESSEX	5200 Wilshire Blvd Los Angeles CA 90036	E	0.11 / 566.44	3	93
26	RCRA NON GEN	ENVIRONMENTAL SALVAGE LTD	5225 WILSHIRE BLVD LOS ANGELES CA 90036 ***EPA Handler ID:*** CAD981569510	ENE	0.11 / 604.16	3	94
27	RCRA LQG	MANHOLE 025	647 SOUTH LA BREA LOS ANGELES CA 90036 ***EPA Handler ID:*** CAC002616481	NE	0.12 / 627.48	5	95
28	RCRA LQG	WALGREENS #6516	5467 WILSHIRE BLVD LOS ANGELES CA 90036 ***EPA Handler ID:*** CAL000323484	WNW	0.13 / 665.72	2	96
29	LA SML	FUNK BROS - THE POINT ON LA BREA	843 LA BREA AVE LOS ANGELES CA 90038	S	0.14 / 718.77	-8	100
30	RCRA NON GEN	MOSS & COMPANY PROPERTY MANAGEMENT	618 SOUTH DETROIT STREET, UNIT 107 LOS ANGELES CA 90036 ***EPA Handler ID:*** CAC002998746	NNE	0.14 / 750.12	6	100
31	DELISTED TNK	EXPERT CAR WASH	900 S LA BREA AVE LOS ANGELES CA 90036	SE	0.15 / 784.40	-10	101
32	AST LA CITY	BEVERLY HILLS BMW (SERVICE/PARTS)	5151 W WILSHIRE BLVD LOS ANGELES CA 90036 ***Facility ID | Tank Status:*** FA0025761 | Active	ENE	0.15 / 791.47	6	101
32	UST LA CITY	BEVERLY HILLS BMW (SERVICE/PARTS)	5151 W WILSHIRE BLVD LOS ANGELES CA 90036	ENE	0.15 / 791.47	6	101
33	AST		5151 WILSHIRE BLVD LOS ANGELES CA 90036	E	0.17 / 887.79	5	101
33	CERS TANK	Beverly Hills BMW (Service/Parts building)	5151 WILSHIRE BLVD LOS ANGELES CA 90036	E	0.17 / 887.79	5	101

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			Site ID: 12058				
33	EMISSIONS	LOU EHLERS CADILLAC	5151 WILSHIRE BLVD. LOS ANGELES CA 90036	E	0.17 / 887.79	5	126
33	EMISSIONS	WEST COAST ALL-PRO	5151 WILSHIRE LOS ANGELES CA 90036	E	0.17 / 887.79	5	129
33	HHSS	LOU EHLERS CADILLAC	5151 WILSHIRE BOULEVARD LOS ANGELES CA 90036	E	0.17 / 887.79	5	129
33	HIST TANK	LOU EHLERS CADILLAC	5151 WILSHIRE BOULEVARD LOS ANGELES CA	E	0.17 / 887.79	5	130
33	RCRA NON GEN	FAA BEVERLY HILLS INC DBA BEVERLY HILLS BMW	5151 WILSHIRE BLVD LOS ANGELES CA 90036 ***EPA Handler ID:*** CAL000365834	E	0.17 / 887.79	5	130
33	RCRA NON GEN	WEST COAST ALLPRO	5151 WILSHIRE AVE LOS ANGELES CA 90036 ***EPA Handler ID:*** CAL000420368	E	0.17 / 887.79	5	131
33	RCRA SQG	LOU EHLERS CADILLAC	5151 WILSHIRE BLVD LOS ANGELES CA 90036 ***EPA Handler ID:*** CAD981462690	E	0.17 / 887.79	5	132
34	RCRA SQG	CHARACTERS & COLOR	619 SO LA BREA AVE LOS ANGELES CA 90036 ***EPA Handler ID:*** CAD981432370	NNE	0.17 / 890.44	6	134
35	UST LA CITY	LOU EHLERS CADILLAC	5151 W CARLING WY LOS ANGELES CA 90036	ENE	0.17 / 916.16	8	135
36	DELISTED TNK	MIKE REZAIAN & MEHDI AKBARI	5301 W OLYMPIC BLVD LOS ANGELES CA 90036	S	0.17 / 919.97	-10	135
37	DRYCLEANERS	MIRACLE 1 HOUR CLEANERS	5170 WILSHIRE BLVD LOS ANGELES CA 900360000	E	0.18 / 933.85	5	135
37	DRYCLEANERS	BUDGET CLEANERS	5170 WILSHIRE BLVD LOS ANGELES CA 900360000	E	0.18 / 933.85	5	135
37	DRYCLEANERS	MIRACLE 1 HOUR CLEANERS	5170 WILSHIRE BLVD LOS ANGELES CA 900360000	E	0.18 / 933.85	5	136

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
37	DRYCLEANERS	MIRACLE CLEANERS	5170 WILSHIRE BLVD LOS ANGELES CA 900360000	E	0.18 / 933.85	5	136
37	DRYCLEANERS	MIRACLE CLEANERS CO	5170 WILSHIRE BLVD LOS ANGELES CA 900360000	E	0.18 / 933.85	5	136
37	EMISSIONS	MIRACLE CLEANERS	5170 WILSHIRE BL LOS ANGELES CA 90036	E	0.18 / 933.85	5	136
37	RCRA SQG	BUDGET CLEANERS	5170 WILSHIRE BLVD LOS ANGELES CA 90036	E	0.18 / 933.85	5	137
			EPA Handler ID: CAD982323719				
38	LUST	EXPERT CAR WASH	900 LA BREA AVE . S. LOS ANGELES CA 90036	S	0.18 / 956.97	-8	139
			Global ID | Status | Status Date: T0603761730 | COMPLETED - CASE CLOSED | 2012-01-10 00:00:00				
39	RCRA NON GEN	INTEGRATIVE OPTHALMOLOGY FOR PETS	5162 WILSHIRE BLVD LOS ANGELES CA 90036	E	0.18 / 963.18	5	152
			EPA Handler ID: CAL000447548				
40	LUST	76 STATION #251116	5436 6TH STREET LOS ANGELES CA 90036	NNE	0.19 / 998.33	7	153
			Global ID | Status | Status Date: T10000000379 | COMPLETED - CASE CLOSED | 2016-07-05 00:00:00				
41	CLEANUP SITES	KCOP PRODUCTION STUDIO (FORMER)	915 LA BREA AVE LOS ANGELES CA	S	0.19 / 1,007.47	-8	171
			Site Facility Type | Status: CLEANUP PROGRAM SITE | COMPLETED - CASE CLOSED				
42	RCRA NON GEN	812 S ORANGE LLC	812 S ORANGE DR LOS ANGELES CA 90036	SE	0.19 / 1,018.42	-4	176
			EPA Handler ID: CAC003000003				
43	LUST	LOU EHLERS CADILLAC	5151 WILSHIRE BLVD PARK LA BREA CA 90036	E	0.19 / 1,026.90	6	177
			Global ID | Status | Status Date: T0603700882 | COMPLETED - CASE CLOSED | 1996-08-22 00:00:00				
44	HHSS	METROPOLITAN CAR WASH	900 SO. LA BREA LOS ANGELES CA 90036	S	0.20 / 1,031.89	-9	179
44	HIST TANK	METROPOLITAN CAR WASH	900 SO. LA BREA LOS ANGELES CA	S	0.20 / 1,031.89	-9	180
44	HIST TANK	METROPOLITAN CAR WASH	900 S. LA BREA LOS ANGELES CA	S	0.20 / 1,031.89	-9	180

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
44	UST LA CITY	EXPERT CAR WASH	900 S LA BREA AVE LOS ANGELES CA 90036	S	0.20 / 1,031.89	-9	180
45	CERS TANK	MIRACLE MILE 76	5436 W 6TH ST LOS ANGELES CA 90036 ***Site ID:*** 49346	NNE	0.20 / 1,038.63	7	180
45	EMISSIONS	MEYMARIAN BROTHERS INC. DBA MIRACLE MILE	5436 W 6TH ST LOS ANGELES CA 90036	NNE	0.20 / 1,038.63	7	187
45	HHSS	UNION OIL SERVICE STATION 111	5436 WEST SIXTH STREET LOS ANGELES CA 90036	NNE	0.20 / 1,038.63	7	187
45	HHSS	SERVICE STATION 1116	5436 W 6TH ST LOS ANGELES CA 90036	NNE	0.20 / 1,038.63	7	188
45	HIST TANK	SERVICE STATION 1116	5436 W 6TH ST LOS ANGELES CA	NNE	0.20 / 1,038.63	7	188
45	HIST TANK	UNION OIL SERVICE STATION #111	5436 WEST SIXTH STREET LOS ANGELES CA	NNE	0.20 / 1,038.63	7	188
45	RCRA NON GEN	MEYMARIAN BROTHERS INC DBA MIRACLE MILE 76	5436 W 6TH ST LOS ANGELES CA 90036-4105 ***EPA Handler ID:*** CAL000347911	NNE	0.20 / 1,038.63	7	188
45	UST LA CITY	MIRACLE MILE 76	5436 W 6TH ST LOS ANGELES CA 90036	NNE	0.20 / 1,038.63	7	189
46	UST	MIRACLE MILE 76	5436 W 6TH ST LOS ANGELES CA 90036	NNE	0.20 / 1,041.43	7	189
47	LUST	TOSCO S.S. #1116	5436 6TH ST W LOS ANGELES CA 90036 ***Global ID | Status | Status Date:*** T0603700902 | COMPLETED - CASE CLOSED | 2000-05-05 00:00:00	NNE	0.20 / 1,051.36	7	189
48	HHSS	METROPOLITAN CAR WASH	900 S. LA BHEA LOS ANGELES CA 90036	S	0.21 / 1,109.58	-10	191
49	LUST	MOLE-RICHARDSON COMPANY	926 LA BREA AVE PARK LA BREA CA 90036	S	0.22 / 1,144.96	-11	191

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			***Global ID	Status	Status Date:*** T0603700890	COMPLETED - CASE CLOSED	1996-07-30 00:00:00				
50	ALT FUELS	5550 Wilshire by Windsor	5550 Wilshire Blvd Los Angeles CA 90036	W	0.22 / 1,168.53	3	193
51	ENVIROSTOR	LIZ'S ANTIQUE HARDWARE	453 S LA BREA AVENUE LOS ANGELES CA 90036	NNE	0.23 / 1,189.97	9	193
			***Estor/EPA ID	Cleanup Status:*** 60001631	NO FURTHER ACTION AS OF 5/15/2012				
52	DELISTED TNK	PACIFIC BELL (H4-100)	666 S LA BREA AVE LOS ANGELES CA 90036	NE	0.23 / 1,207.44	9	195
53	RCRA NON GEN	SMART & FINAL #371	5555 WILSHIRE BLVD LOS ANGELES CA 90036	WNW	0.23 / 1,207.52	3	195
			EPA Handler ID: CAL000379476				
54	RCRA LQG	AVALON WILSHIRE	5115 WILSHIRE BLVD LOS ANGELES CA 90036	E	0.23 / 1,209.17	6	196
			EPA Handler ID: CAR000164145				
55	ALT FUELS	MANSFIELD	5100 Wilshire Blvd Los Angeles CA 90036	E	0.23 / 1,212.27	3	197
56	EMISSIONS	LOS ALTOS CLEANERS	453 S LA BREA LOS ANGELES CA 90036	NNE	0.23 / 1,215.22	9	198
57	RCRA NON GEN	LYNN CRURCHUY	652 S BURNSIDE AVE. LOS ANGELES CA 90036	WNW	0.23 / 1,221.47	3	199
			EPA Handler ID: CAC002990572				
58	LUST	CARNATION OFFICE (FORMER)	5115 WILSHIRE BLVD PARK LA BREA CA 90036	E	0.24 / 1,275.10	6	200
			***Global ID	Status	Status Date:*** T0603700897	COMPLETED - CASE CLOSED	1996-07-31 00:00:00				
59	RCRA NON GEN	ROSITO BISANI IMPORTS INC	940 S LA BREA AVE LOS ANGELES CA 90036	S	0.25 / 1,316.40	-13	201
			EPA Handler ID: CAL000403813				
61	LUST	LOU EHLERS CADILLAC (FORMER)	5050-5070 WILSHIRE BLVD LOS ANGELES CA 90036	E	0.29 / 1,506.68	3	202
			***Global ID	Status	Status Date:*** T10000000665	COMPLETED - CASE CLOSED	2009-12-21 00:00:00				
62	LUST	UNOCAL #1074	5301 OLYMPIC BLVD W PARK LA BREA CA 90036	S	0.29 / 1,516.50	-12	206
			***Global ID	Status	Status Date:*** T0603700894	COMPLETED - CASE CLOSED	1997-06-12 00:00:00				
63	RCRA TSD	LAUSD/WILSHIRE CREST ELEMENTARY SCHOOL	5241 W OLYMPIC BLVD LOS ANGELES CA 90036-0000	SSE	0.31 / 1,642.51	-16	207

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			EPA Handler ID: CAR000198457				
64	ENVIROSTOR	LA BREA AVENUE MOTORS - 401 S. LA BREA PROPERTY	401 SOUTH LA BREA AVENUE LA BREA CA 90036	NNE	0.32 / 1,693.20	13	209
			***Estor/EPA ID	Cleanup Status:*** 60001610	NO FURTHER ACTION AS OF 4/3/2012		
65	DELISTED HAZ	Beverly Hills BMW (Sales)	5070 WILSHIRE BLVD LOS ANGELES CA 90036	E	0.32 / 1,708.16	0	211
66	CLEANUP SITES	CHANNEL GATEWAY PROJECT	1092 PRINCETON DR LOS ANGELES CA 90036	W	0.33 / 1,760.78	0	211
			***Site Facility Type	Status:*** CLEANUP PROGRAM SITE	COMPLETED - CASE CLOSED		
67	LUST	VACANT BUILDING	400 LA BREA AVE. LOS ANGELES CA 90036	NNE	0.33 / 1,766.67	14	212
			***Global ID	Status	Status Date:*** T0603705714	COMPLETED - CASE CLOSED	2008-09-29 00:00:00		
68	ENVIROSTOR	LA BREA AVENUE MOTORS - 359 S. LA BREA PROPERTY	359 SOUTH LA BREA AVENUE LA BREA CA 90036	NNE	0.35 / 1,857.14	15	217
			***Estor/EPA ID	Cleanup Status:*** 60001611	NO FURTHER ACTION AS OF 4/3/2012		
69	CLEANUP SITES	HIGHLAND EXPRESS CLEANERS	5034 WILSHIRE BOULEVARD LOS ANGELES CA 90036-4315 ***Site Facility Type	Status:*** CLEANUP PROGRAM SITE	COMPLETED - CASE CLOSED	E	0.35 / 1,863.39	0	219
70	LUST	TIDEWATER SERVICE STATION (FORMER)	5020 WILSHIRE BOULEVARD LOS ANGELES CA 90036-4315 ***Global ID	Status	Status Date:*** SL0603709506	COMPLETED - CASE CLOSED	2014-02-21 00:00:00	E	0.36 / 1,883.21	1	226
71	CLEANUP SITES	HARRY'S AUTO BODY INC.	1023 &1027 S. REDONDO BLVD LOS ANGELES CA 90019 ***Site Facility Type	Status:*** CLEANUP PROGRAM SITE	COMPLETED - CASE CLOSED	S	0.36 / 1,904.44	-15	238
72	RCRA TSD	5670 WILSHIRE OWNER LLC	5670 WILSHIRE BLVD. LOS ANGELES CA 90036	W	0.37 / 1,947.29	-1	240
			EPA Handler ID: CAC003013191				
73	RCRA TSD	RAYMOND	1038 S REDONDO BLVD LOS ANGELES CA 90019	S	0.38 / 1,991.91	-15	241
			EPA Handler ID: CAC003009011				
74	RCRA TSD	LEKFIT LLC	346 S. LA BREA AVE. LOS ANGELES CA 90036	NNE	0.38 / 1,993.10	16	242
			EPA Handler ID: CAC003010034				
75	LUST	SHELL STATION (FORMER)	5160 OLYMPIC BLVD LOS ANGELES CA 90022	SSE	0.38 / 1,997.29	-10	243
			***Global ID	Status	Status Date:*** T0603739146	COMPLETED - CASE CLOSED	2012-02-16 00:00:00		

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
76	ENVIROSTOR	LA BREA MOTORS	339 SOUTH LA BREA AVENUE LOS ANGELES CA 90036 ***Estor/EPA ID	Cleanup Status:*** 60001395 | NO FURTHER ACTION AS OF 2/14/2012	NNE	0.39 / 2,084.34	17	271
76	VCP	LA BREA MOTORS	339 SOUTH LA BREA AVENUE LOS ANGELES CA 90036 ***Estor/EPA ID	Cleanup Status:*** 60001395 | NO FURTHER ACTION AS OF 2/14/2012	NNE	0.39 / 2,084.34	17	272
77	LUST	LA BREA DODGE	339 LA BREA AVE S PARK LA BREA CA 90036 ***Global ID	Status	Status Date:*** T0603700884 | COMPLETED - CASE CLOSED | 1996-07-18 00:00:00	NNE	0.41 / 2,180.06	18	274
78	RCRA TSD	GREG COHEN-JESS HANSCOM	429 SOUTH CITRUS AVE LOS ANGELES CA 90036 ***EPA Handler ID:*** CAC003018041	NE	0.42 / 2,209.72	24	275
79	LUST	MUSEUM SQUARE	5757 WILSHIRE BLVD PARK LA BREA CA 90036 ***Global ID	Status	Status Date:*** T0603700895 | COMPLETED - CASE CLOSED | 1996-05-21 00:00:00	W	0.44 / 2,320.65	-3	276
80	LUST	HOROWITZ PROPERTY	303 LA BREA S. LOS ANGELES CA 90036 ***Global ID	Status	Status Date:*** T10000001949 | COMPLETED - CASE CLOSED | 2011-12-23 00:00:00	NNE	0.44 / 2,336.23	19	279
81	DELISTED HAZ	3RD STREET CLEANERS	5774 W 3RD ST LOS ANGELES CA 90036	N	0.47 / 2,476.18	18	284
82	RCRA TSD	VACANT MARIE CALANDER	5753 WILSHIRE BLVD. LOS ANGELES CA 90036 ***EPA Handler ID:*** CAC003010722	W	0.49 / 2,578.60	-6	284
83	RCRA TSD	CHAELE COOPER	1105 S. SYCAMORE AVE LOS ANGELES CA 90019 ***EPA Handler ID:*** CAC003009697	S	0.49 / 2,584.76	-34	285
85	ENVIROSTOR	BURROUGHS MIDDLE SCHOOL COMPREHENSIVE MODERNIZATION PROJECT	600 SOUTH MCCADDEN PLACE LOS ANGELES CA 90005 ***Estor/EPA ID	Cleanup Status:*** 60002631 | ACTIVE AS OF 3/27/2018	ENE	0.50 / 2,635.50	18	286
85	VCP	BURROUGHS MIDDLE SCHOOL COMPREHENSIVE MODERNIZATION PROJECT	600 SOUTH MCCADDEN PLACE LOS ANGELES CA 90005 ***Estor/EPA ID	Cleanup Status:*** 60002631 | ACTIVE AS OF 3/27/2018	ENE	0.50 / 2,635.50	18	287
86	ENVIROSTOR	THIRD STREET ELEMENTARY SCHOOL	201 SOUTH JUNE STREET LOS ANGELES CA 90004 ***Estor/EPA ID	Cleanup Status:*** 19820044 | NO FURTHER ACTION AS OF 6/29/2007	NE	0.79 / 4,156.42	35	289

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
86	SCH	THIRD STREET ELEMENTARY SCHOOL	201 SOUTH JUNE STREET LOS ANGELES CA 90004	NE	0.79 / 4,156.42	35	291
			***Estor/EPA ID	Cleanup Status:*** 19820044 | NO FURTHER ACTION AS OF 6/29/2007			
87	ENVIROSTOR	HANCOCK PARK ELEMENTARY SCHOOL	408 SOUTH FAIRFAX AVENUE LOS ANGELES CA 90036	WNW	0.98 / 5,172.23	-15	293
			***Estor/EPA ID	Cleanup Status:*** 19000014 | INACTIVE - NEEDS EVALUATION AS OF 11/22/2005			
87	SCH	HANCOCK PARK ELEMENTARY SCHOOL	408 SOUTH FAIRFAX AVENUE LOS ANGELES CA 90036	WNW	0.98 / 5,172.23	-15	293
			***Estor/EPA ID	Cleanup Status:*** 19000014 | INACTIVE - NEEDS EVALUATION AS OF 11/22/2005			

Executive Summary: Summary by Data Source

Standard

Federal

RCRA TSD - RCRA non-CORRACTS TSD Facilities

A search of the RCRA TSD database, dated Aug 26, 2019 has found that there are 9 RCRA TSD site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
PACIFIC BELL TELEPHONE CO DBA AT&T CALIF	666 S LA BREA AVE LOS ANGELES CA 90036-3522 ***EPA Handler ID**: CAT080022775*	NE	0.09 / 483.90	20
LEKFIT LLC	346 S. LA BREA AVE. LOS ANGELES CA 90036 ***EPA Handler ID**: CAC003010034*	NNE	0.38 / 1,993.10	74
GREG COHEN-JESS HANSCOM	429 SOUTH CITRUS AVE LOS ANGELES CA 90036 ***EPA Handler ID**: CAC003018041*	NE	0.42 / 2,209.72	78

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
FIRESTONS LA BREA	800 S. LA BREA AVE. LOS ANGELES CA 90036 ***EPA Handler ID**: CAC003012194*	SSE	0.09 / 453.79	17
LAUSD/WILSHIRE CREST ELEMENTARY SCHOOL	5241 W OLYMPIC BLVD LOS ANGELES CA 90036-0000 ***EPA Handler ID**: CAR000198457*	SSE	0.31 / 1,642.51	63
5670 WILSHIRE OWNER LLC	5670 WILSHIRE BLVD. LOS ANGELES CA 90036 ***EPA Handler ID**: CAC003013191*	W	0.37 / 1,947.29	72
RAYMOND	1038 S REDONDO BLVD LOS ANGELES CA 90019 ***EPA Handler ID**: CAC003009011*	S	0.38 / 1,991.91	73
VACANT MARIE CALANDER	5753 WILSHIRE BLVD. LOS ANGELES CA 90036 ***EPA Handler ID**: CAC003010722*	W	0.49 / 2,578.60	82
CHAELE COOPER	1105 S. SYCAMORE AVE LOS ANGELES CA 90019 ***EPA Handler ID**: CAC003009697*	S	0.49 / 2,584.76	83

RCRA LQG - RCRA Generator List

A search of the RCRA LQG database, dated Aug 26, 2019 has found that there are 3 RCRA LQG site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
MANHOLE 025	647 SOUTH LA BREA LOS ANGELES CA 90036 ***EPA Handler ID**: CAC002616481*	NE	0.12 / 627.48	27
WALGREENS #6516	5467 WILSHIRE BLVD LOS ANGELES CA 90036 ***EPA Handler ID**: CAL000323484*	WNW	0.13 / 665.72	28
AVALON WILSHIRE	5115 WILSHIRE BLVD LOS ANGELES CA 90036 ***EPA Handler ID**: CAR000164145*	E	0.23 / 1,209.17	54

RCRA SQG - RCRA Small Quantity Generators List

A search of the RCRA SQG database, dated Aug 26, 2019 has found that there are 5 RCRA SQG site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
AA CUSTOM CLEANERS	732 S LA BREA AVE LOS ANGELES CA 90010 ***EPA Handler ID**: CAD981617368*	ESE	0.07 / 359.23	14
MOORE WHITE MEDICAL GRP	5455 WILSHIRE BLVD NO 800 LOS ANGELES CA 90036 ***EPA Handler ID**: CAD983624610*	WNW	0.09 / 490.26	21
LOU EHLERS CADILLAC	5151 WILSHIRE BLVD LOS ANGELES CA 90036 ***EPA Handler ID**: CAD981462690*	E	0.17 / 887.79	33
CHARACTERS & COLOR	619 SO LA BREA AVE LOS ANGELES CA 90036 ***EPA Handler ID**: CAD981432370*	NNE	0.17 / 890.44	34
BUDGET CLEANERS	5170 WILSHIRE BLVD LOS ANGELES CA 90036 ***EPA Handler ID**: CAD982323719*	E	0.18 / 933.85	37

RCRA NON GEN - RCRA Non-Generators

A search of the RCRA NON GEN database, dated Aug 26, 2019 has found that there are 18 RCRA NON GEN site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
DBA NEW IMAGE CLEANERS	682 S CLOVERDALE LOS ANGELES CA 90036 ***EPA Handler ID**: CAL000432795*	NNW	0.04 / 233.77	7

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
STAPLES THE OFFICE SUPERSTORE EAST INC STORE 0128	5407 WILSHIRE BLVD LOS ANGELES CA 90036 ***EPA Handler ID**: CAL000390766*	NW	0.06 / 304.78	9
SKANSKA USA CIVIL SKANSKA TRAYLOR SHEA JOINT VENTURE	711 S LA BREA AVE LOS ANGELES CA 90036-4208 ***EPA Handler ID**: CAL000412019*	E	0.06 / 337.45	11
PACIFIC BELL TELEPHONE CO DBA AT&T CALIF	666 S LA BREA AVE LOS ANGELES CA 90036-3522 ***EPA Handler ID**: CAT080022775*	NE	0.09 / 483.90	20
MIRACLE MILE COMPREHENSIVE DENTAL CENTER	5455 WILSHIRE BLVD STE 850 LOS ANGELES CA 90036 ***EPA Handler ID**: CAL000395279*	WNW	0.09 / 490.26	21
FRED LEEDS PROPERTIES	740 S COCHRAN AVE #407 LOS ANGELES CA 90036 ***EPA Handler ID**: CAC003023386*	WSW	0.09 / 496.11	22
ENVIRONMENTAL SALVAGE LTD	5225 WILSHIRE BLVD LOS ANGELES CA 90036 ***EPA Handler ID**: CAD981569510*	ENE	0.11 / 604.16	26
MOSS & COMPANY PROPERTY MANAGEMENT	618 SOUTH DETROIT STREET, UNIT 107 LOS ANGELES CA 90036 ***EPA Handler ID**: CAC002998746*	NNE	0.14 / 750.12	30
WEST COAST ALLPRO	5151 WILSHIRE AVE LOS ANGELES CA 90036 ***EPA Handler ID**: CAL000420368*	E	0.17 / 887.79	33
FAA BEVERLY HILLS INC DBA BEVERLY HILLS BMW	5151 WILSHIRE BLVD LOS ANGELES CA 90036 ***EPA Handler ID**: CAL000365834*	E	0.17 / 887.79	33
INTEGRATIVE OPTHALMOLOGY FOR PETS	5162 WILSHIRE BLVD LOS ANGELES CA 90036 ***EPA Handler ID**: CAL000447548*	E	0.18 / 963.18	39
MEYMARIAN BROTHERS INC DBA MIRACLE MILE 76	5436 W 6TH ST LOS ANGELES CA 90036-4105 ***EPA Handler ID**: CAL000347911*	NNE	0.20 / 1,038.63	45
SMART & FINAL #371	5555 WILSHIRE BLVD LOS ANGELES CA 90036 ***EPA Handler ID**: CAL000379476*	WNW	0.23 / 1,207.52	53
LYNN CRURCHUY	652 S BURNSIDE AVE. LOS ANGELES CA 90036	WNW	0.23 / 1,221.47	57

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
	***EPA Handler ID**: CAC002990572*			

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
FIRESTONS LA BREA	800 S. LA BREA AVE. LOS ANGELES CA 90036	SSE	0.09 / 453.79	17
	***EPA Handler ID**: CAC003012194*			
BRIDGESTONE RETAIL OPERATIONS LLC 267357	800 S LA BREA AVE LOS ANGELES CA 90036	SSE	0.09 / 453.79	17
	***EPA Handler ID**: CAL000411165*			
812 S ORANGE LLC	812 S ORANGE DR LOS ANGELES CA 90036	SE	0.19 / 1,018.42	42
	***EPA Handler ID**: CAC003000003*			
ROSITO BISANI IMPORTS INC	940 S LA BREA AVE LOS ANGELES CA 90036	S	0.25 / 1,316.40	59
	***EPA Handler ID**: CAL000403813*			

State

ENVIROSTOR - EnviroStor Database

A search of the ENVIROSTOR database, dated Oct 1, 2019 has found that there are 7 ENVIROSTOR site(s) within approximately 1.00 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
LIZ'S ANTIQUE HARDWARE	453 S LA BREA AVENUE LOS ANGELES CA 90036	NNE	0.23 / 1,189.97	51
	***Estor/EPA ID	Cleanup Status**: 60001631	NO FURTHER ACTION AS OF 5/15/2012*		
LA BREA AVENUE MOTORS - 401 S. LA BREA PROPERTY	401 SOUTH LA BREA AVENUE LA BREA CA 90036	NNE	0.32 / 1,693.20	64
	***Estor/EPA ID	Cleanup Status**: 60001610	NO FURTHER ACTION AS OF 4/3/2012*		
LA BREA AVENUE MOTORS - 359 S. LA BREA PROPERTY	359 SOUTH LA BREA AVENUE LA BREA CA 90036	NNE	0.35 / 1,857.14	68
	***Estor/EPA ID	Cleanup Status**: 60001611	NO FURTHER ACTION AS OF 4/3/2012*		
LA BREA MOTORS	339 SOUTH LA BREA AVENUE LOS ANGELES CA 90036	NNE	0.39 / 2,084.34	76
	***Estor/EPA ID	Cleanup Status**: 60001395	NO FURTHER ACTION AS OF 2/14/2012*		
BURROUGHS MIDDLE SCHOOL COMPREHENSIVE MODERNIZATION PROJECT	600 SOUTH MCCADDEN PLACE LOS ANGELES CA 90005	ENE	0.50 / 2,635.50	85
	***Estor/EPA ID	Cleanup Status**: 60002631	ACTIVE AS OF 3/27/2018*		
THIRD STREET ELEMENTARY SCHOOL	201 SOUTH JUNE STREET LOS ANGELES CA 90004	NE	0.79 / 4,156.42	86

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
	***Estor/EPA ID** | **Cleanup Status**: 19820044 | NO FURTHER ACTION AS OF 6/29/2007*			

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
HANCOCK PARK ELEMENTARY SCHOOL	408 SOUTH FAIRFAX AVENUE LOS ANGELES CA 90036	WNW	0.98 / 5,172.23	87
	***Estor/EPA ID** | **Cleanup Status**: 19000014 | INACTIVE - NEEDS EVALUATION AS OF 11/22/2005*			

LUST - Leaking Underground Fuel Tank Reports

A search of the LUST database, dated Jul 17, 2019 has found that there are 14 LUST site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
76 STATION #251116	5436 6TH STREET LOS ANGELES CA 90036	NNE	0.19 / 998.33	40
	***Global ID** | **Status** | **Status Date**: T10000000379 | COMPLETED - CASE CLOSED | 2016-07-05 00:00:00*			
LOU EHLERS CADILLAC	5151 WILSHIRE BLVD PARK LA BREA CA 90036	E	0.19 / 1,026.90	43
	***Global ID** | **Status** | **Status Date**: T0603700882 | COMPLETED - CASE CLOSED | 1996-08-22 00:00:00*			
TOSCO S.S. #1116	5436 6TH ST W LOS ANGELES CA 90036	NNE	0.20 / 1,051.36	47
	***Global ID** | **Status** | **Status Date**: T0603700902 | COMPLETED - CASE CLOSED | 2000-05-05 00:00:00*			
CARNATION OFFICE (FORMER)	5115 WILSHIRE BLVD PARK LA BREA CA 90036	E	0.24 / 1,275.10	58
	***Global ID** | **Status** | **Status Date**: T0603700897 | COMPLETED - CASE CLOSED | 1996-07-31 00:00:00*			
LOU EHLERS CADILLAC (FORMER)	5050-5070 WILSHIRE BLVD LOS ANGELES CA 90036	E	0.29 / 1,506.68	61
	***Global ID** | **Status** | **Status Date**: T10000000665 | COMPLETED - CASE CLOSED | 2009-12-21 00:00:00*			
VACANT BUILDING	400 LA BREA AVE. LOS ANGELES CA 90036	NNE	0.33 / 1,766.67	67
	***Global ID** | **Status** | **Status Date**: T0603705714 | COMPLETED - CASE CLOSED | 2008-09-29 00:00:00*			
TIDEWATER SERVICE STATION (FORMER)	5020 WILSHIRE BOULEVARD LOS ANGELES CA 90036-4315	E	0.36 / 1,883.21	70
	***Global ID** | **Status** | **Status Date**: SL0603709506 | COMPLETED - CASE CLOSED | 2014-02-21 00:00:00*			
LA BREA DODGE	339 LA BREA AVE S PARK LA BREA CA 90036	NNE	0.41 / 2,180.06	77
	***Global ID** | **Status** | **Status Date**: T0603700884 | COMPLETED - CASE CLOSED | 1996-07-18 00:00:00*			
HOROWITZ PROPERTY	303 LA BREA S. LOS ANGELES CA 90036	NNE	0.44 / 2,336.23	80
	***Global ID** | **Status** | **Status Date**: T10000001949 | COMPLETED - CASE CLOSED | 2011-12-23 00:00:00*			

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
EXPERT CAR WASH	900 LA BREA AVE . S. LOS ANGELES CA 90036	S	0.18 / 956.97	38
	Global ID* | *Status* | *Status Date: *T0603761730* | *COMPLETED - CASE CLOSED* | *2012-01-10 00:00:00*			
MOLE-RICHARDSON COMPANY	926 LA BREA AVE PARK LA BREA CA 90036	S	0.22 / 1,144.96	49
	Global ID* | *Status* | *Status Date: *T0603700890* | *COMPLETED - CASE CLOSED* | *1996-07-30 00:00:00*			
UNOCAL #1074	5301 OLYMPIC BLVD W PARK LA BREA CA 90036	S	0.29 / 1,516.50	62
	Global ID* | *Status* | *Status Date: *T0603700894* | *COMPLETED - CASE CLOSED* | *1997-06-12 00:00:00*			
SHELL STATION (FORMER)	5160 OLYMPIC BLVD LOS ANGELES CA 90022	SSE	0.38 / 1,997.29	75
	Global ID* | *Status* | *Status Date: *T0603739146* | *COMPLETED - CASE CLOSED* | *2012-02-16 00:00:00*			
MUSEUM SQUARE	5757 WILSHIRE BLVD PARK LA BREA CA 90036	W	0.44 / 2,320.65	79
	Global ID* | *Status* | *Status Date: *T0603700895* | *COMPLETED - CASE CLOSED* | *1996-05-21 00:00:00*			

UST - Permitted Underground Storage Tank (UST) in GeoTracker

A search of the UST database, dated Jul 17, 2019 has found that there are 2 UST site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
AT&T California - H4100	666 S La Brea Ave Los Angeles CA 90036	NE	0.10 / 511.08	23
	Facility ID: *FA0017483*			
MIRACLE MILE 76	5436 W 6TH ST LOS ANGELES CA 90036	NNE	0.20 / 1,041.43	46

HHSS - Historical Hazardous Substance Storage Information Database

A search of the HHSS database, dated Aug 27, 2015 has found that there are 6 HHSS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
PACIFIC BELL (H4-100)	666 LA BREA LOS ANGELES CA 90036	NE	0.09 / 483.90	20
LOU EHLERS CADILLAC	5151 WILSHIRE BOULEVARD LOS ANGELES CA 90036	E	0.17 / 887.79	33
SERVICE STATION 1116	5436 W 6TH ST LOS ANGELES CA 90036	NNE	0.20 / 1,038.63	45

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
UNION OIL SERVICE STATION 111	5436 WEST SIXTH STREET LOS ANGELES CA 90036	NNE	0.20 / 1,038.63	45

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
METROPOLITAN CAR WASH	900 SO. LA BREA LOS ANGELES CA 90036	S	0.20 / 1,031.89	44
METROPOLITAN CAR WASH	900 S. LA BHEA LOS ANGELES CA 90036	S	0.21 / 1,109.58	48

AST - Aboveground Storage Tanks

A search of the AST database, dated Aug 31, 2009 has found that there are 1 AST site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
	5151 WILSHIRE BLVD LOS ANGELES CA 90036	E	0.17 / 887.79	33

DELISTED TNK - Delisted Storage Tanks

A search of the DELISTED TNK database, dated Sep 11, 2019 has found that there are 3 DELISTED TNK site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
PACIFIC BELL (H4-100)	666 S LA BREA AVE LOS ANGELES CA 90036	NE	0.23 / 1,207.44	52

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
EXPERT CAR WASH	900 S LA BREA AVE LOS ANGELES CA 90036	SE	0.15 / 784.40	31
MIKE REZAIAN & MEHDI AKBARI	5301 W OLYMPIC BLVD LOS ANGELES CA 90036	S	0.17 / 919.97	36

CERS TANK - California Environmental Reporting System (CERS) Tanks

A search of the CERS TANK database, dated Aug 19, 2019 has found that there are 4 CERS TANK site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
La Brea Yard (Westside Subway Project)	711 S LA BREA AVE LOS ANGELES CA 90036	E	0.06 / 337.45	11
	***Site ID**: 359199*			
AT&T California - H4100	666 S LA BREA AVE LOS ANGELES CA 90036	NE	0.09 / 483.90	20
	***Site ID**: 434499*			
Beverly Hills BMW (Service/Parts building)	5151 WILSHIRE BLVD LOS ANGELES CA 90036	E	0.17 / 887.79	33
	***Site ID**: 12058*			
MIRACLE MILE 76	5436 W 6TH ST LOS ANGELES CA 90036	NNE	0.20 / 1,038.63	45
	***Site ID**: 49346*			

VCP - Voluntary Cleanup Program

A search of the VCP database, dated Oct 1, 2019 has found that there are 2 VCP site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
LA BREA MOTORS	339 SOUTH LA BREA AVENUE LOS ANGELES CA 90036	NNE	0.39 / 2,084.34	76
	***Estor/EPA ID**	**Cleanup Status**: 60001395	NO FURTHER ACTION AS OF 2/14/2012*		
BURROUGHS MIDDLE SCHOOL COMPREHENSIVE MODERNIZATION PROJECT	600 SOUTH MCCADDEN PLACE LOS ANGELES CA 90005	ENE	0.50 / 2,635.50	85
	***Estor/EPA ID**	**Cleanup Status**: 60002631	ACTIVE AS OF 3/27/2018*		

CLEANUP SITES - GeoTracker Cleanup Program Sites

A search of the CLEANUP SITES database, dated Jul 17, 2019 has found that there are 5 CLEANUP SITES site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
BRE 5220 WILSHIRE	5220 WILSHIRE BLVD LOS ANGELES CA 90036	E	0.09 / 453.37	16
	***Site Facility Type**	**Status**: CLEANUP PROGRAM SITE	COMPLETED - CASE CLOSED*		
CHANNEL GATEWAY PROJECT	1092 PRINCETON DR LOS ANGELES CA 90036	W	0.33 / 1,760.78	66
	***Site Facility Type**	**Status**: CLEANUP PROGRAM SITE	COMPLETED - CASE CLOSED*		
HIGHLAND EXPRESS CLEANERS	5034 WILSHIRE BOULEVARD LOS ANGELES CA 90036-4315	E	0.35 / 1,863.39	69
	***Site Facility Type**	**Status**: CLEANUP PROGRAM SITE	COMPLETED - CASE CLOSED*		

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
KCOP PRODUCTION STUDIO (FORMER)	915 LA BREA AVE LOS ANGELES CA	S	0.19 / 1,007.47	41
	Site Facility Type* | *Status: *CLEANUP PROGRAM SITE* | *COMPLETED - CASE CLOSED*			
HARRY'S AUTO BODY INC.	1023 &1027 S. REDONDO BLVD LOS ANGELES CA 90019	S	0.36 / 1,904.44	71
	Site Facility Type* | *Status: *CLEANUP PROGRAM SITE* | *COMPLETED - CASE CLOSED*			

HIST TANK - Historical Hazardous Substance Storage Container Information - Facility Summary

A search of the HIST TANK database, dated May 27, 1988 has found that there are 6 HIST TANK site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
PACIFIC BELL (H4-100)	666 LA BREA LOS ANGELES CA	NE	0.09 / 483.90	20
LOU EHLERS CADILLAC	5151 WILSHIRE BOULEVARD LOS ANGELES CA	E	0.17 / 887.79	33
SERVICE STATION 1116	5436 W 6TH ST LOS ANGELES CA	NNE	0.20 / 1,038.63	45
UNION OIL SERVICE STATION #111	5436 WEST SIXTH STREET LOS ANGELES CA	NNE	0.20 / 1,038.63	45

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
METROPOLITAN CAR WASH	900 SO. LA BREA LOS ANGELES CA	S	0.20 / 1,031.89	44
METROPOLITAN CAR WASH	900 S. LA BREA LOS ANGELES CA	S	0.20 / 1,031.89	44

County

UST LA CITY - Los Angeles County - City of Los Angeles UST List

A search of the UST LA CITY database, dated Jun 1, 2019 has found that there are 8 UST LA CITY site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
FORMER SOUTHWEST SAVINGS	5220 W WILSHIRE BLVD LOS ANGELES CA 90036	ESE	0.09 / 473.60	19

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
AT&T - H4100	666 S LA BREA AVE LOS ANGELES CA 90036	NE	0.09 / 483.90	20
BEVERLY HILLS BMW (SERVICE/PARTS)	5151 W WILSHIRE BLVD LOS ANGELES CA 90036	ENE	0.15 / 791.47	32
LOU EHLERS CADILLAC	5151 W CARLING WY LOS ANGELES CA 90036	ENE	0.17 / 916.16	35
MIRACLE MILE 76	5436 W 6TH ST LOS ANGELES CA 90036	NNE	0.20 / 1,038.63	45

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
LA BREA FIRESTONE	800 S LA BREA AVE LOS ANGELES CA 90038	SSE	0.09 / 453.79	17
8TH & LA BREA FIRESTONE	800 S LA BREA AVE LOS ANGELES CA 90038	SSE	0.09 / 453.79	17
EXPERT CAR WASH	900 S LA BREA AVE LOS ANGELES CA 90036	S	0.20 / 1,031.89	44

AST LA CITY - Los Angeles County - City of Los Angeles AST List

A search of the AST LA CITY database, dated Jun 1, 2019 has found that there are 1 AST LA CITY site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
BEVERLY HILLS BMW (SERVICE/PARTS)	5151 W WILSHIRE BLVD LOS ANGELES CA 90036	ENE	0.15 / 791.47	32
	Facility ID* | *Tank Status: *FA0025761* | *Active*			

LA CITY HAZMAT - Los Angeles County - City of Los Angeles Hazardous Materials Facilities

A search of the LA CITY HAZMAT database, dated Jun 1, 2019 has found that there are 13 LA CITY HAZMAT site(s) within approximately 0.12 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
VERIZON WIRELESS	5371 W WILSHIRE BLVD SU 202 LOS ANGELES CA 90036	NNW	0.02 / 122.62	4

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
MIRACLE MILE CHIROPRACTIC GROUP	5365 W WILSHIRE BLVD LOS ANGELES CA 90036	N	0.03 / 145.56	5
CLOVERDALE CLEANERS	682 S CLOVERDALE AVE LOS ANGELES CA 90036	NNW	0.04 / 233.77	7
WILSHIRE BEAUTY SUPPLY	5401 W WILSHIRE BLVD LOS ANGELES CA 90036	NW	0.06 / 296.31	8
ALDUS TYPE STUDIO LTD	731 S LA BREA AVE LOS ANGELES CA 90036	ESE	0.06 / 340.25	12
FORMER SOUTHWEST SAVINGS	5220 W WILSHIRE BLVD LOS ANGELES CA 90036	ESE	0.09 / 473.60	19
AT&T - H4100	666 S LA BREA AVE LOS ANGELES CA 90036	NE	0.09 / 483.90	20
VERIZON WIRELESS: WILSHIRE HUB WEST	5455 W WILSHIRE BLVD LOS ANGELES CA 90036	WNW	0.10 / 535.71	24

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
KEEN PRINTERS / HIGHLAND GRAPHICS	5307 W 8TH ST LOS ANGELES CA 90036	SSE	0.06 / 321.98	10
ADTEC BUSINESS MACHINES SPECIALISTS	737 S LA BREA AVE LOS ANGELES CA 90046	SE	0.07 / 350.78	13
AMERIPROS BODY SHOP	747 S LA BREA AVE LOS ANGELES CA 90036	SE	0.07 / 360.74	15
LA BREA FIRESTONE	800 S LA BREA AVE LOS ANGELES CA 90038	SSE	0.09 / 453.79	17
HARRY'S LUXURY CARS	803 S LA BREA AVE LOS ANGELES CA 90036	SSE	0.09 / 461.51	18

Non Standard

Federal

FINDS/FRS - Facility Registry Service/Facility Index

A search of the FINDS/FRS database, dated Aug 12, 2019 has found that there are 1 FINDS/FRS site(s) within approximately 0.02 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
VERIZON WIRELESS: CLOVERDALE	5371 WILSHIRE BOULEVARDNA SUITE 202 LOS ANGELES CA 90036	N	0.02 / 84.74	2

ALT FUELS - Alternative Fueling Stations

A search of the ALT FUELS database, dated Oct 1, 2019 has found that there are 3 ALT FUELS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
ESSEX	5200 Wilshire Blvd Los Angeles CA 90036	E	0.11 / 566.44	25
5550 Wilshire by Windsor	5550 Wilshire Blvd Los Angeles CA 90036	W	0.22 / 1,168.53	50
MANSFIELD	5100 Wilshire Blvd Los Angeles CA 90036	E	0.23 / 1,212.27	55

State

DRYCLEANERS - Dry Cleaning Facilities

A search of the DRYCLEANERS database, dated Jul 16, 2019 has found that there are 8 DRYCLEANERS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
DBA NEW IMAGE CLEANERS	682 S CLOVERDALE LOS ANGELES CA 90036	NNW	0.04 / 233.77	7
CLOVERDALE CLEANERS	682 CLOVERDALE LOS ANGELES CA 900360000	NNW	0.04 / 233.77	7
AA CUSTOM CLEANERS	732 S LA BREA AVE LOS ANGELES CA 900100000	ESE	0.07 / 359.23	14

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
MIRACLE CLEANERS CO	5170 WILSHIRE BLVD LOS ANGELES CA 900360000	E	0.18 / 933.85	37
MIRACLE CLEANERS	5170 WILSHIRE BLVD LOS ANGELES CA 900360000	E	0.18 / 933.85	37
MIRACLE 1 HOUR CLEANERS	5170 WILSHIRE BLVD LOS ANGELES CA 900360000	E	0.18 / 933.85	37
BUDGET CLEANERS	5170 WILSHIRE BLVD LOS ANGELES CA 900360000	E	0.18 / 933.85	37
MIRACLE 1 HOUR CLEANERS	5170 WILSHIRE BLVD LOS ANGELES CA 900360000	E	0.18 / 933.85	37

SCH - School Property Evaluation Program Sites

A search of the SCH database, dated Oct 1, 2019 has found that there are 2 SCH site(s) within approximately 1.00 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
THIRD STREET ELEMENTARY SCHOOL	201 SOUTH JUNE STREET LOS ANGELES CA 90004	NE	0.79 / 4,156.42	86
	***Estor/EPA ID	Cleanup Status**: 19820044	NO FURTHER ACTION AS OF 6/29/2007*		

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
HANCOCK PARK ELEMENTARY SCHOOL	408 SOUTH FAIRFAX AVENUE LOS ANGELES CA 90036	WNW	0.98 / 5,172.23	87
	***Estor/EPA ID	Cleanup Status**: 19000014	INACTIVE - NEEDS EVALUATION AS OF 11/22/2005*		

HAZNET - Hazardous Waste Manifest Data

A search of the HAZNET database, dated Oct 24, 2016 has found that there are 3 HAZNET site(s) within approximately 0.02 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
FRAZEE PAINT # 53	5355 WILSHIRE BLVD LOS ANGELES CA 900360000	NNE	0.02 / 84.79	3
FRAZEE PAINT # 53	5355 WILSHIRE BLVD LOS ANGELES CA 900360000	NNE	0.02 / 84.79	3

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
THE BAILEY GROUP LLC DBA THE DETROIT ST APRARTMENTS	731 S DETROIT ST LOS ANGELES CA 90036	S	0.01 / 36.00	1

CERS HAZ - California Environmental Reporting System (CERS) Hazardous Waste Sites

A search of the CERS HAZ database, dated Aug 19, 2019 has found that there are 4 CERS HAZ site(s) within approximately 0.12 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Verizon Wireless: Cloverdale	5371 WILSHIRE BOULEVARD, SUITE 202 LOS ANGELES CA 90036	N	0.02 / 84.74	2
Staples the Office Superstore #0128	5407 WILSHIRE BLVD LOS ANGELES CA 90036	NW	0.06 / 304.78	9
Verizon Wireless: Wilshire Hub West	5455 WILSHIRE BOULEVARD LOS ANGELES CA 90036	WNW	0.09 / 490.26	21

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
AMERIPROS BODY SHOP	747 S LA BREA AVE LOS ANGELES CA 90036	SE	0.07 / 360.74	15

DELISTED HAZ - Delisted Environmental Reporting System (CERS) Hazardous Waste Sites

A search of the DELISTED HAZ database, dated Nov 29, 2018 has found that there are 2 DELISTED HAZ site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
3RD STREET CLEANERS	5774 W 3RD ST LOS ANGELES CA 90036	N	0.47 / 2,476.18	81

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
Beverly Hills BMW (Sales)	5070 WILSHIRE BLVD LOS ANGELES CA 90036	E	0.32 / 1,708.16	65

EMISSIONS - Toxic Pollutant Emissions Facilities

A search of the EMISSIONS database, dated Dec 31, 2017 has found that there are 11 EMISSIONS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
CLOVERDALE CLEANERS, YAKOV MAL	682 S. CLOVERDALE LOS ANGELES CA 90036	NNW	0.04 / 233.77	7
AA CUSTOM CLEANERS	732 S LA BREA AVE LOS ANGELES CA 90036	ESE	0.07 / 359.23	14
PACIFIC BELL	666 S LA BREA AV LOS ANGELES CA 91105	NE	0.09 / 483.90	20
LOU EHLERS CADILLAC	5151 WILSHIRE BLVD. LOS ANGELES CA 90036	E	0.17 / 887.79	33
WEST COAST ALL-PRO	5151 WILSHIRE LOS ANGELES CA 90036	E	0.17 / 887.79	33
MIRACLE CLEANERS	5170 WILSHIRE BL LOS ANGELES CA 90036	E	0.18 / 933.85	37
MEYMARIAN BROTHERS INC. DBA MIRACLE MILE	5436 W 6TH ST LOS ANGELES CA 90036	NNE	0.20 / 1,038.63	45
LOS ALTOS CLEANERS	453 S LA BREA LOS ANGELES CA 90036	NNE	0.23 / 1,215.22	56

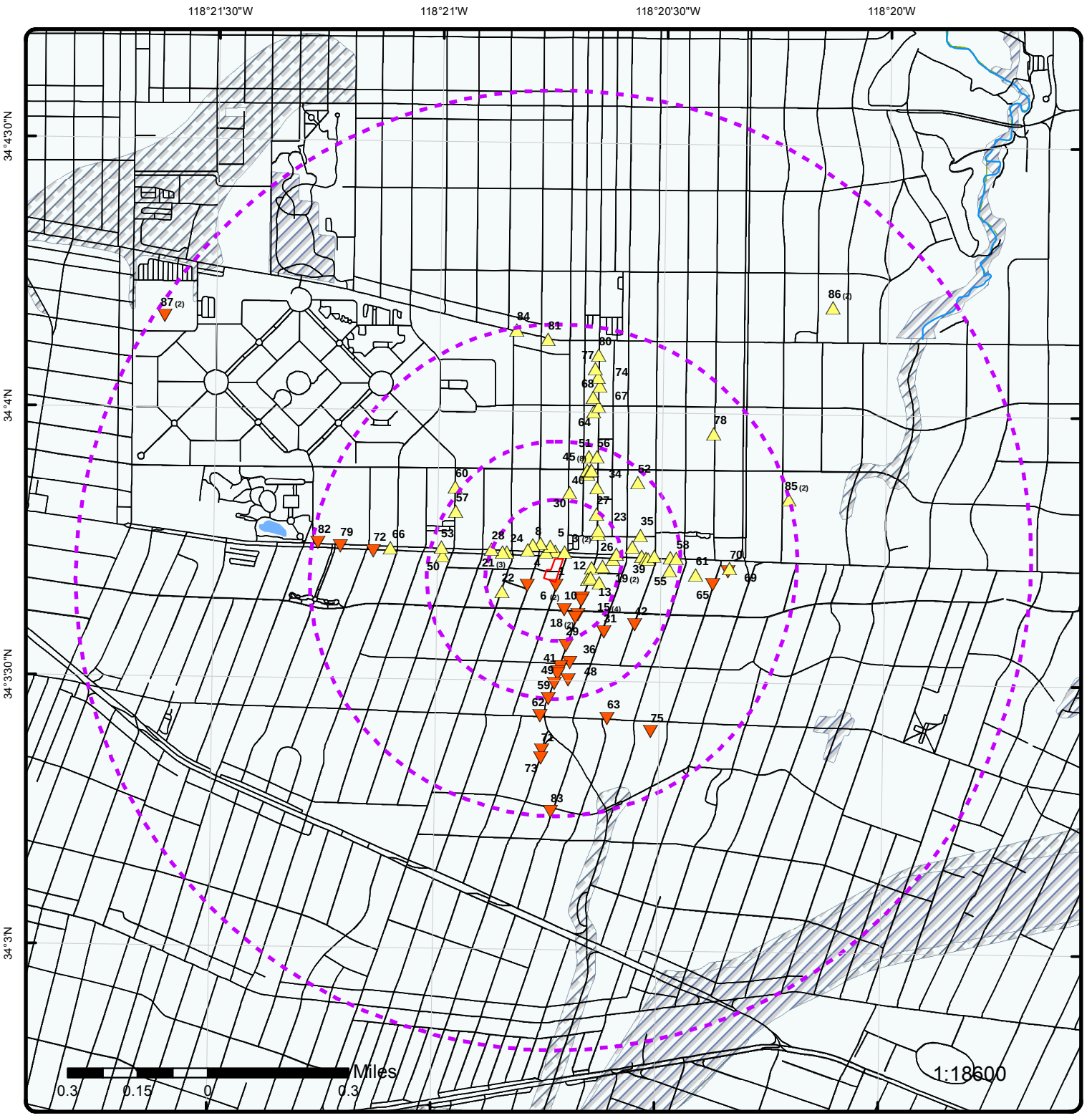
Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
JOARIG CORP/ AMERIPROS AUTO BODY	747 S LA BREA LOS ANGELES CA 90036	SE	0.07 / 360.74	15
FRANK SANDERS OLDSMOBILE	747 S LA BREA AV LOS ANGELES CA 90036	SE	0.07 / 360.74	15
LUXURY CARS	803 S. LABREA LOS ANGELES CA 90036	SSE	0.09 / 461.51	18

County

LA SML - Los Angeles County - Site Mitigation List

A search of the LA SML database, dated Jul 16, 2019 has found that there are 1 LA SML site(s) within approximately 0.50 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
FUNK BROS - THE POINT ON LA BREA	843 LA BREA AVE LOS ANGELES CA 90038	S	0.14 / 718.77	29



Map : 1 Mile Radius

Order No: 20191113243

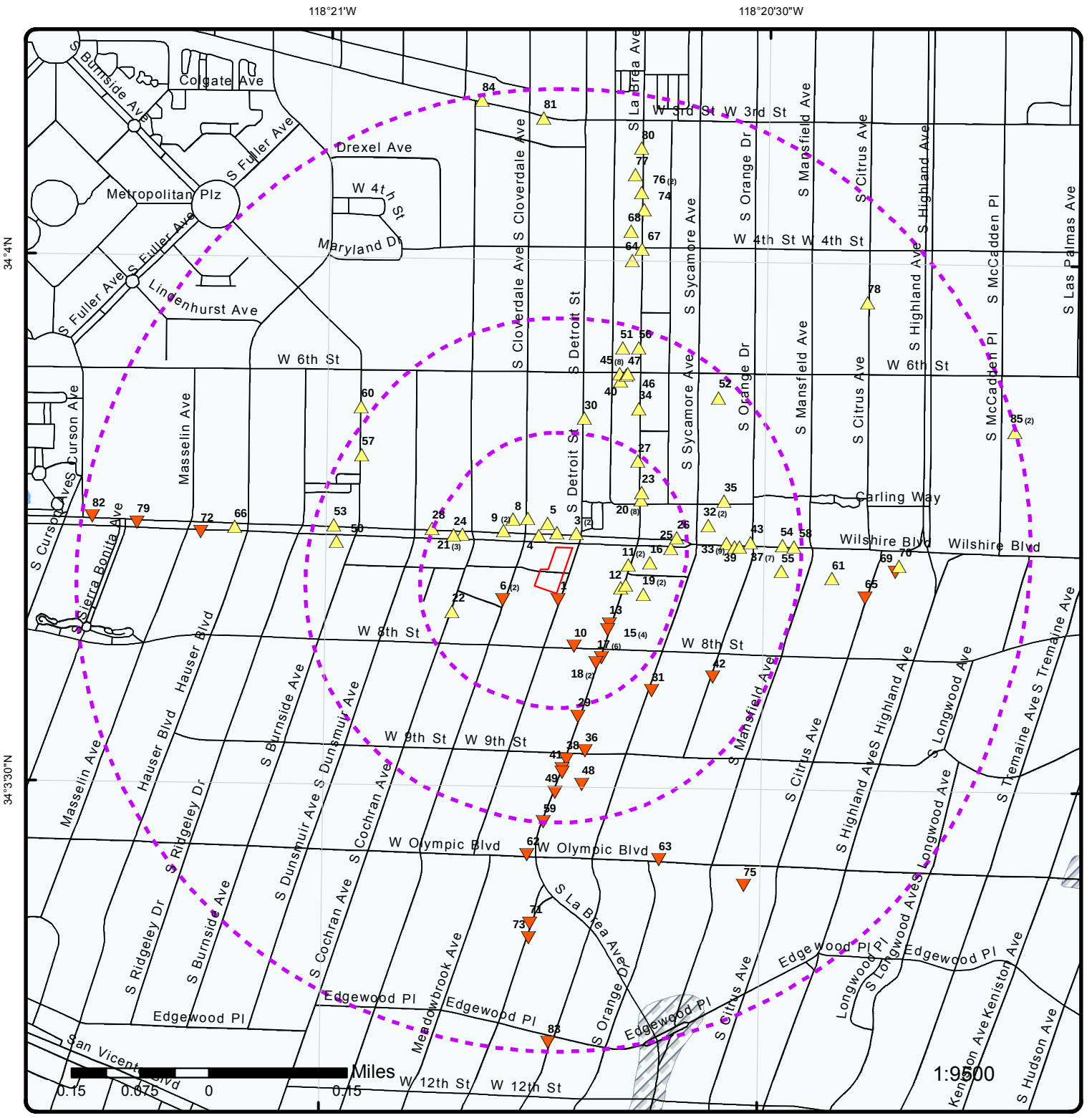
Address: 5352-5354 Wilshire Boulevard, Los Angeles, CA, 90036

ENVIRONMENTAL RISK INFORMATION SERVICES

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

Source: © 2016 ESRI

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Map : 0.5 Mile Radius

Order No: 20191113243

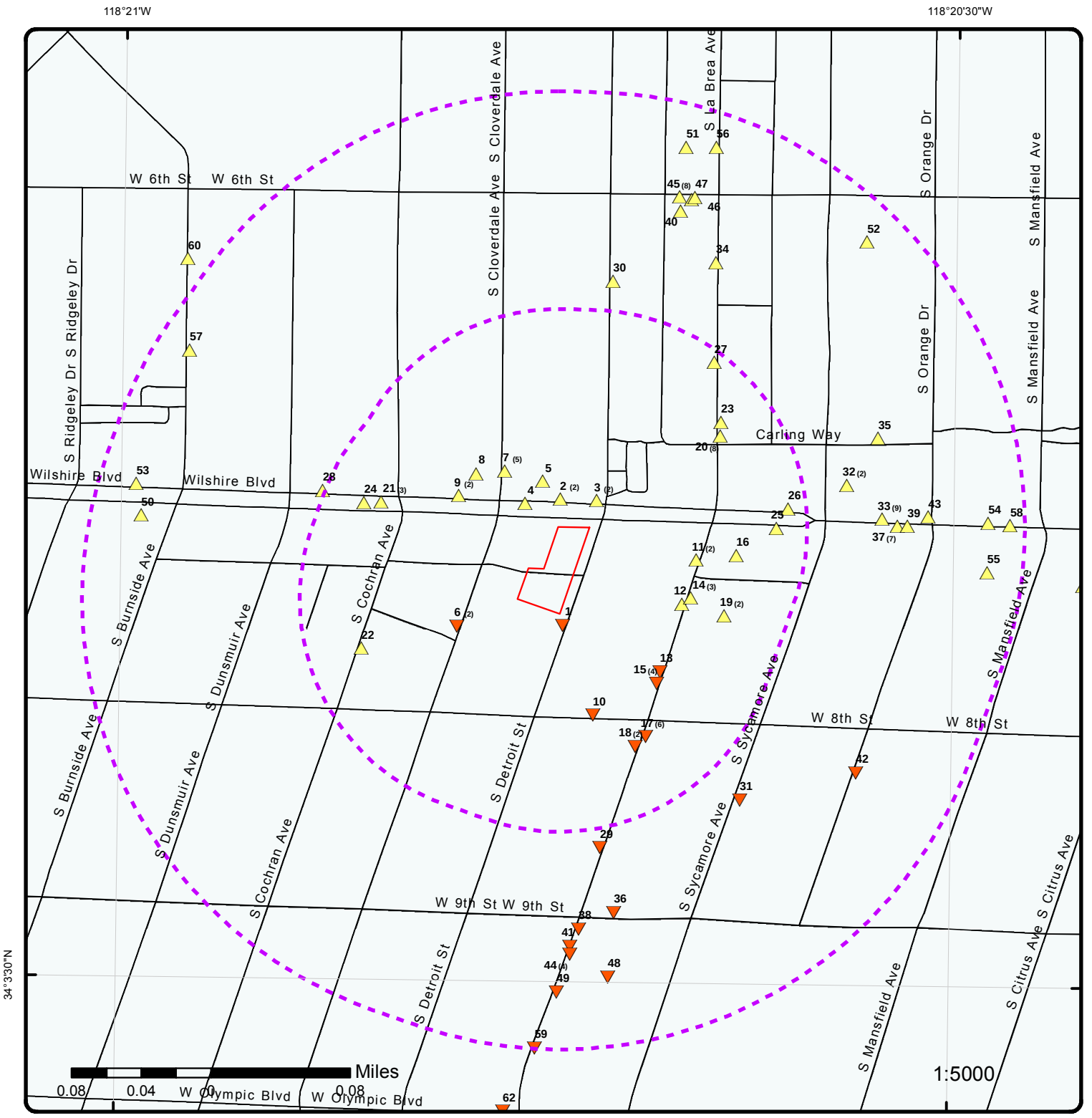
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ENVIRONMENTAL RISK INFORMATION SERVICES

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

Source: © 2016 ESRI

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Map : 0.25 Mile Radius

Order No: 20191113243

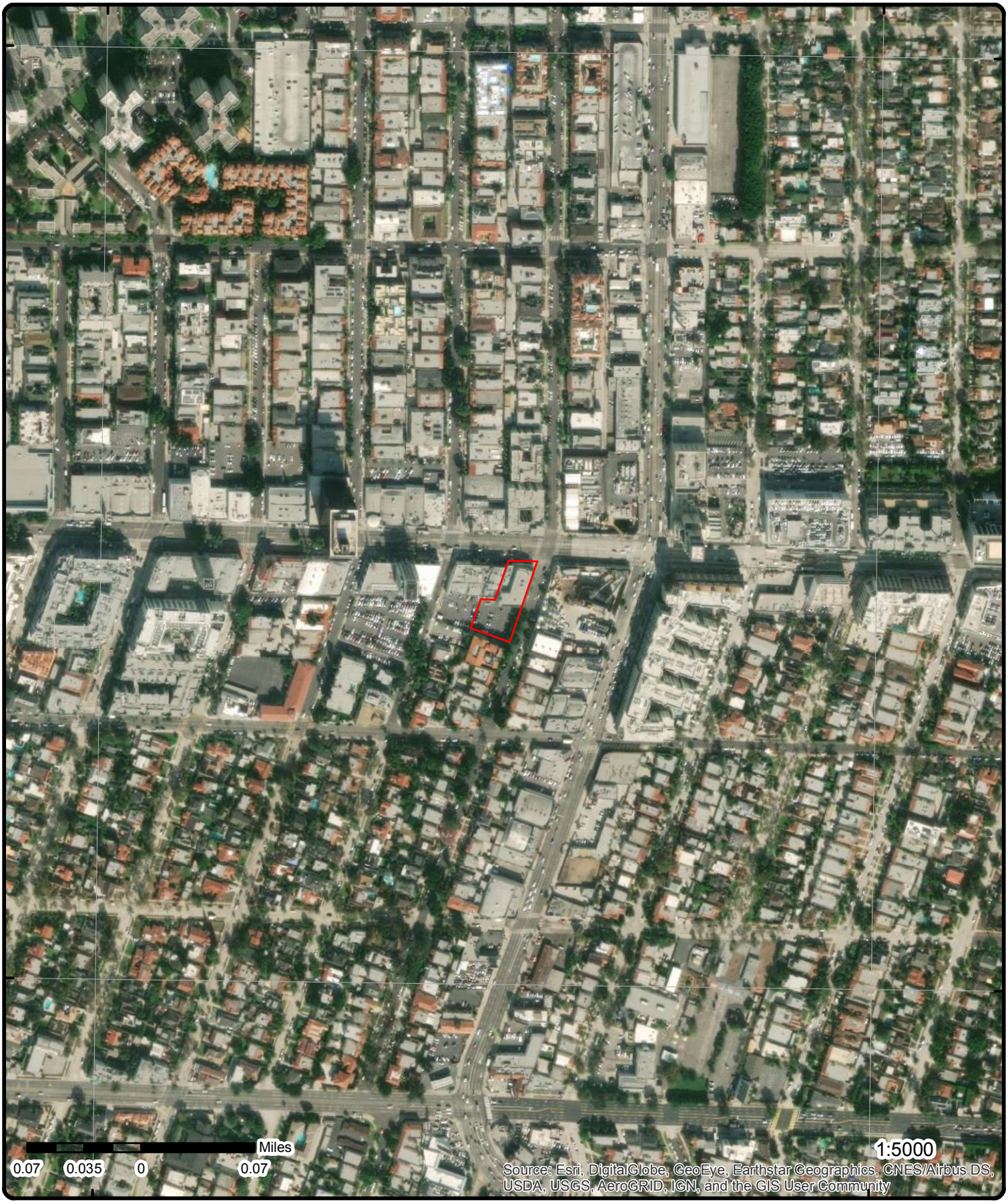
Address: 5352-5354 Wilshire Boulevard, Los Angeles, CA, 90036

ENVIRONMENTAL RISK INFORMATION SERVICES

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

Source: © 2016 ESRI

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Aerial (2018)

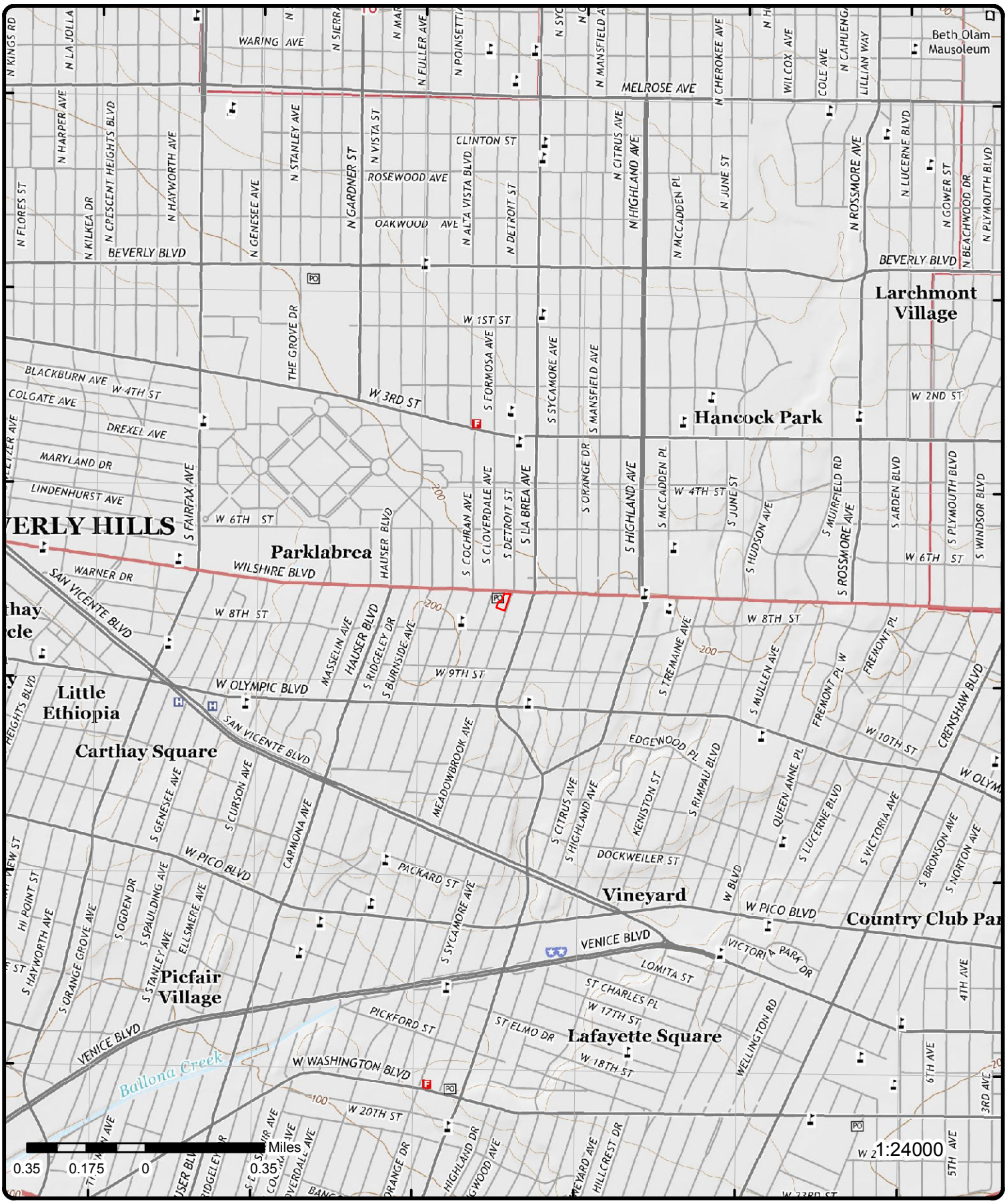
Order No: 20191113243

Address: 5352-5354 Wilshire Boulevard, Los Angeles, CA, 90036

Source: ESRI World Imagery

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Topographic Map (2015)

Order No: 20191113243

Address: 5352-5354 Wilshire Boulevard, Los Angeles, CA, 90036

Quadrangle(s): Hollywood,CA

Source: USGS Topographic Map

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ENVIRONMENTAL RISK INFORMATION SERVICES

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Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of 1	S	0.01 / 36.00	193.70 / -1	THE BAILEY GROUP LLC DBA THE DETROIT ST APRARTMENTS 731 S DETROIT ST LOS ANGELES CA 90036	HAZNET

SIC Code:
NAICS Code:
EPA ID: CAC002696764
Create Date: 6/19/2012
Fac Act Ind: No
Inact Date: 9/18/2012
County Code: 19
County Name: Los Angeles
Mail Name:
Mailing Addr 1: PO BOX 869
Mailing Addr 2:
Owner Fax:

Mailing City: BEVERLY HILLS
Mailing State: CA
Mailing Zip: 90213
Region Code: 3
Owner Name: THE BAILEY GROUP LLC
Owner Addr 1: PO BOX 869
Owner Addr 2:
Owner City: BEVERLY HILLS
Owner State: CA
Owner Zip: 90213
Owner Phone: 3107144145

Contact Information
-- --
Contact Name: EUNICE REIS
Street Address 1: PO BOX 869
Street Address 2:
City: BEVERLY HILLS
State: CA
Zip: 90213
Phone: 3107144145
-- --
-- --

Tanner Information
-- --
Generator EPA ID: CAC002696764
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: AZR000030452
TSD County Code: 99
TSD County: Unknown
State Waste Code: 223
State Waste Code Desc.: Unspecified oil-containing waste
Method Code: H135
Method Description: DISCHARGE TO SEWER/POTW OR NPDES(WITH PRIOR STORAGE--WITH OR WITHOUT TREATMENT)
Tons: 0.68805
Year: 2012
-- --

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	1 of 2	N	0.02 / 84.74	195.91 / 1	Verizon Wireless: Cloverdale 5371 WILSHIRE BOULEVARD, SUITE 202 LOS ANGELES CA 90036	CERS HAZ

Site ID: 82178
Latitude: 34.062290
Longitude: -118.345620

Regulated Programs

EI Description: Chemical Storage Facilities
EI ID: 10161759

Evaluations

Eval Date: 01/12/2017
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

2 x 16 batteries x 2 gallons ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc: Document Preparer
Entity Name: Myrna Allende
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: CUPA District
Entity Name: Los Angeles City Fire Department
Entity Title:
Address: 200 North Main Street, Room 1780
City: Los Angeles
State: CA
Country:
Zip Code: 90012
Phone: (213) 978-3680

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 15505 Sand Canyon Avenue, MS D-104
City: Irvine
State: CA
Country:
Zip Code: 92618
Phone:

Affil Type Desc: Identification Signer
Entity Name: Myrna Allende
Entity Title: Regulatory Specialist
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Legal Owner
Entity Name: Verizon Wireless
Entity Title:
Address: 15505 Sand Canyon Avenue, MS D-104
City: Irvine
State: CA
Country: United States
Zip Code: 92618
Phone: (949) 286-7000

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

Affil Type Desc: Environmental Contact
Entity Name: Environmental Compliance
Entity Title:
Address: 15505 Sand Canyon Avenue, MS D-104
City: Irvine
State: CA
Country:
Zip Code: 92618
Phone:

Affil Type Desc: Parent Corporation
Entity Name: Verizon Wireless [Southern California]
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Operator
Entity Name: Verizon Wireless
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (949) 286-7000

2	*2 of 2*	*N*	*0.02 / 84.74*	*195.91 / 1*	***VERIZON WIRELESS: CLOVERDALE 5371 WILSHIRE BOULEVARDNA SUITE 202 LOS ANGELES CA 90036***	***FINDS/FRS***

Registry ID: 110066024705
FIPS Code:
HUC Code: 18070104
Site Type Name: STATIONARY
Location Description:
Supplemental Location:
Create Date: 14-OCT-2015 09:32:01
Update Date:
Interest Types: STATE MASTER
SIC Codes: 4812
SIC Code Descriptions: RADIOTELEPHONE COMMUNICATIONS
NAICS Codes: 517210
NAICS Code Descriptions:
Conveyor: FRS-GEOCODE
Federal Facility Code:
Federal Agency Name:
Tribal Land Code:
Tribal Land Name:
Congressional Dist No.: 30
Census Block Code: 060372151021004
EPA Region Code: 09
County Name: LOS ANGELES
US/Mexico Border Ind:
Latitude: 34.062248
Longitude: -118.345589
Reference Point: ENTRANCE POINT OF A FACILITY OR STATION
Coord Collection Method: ADDRESS MATCHING-HOUSE NUMBER
Accuracy Value: 50
Datum: NAD83
Source:
Facility Detail Rprt URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110066024705
Program Acronyms:

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

CA-ENVIROVIEW:82178

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3 *1 of 2* *NNE* *0.02 / 84.79* *196.10 / 2*

FRAZEE PAINT # 53
5355 WILSHIRE BLVD
LOS ANGELES CA 900360000

HAZNET

SIC Code:	5231	***Mailing City:***	SAN DIEGO
NAICS Code:	44419	***Mailing State:***	CA
EPA ID:	CAL000162628	***Mailing Zip:***	921212508
Create Date:	3/24/1995	***Region Code:***	3
Fac Act Ind:	No	***Owner Name:***	WILLIAM HOLDINGS PLC
Inact Date:	6/12/2001	***Owner Addr 1:***	700 NICKERSON ROAD
County Code:	19	***Owner Addr 2:***	
County Name:	Los Angeles	***Owner City:***	MARLBOROUGH
Mail Name:		***Owner State:***	MA
Mailing Addr 1:	6625 MIRAMAR RD	***Owner Zip:***	017520000
Mailing Addr 2:		***Owner Phone:***	5084810700
Owner Fax:			

Contact Information

--	--
Contact Name:	LARRY A LAITINEN
Street Address 1:	INACTIVE PER VQ01 - BMI
Street Address 2:	
City:	SAN DIEGO
State:	CA
Zip:	921212508
Phone:	6192769500
--	--

---

3 *2 of 2* *NNE* *0.02 / 84.79* *196.10 / 2*

FRAZEE PAINT # 53
5355 WILSHIRE BLVD
LOS ANGELES CA 900360000

HAZNET

SIC Code:	5231	***Mailing City:***	SAN DIEGO
NAICS Code:	44412	***Mailing State:***	CA
EPA ID:	CAL000229654	***Mailing Zip:***	921212508
Create Date:	6/22/2001	***Region Code:***	3
Fac Act Ind:	No	***Owner Name:***	PROFESSIONAL PAINT INC
Inact Date:	5/22/2006	***Owner Addr 1:***	3900 JOLIET ST
County Code:	19	***Owner Addr 2:***	
County Name:	Los Angeles	***Owner City:***	DENVER
Mail Name:		***Owner State:***	CO
Mailing Addr 1:	6625 MIRAMAR RD	***Owner Zip:***	802390000
Mailing Addr 2:		***Owner Phone:***	3033715600
Owner Fax:			

Contact Information

--	--
Contact Name:	STEVE EATON
Street Address 1:	6625 MIRAMAR RD
Street Address 2:	
City:	SAN DIEGO
State:	CA
Zip:	921210000
Phone:	8586263383
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4 *1 of 1* *NNW* *0.02 / 122.62* *195.79 / 1*

VERIZON WIRELESS
5371 W WILSHIRE BLVD SU 202
LOS ANGELES CA 90036

LA CITY HAZMAT

Facility ID:	FA0025295
Last Run Date:	6/1/2019

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Source Name:		Active Hazardous Materials (HM) Inventory				

5	1 of 1	N	0.03 / 145.56	196.37 / 2	MIRACLE MILE CHIROPRACTIC GROUP 5365 W WILSHIRE BLVD LOS ANGELES CA 90036	LA CITY HAZMAT

Facility ID: FA0010894
Last Run Date: 6/1/2019
Source Name: In-Active Hazardous Materials (HM) Inventory

7	1 of 5	NNW	0.04 / 233.77	196.62 / 2	CLOVERDALE CLEANERS 682 CLOVERDALE LOS ANGELES CA 900360000	DRYCLEANERS

EPA ID: CAD981984685
Create Date: 7/3/1987
Facility Act Ind: No
Inact Date: 6/30/2005 3:00:59 PM
Reason: Cleaners
County Name: Los Angeles
Region Code: 3
Owner Name: YAKOV MALINSKY
Owner Street 1: 682 S CLOVERDALE AVE
Owner Street 2:
Owner City: LOS ANGELES
Owner State: CA
Owner Zip: 900360000

Owner Phone: 3239398557
Owner Fax:
Contact Name: YAKOV MALINSKY, OWNER
Contact Street 1: 682 S CLOVERDALE AVE
Contact Street 2:
Contact City: LOS ANGELES
Contact State: CA
Contact Zip: 900360000
Contact Phone: --
Mail Name:
DD Latitude:
DD Longitude:

7	2 of 5	NNW	0.04 / 233.77	196.62 / 2	DBA NEW IMAGE CLEANERS 682 S CLOVERDALE LOS ANGELES CA 90036	DRYCLEANERS

EPA ID: CAL000432795
Create Date: 12/29/2017 1:16:52 PM
Facility Act Ind: Yes
Inact Date:
Reason: Cleaners
County Name: Los Angeles
Region Code: 3
Owner Name: RENATO YESCAS
Owner Street 1: 1117 QUEEN ANNE
Owner Street 2:
Owner City: LOS ANGELES
Owner State: CA
Owner Zip: 90019

Owner Phone: 3232435349
Owner Fax:
Contact Name: RENATO YESCAS OR ABI YESCAS
Contact Street 1: 1117 QUEEN ANNE
Contact Street 2:
Contact City: LOS ANGELES
Contact State: CA
Contact Zip: 90019
Contact Phone: 3234453305
Mail Name:
DD Latitude:
DD Longitude:

7	3 of 5	NNW	0.04 / 233.77	196.62 / 2	CLOVERDALE CLEANERS, YAKOV MAL 682 S. CLOVERDALE LOS ANGELES CA 90036	EMISSIONS

1987 Criteria Data

Facility ID: 44389
Facility SIC Code: 7216
CO: 19
Air Basin: SC
District: SC
COID: LA
DISN: SOUTH COAST AQMD

CERR Code:
TOGT: 1.3
ROGT: 0
COT:
NOXT:
SOXT:
PMT:

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

CHAPIS: **PM10T:**

1987 Toxic Data

Facility ID: 44389
Facility SIC Code: 7216
CO: 19
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

1990 Criteria Data

Facility ID: 44389
Facility SIC Code: 7216
CO: 19
Air Basin: SC
District: SC
COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:
TOGT: 1.3
ROGT: 0
COT:
NOXT:
SOXT:
PMT:
PM10T:

1990 Toxic Data

Facility ID: 44389
Facility SIC Code: 7216
CO: 19
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

7	4 of 5	NNW	0.04 / 233.77	196.62 / 2	CLOVERDALE CLEANERS 682 S CLOVERDALE AVE LOS ANGELES CA 90036	LA CITY HAZMAT

Facility ID: FA0027658
Last Run Date: 6/1/2019
Source Name: In-Active Hazardous Materials (HM) Inventory

7	5 of 5	NNW	0.04 / 233.77	196.62 / 2	DBA NEW IMAGE CLEANERS 682 S CLOVERDALE LOS ANGELES CA 90036	RCRA NON GEN

EPA Handler ID: CAL000432795
Gen Status Universe: No Report
Contact Name: RENATO YESCAS OR ABI YESCAS
Contact Address: 1117 QUEEN ANNE , , LOS ANGELES , CA, 90019 ,
Contact Phone No and Ext: 323-445-3305
Contact Email: RYDERSTUX@GMAIL.COM
Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 20171229

Violation/Evaluation Summary

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

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	Yes
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20171229
Handler Name:	DBA NEW IMAGE CLEANERS
Generator Status Universe:	No Report
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	1117 QUEEN ANNE
Name:	RENATO YESCAS OR ABI YESCAS	**Street 2:**	
Date Became Current:		**City:**	LOS ANGELES
Date Ended Current:		**State:**	CA
Phone:	323-445-3305	**Country:**	
Source Type:	Implementer	**Zip Code:**	90019
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	1117 QUEEN ANNE
Name:	RENATO YESCAS	**Street 2:**	
Date Became Current:		**City:**	LOS ANGELES
Date Ended Current:		**State:**	CA
Phone:	323-243-5349	**Country:**	
Source Type:	Implementer	**Zip Code:**	90019

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
8	1 of 1	NW	0.06 / 296.31	196.74 / 2	WILSHIRE BEAUTY SUPPLY 5401 W WILSHIRE BLVD LOS ANGELES CA 90036	LA CITY HAZMAT

Facility ID:	FA0003013
Last Run Date:	6/1/2019
Source Name:	In-Active Hazardous Materials (HM) Inventory

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
9	1 of 2	NW	0.06 / 304.78	196.17 / 2	Staples the Office Superstore #0128 5407 WILSHIRE BLVD LOS ANGELES CA 90036	CERS HAZ

Site ID:	345115
Latitude:	34.062740

Longitude: -118.346771

Regulated Programs

EI Description: Hazardous Waste Generator ***EI ID:*** 10635490

Affiliations

Affil Type Desc: Operator
Entity Name: Staples the Office Superstore East Inc
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (508) 253-5000

Affil Type Desc: CUPA District
Entity Name: Los Angeles City Fire Department
Entity Title:
Address: 200 North Main Street, Room 1780
City: Los Angeles
State: CA
Country:
Zip Code: 90012
Phone: (213) 978-3680

Affil Type Desc: Document Preparer
Entity Name: Froylan Ruiz Jr
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Parent Corporation
Entity Name: Staples the Office Superstore East Inc
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Identification Signer
Entity Name: Froylan Ruiz Jr
Entity Title: Safety and Compliance Manager
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Legal Owner
Entity Name: Staples the Office Superstore East Inc
Entity Title:
Address: 500 Staples Drive
City: Framingham
State: MA
Country: United States
Zip Code: 01702
Phone: (508) 253-5000

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

Affil Type Desc: Environmental Contact
Entity Name: Froy Ruiz
Entity Title:
Address: 16501 Trojan Way
City: La Mirada
State: CA
Country:
Zip Code: 90638
Phone:

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 500 Staples Drive
City: Framingham
State: MA
Country:
Zip Code: 01702
Phone:

Affil Type Desc: Property Owner
Entity Name: WALTER N. MARKS, INC.
Entity Title:
Address: 8758 VENICE BOULEVARD
City: LOS ANGELES
State: CA
Country: United States
Zip Code: 90034
Phone: (310) 204-1865

Coordinates

Env Int Type Code: HWG
Program ID: 10635490
Latitude: 34.062740
Longitude: -118.346770
Coord Name:
Ref Point Type Desc: Center of a facility or station.

9	2 of 2	NW	0.06 / 304.78	196.17 / 2	STAPLES THE OFFICE SUPERSTORE EAST INC STORE 0128 5407 WILSHIRE BLVD LOS ANGELES CA 90036	RCRA NON GEN

EPA Handler ID: CAL000390766
Gen Status Universe: No Report
Contact Name: KEITH BARROWS
Contact Address: 500 STAPLES DR , , FRAMINGHAM , MA, 01702 ,
Contact Phone No and Ext: 508-253-1498
Contact Email: KEITH.BARROWS@STAPLES.COM
Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 20131104

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes

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

Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20131104
Handler Name:	STAPLES THE OFFICE SUPERSTORE EAST INC STORE 0128
Generator Status Universe:	No Report
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	500 STAPLES DR
Name:	STAPLES THE OFFICE SUPERSTORE E INC	**Street 2:**	
Date Became Current:		**City:**	FRAMINGHAM
Date Ended Current:		**State:**	MA
Phone:	508-253-1498	**Country:**	
Source Type:	Implementer	**Zip Code:**	01702

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	500 STAPLES DR
Name:	KEITH BARROWS	**Street 2:**	
Date Became Current:		**City:**	FRAMINGHAM
Date Ended Current:		**State:**	MA
Phone:	508-253-1498	**Country:**	
Source Type:	Implementer	**Zip Code:**	01702

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
10	1 of 1	SSE	0.06 / 321.98	191.95 / -3	KEEN PRINTERS / HIGHLAND GRAPHICS 5307 W 8TH ST LOS ANGELES CA 90036	LA CITY HAZMAT

Facility ID:	FA0000006
Last Run Date:	6/1/2019
Source Name:	In-Active Hazardous Materials (HM) Inventory

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
11	1 of 2	E	0.06 / 337.45	195.68 / 1	La Brea Yard (Westside Subway Project) 711 S LA BREA AVE LOS ANGELES CA 90036	CERS TANK

Site ID:	359199
Latitude:	34.061905
Longitude:	-118.344559

Regulated Programs

EI Description:	Aboveground Petroleum Storage
EI ID:	10645615
EI Description:	Hazardous Waste Generator

EI ID: 10645615

EI Description: Chemical Storage Facilities
EI ID: 10645615

Affiliations

Affil Type Desc: Property Owner
Entity Name: LACMTA
Entity Title:
Address: 1 Gateway Plaza
City: Los Angeles
State: CA
Country: United States
Zip Code: 90012
Phone: (213) 922-2000

Affil Type Desc: Identification Signer
Entity Name: Muriel Nacar
Entity Title: Associate Environmental Engineer
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Environmental Contact
Entity Name: Mike Stolkin
Entity Title:
Address: 5055 Wilshire Blvd.#700
City: Los Angeles
State: CA
Country:
Zip Code: 90036
Phone:

Affil Type Desc: Legal Owner
Entity Name: Skanska USA Civil (Skanska-Traylor-Shea, Joint Venture)
Entity Title:
Address: 5055 Wilshire Blvd.#700
City: Los Angeles
State: CA
Country: United States
Zip Code: 90036
Phone: (323) 852-4220

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 5055 Wilshire Blvd. #700
City: Los Angeles
State: CA
Country:
Zip Code: 90036
Phone:

Affil Type Desc: Document Preparer
Entity Name: Muriel Nacar
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Parent Corporation

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

Entity Name: LA County Metropolitan Transportation Authority
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: CUPA District
Entity Name: Los Angeles City Fire Department
Entity Title:
Address: 200 North Main Street, Room 1780
City: Los Angeles
State: CA
Country:
Zip Code: 90012
Phone: (213) 978-3680

Coordinates

Env Int Type Code: HWG
Program ID: 10645615
Latitude: 34.061900
Longitude: -118.344560
Coord Name:
Ref Point Type Desc: Center of a facility or station.

11	2 of 2	E	0.06 / 337.45	195.68 / 1	SKANSKA USA CIVIL SKANSKA TRAYLOR SHEA JOINT VENTURE 711 S LA BREA AVE LOS ANGELES CA 90036-4208	RCRA NON GEN

EPA Handler ID: CAL000412019
Gen Status Universe: No Report
Contact Name: ROY WIDNEY
Contact Address: 711 S LA BREA AVE , , LOS ANGELES , CA, 90036 ,
Contact Phone No and Ext: 951-368-6455
Contact Email: ROY.WIDNEY@SKANSKA.COM
Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 20151104

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

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

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20151104
Handler Name: SKANSKA USA CIVIL SKANSKA TRAYLOR SHEA JOINT VENTURE
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: SKANSKA TRAYLOR SHEAA JOINT VENTURE
Date Became Current:
Date Ended Current:
Phone: 323-852-4220
Source Type: Implementer
Street No:
Street 1: 5055 WILSHIRE BLVD STE 700
Street 2:
City: LOS ANGELES
State: CA
Country:
Zip Code: 90036

Owner/Operator Ind: Current Operator
Type: Other
Name: ROY WIDNEY
Date Became Current:
Date Ended Current:
Phone: 951-368-6455
Source Type: Implementer
Street No:
Street 1: 711 S LA BREA AVE
Street 2:
City: LOS ANGELES
State: CA
Country:
Zip Code: 90036

12	1 of 1	ESE	0.06 / 340.25	194.85 / 0	ALDUS TYPE STUDIO LTD 731 S LA BREA AVE LOS ANGELES CA 90036	LA CITY HAZMAT

Facility ID: FA0006967
Last Run Date: 6/1/2019
Source Name: In-Active Hazardous Materials (HM) Inventory

13	1 of 1	SE	0.07 / 350.78	192.95 / -2	ADTEC BUSINESS MACHINES SPECIALISTS 737 S LA BREA AVE LOS ANGELES CA 90046	LA CITY HAZMAT

Facility ID: FA0023605
Last Run Date: 6/1/2019
Source Name: In-Active Hazardous Materials (HM) Inventory

14	1 of 3	ESE	0.07 / 359.23	195.01 / 0	AA CUSTOM CLEANERS 732 S LA BREA AVE LOS ANGELES CA 900100000	DRYCLEANERS

EPA ID: CAD981617368
Create Date: 4/10/1987
Facility Act Ind: No
Inact Date: 6/30/1997
Reason: Cleaners
County Name: Los Angeles
Region Code: 3
Owner Name: AA CUSTOM CLEANERS
Owner Street 1: 732 S LA BREA AVE
Owner Street 2:
Owner City: LOS ANGELES
Owner State: CA
Owner Zip: 900364209
Owner Phone: 2133824199
Owner Fax:
Contact Name: UNDELIVERABLE PER VF97 AH
Contact Street 1: 732 S LA BREA AVE
Contact Street 2:
Contact City: LOS ANGELES
Contact State: CA
Contact Zip: 900364209
Contact Phone: 2133824199
Mail Name:
DD Latitude:
DD Longitude:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
14	2 of 3	ESE	0.07 / 359.23	195.01 / 0	AA CUSTOM CLEANERS 732 S LA BREA AVE LOS ANGELES CA 90036	EMISSIONS

1987 Criteria Data

Facility ID:	52633	***CERR Code:***	
Facility SIC Code:	9999	***TOGT:***	.2
CO:	19	***ROGT:***	0
Air Basin:	SC	***COT:***	
District:	SC	***NOXT:***	
COID:	LA	***SOXT:***	
DISN:	SOUTH COAST AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

1987 Toxic Data

Facility ID:	52633	***COID:***	LA
Facility SIC Code:	9999	***DISN:***	SOUTH COAST AQMD
CO:	19	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
14	3 of 3	ESE	0.07 / 359.23	195.01 / 0	AA CUSTOM CLEANERS 732 S LA BREA AVE LOS ANGELES CA 90010	RCRA SQG

EPA Handler ID:	CAD981617368
Gen Status Universe:	Small Quantity Generator
Contact Name:	
Contact Address:	US
Contact Phone No and Ext:	
Contact Email:	
Contact Country:	US
County Name:	LOS ANGELES
EPA Region:	09
Land Type:	
Receive Date:	19960901

Violation/Evaluation Summary

Note:	NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No

Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19960901
Handler Name: AA CUSTOM CLEANERS
Generator Status Universe: Small Quantity Generator
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Private
Name: AUDRY ALOIAV
Date Became Current:
Date Ended Current:
Phone: 415-555-1212
Source Type: Implementer
Street No:
Street 1: NOT REQUIRED
Street 2:
City: NOT REQUIRED
State: ME
Country:
Zip Code: 99999

Owner/Operator Ind: Current Operator
Type: Private
Name: NOT REQUIRED
Date Became Current:
Date Ended Current:
Phone: 415-555-1212
Source Type: Implementer
Street No:
Street 1: NOT REQUIRED
Street 2:
City: NOT REQUIRED
State: ME
Country:
Zip Code: 99999

15	1 of 4	SE	0.07 / 360.74	192.83 / -2	AMERIPROS BODY SHOP 747 S LA BREA AVE LOS ANGELES CA 90036	CERS HAZ

Site ID: 92055
Latitude: 34.060879
Longitude: -118.344902

Regulated Programs

EI Description: Chemical Storage Facilities
EI ID: 10248643

EI Description: Hazardous Waste Generator
EI ID: 10248643

Violations

Violation Date: 04/28/2016
Violation Program: HMRRP
Violation Source: CERS
Violation Division: Los Angeles City Fire Department
Citation: HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Notes:

Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date

Violation Description:

Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.

Violations

Violation Date: 03/29/2019
Violation Program: HMRRP
Violation Source: CERS
Violation Division: Los Angeles City Fire Department

Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Review, update and resubmit the Hazardous Materials Inventory into CERS to include all hazardous material stored in a capacity greater than 55 gallons of liquid, 200 cubic feet of compressed gas or 500 pounds in weight of a solid. Please correct the following: change Argon to Compressed Gas. Select a CalEPA Federal Hazard Classification for each inventory item listed.

Violation Description:

Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.

Violations

Violation Date: 06/25/2019 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Review, update and resubmit the Hazardous Materials Inventory into CERS to include all hazardous material stored in a capacity greater than 55 gallons of liquid, 200 cubic feet of compressed gas or 500 pounds in weight of a solid. Please correct the following: change Argon to Compressed Gas. Select a CalEPA Federal Hazard Classification for each inventory item listed.

Violation Description:

Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date

Violation Description:

Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.

Violations

Violation Date: 04/03/2018 ***Violation Source:*** CERS
Violation Program: HW ***Violation Division:*** Los Angeles County Fire Department
Citation: 22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a)
Violation Notes:

Returned to compliance on 04/10/2018. OBSERVATION: Uniform Hazardous Waste Manifests for waste paint solvent were not available at the time of inspection. CORRECTIVE ACTION: Locate a copy of all manifests for waste paint solvent and submit copies to the CUPA.

Violation Description:

Failure to keep a copy of each properly signed manifest for at least three years from the date the waste was accepted by the initial transporter. The manifest signed at the time the waste was accepted for transport shall be kept until receiving a signed copy from the designated facility which received the waste.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS

Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date

Violation Description:

Failure to complete and electronically submit a site map with all required content.

Violations

Violation Date: 06/25/2019 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Complete, implement and submit an Emergency Response/Contingency Plan and Employee Training Plan in CERS with all the required information. The CONSOLIDATED EMERGENCY RESPONSE / CONTINGENCY PLAN form can be used for both Emergency Response/Contingency Plan section as well as the Employee Training Plan section. You can download the most current CONTINGENCY PLAN form as well as CONTINGENCY PLAN INSTRUCTIONS in the Hazardous Materials Business Plan Section (HMBP) using the following link https://www.lafd.org/fire-prevention/cupa/documents-forms

Violation Description:

Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.

Violations

Violation Date: 06/25/2019 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Review, update and resubmit the site map in CERS to include all required elements. You can download detailed SITE MAP INSTRUCTIONS in the Hazardous Materials Business Plan (HMBP) Section using the following link https://www.lafd.org/fire-prevention/cupa/documents-forms

Violation Description:

Failure to complete and electronically submit a site map with all required content.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508.1(a)-(e) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(e)
Violation Notes:

Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date

Violation Description:

Failure to electronically update business plan within 30 days of any one of the following events:
A 100 percent or more increase in the quantity of a previously disclosed material.
Any handling of a previously undisclosed hazardous materials at or above reportable quantities.
A change of business address, business ownership, or business name.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date

Violation Description:

Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25505.1 - California Health and Safety Code, Chapter 6.95, Section(s) 25505.1
Violation Notes:

Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date

Violation Description:

Failure to notify property owner in writing that the business is subject to the business plan program and has complied with its provisions.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507
Violation Notes:

Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date

Violation Description:

Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities.

Violations

Violation Date: 06/25/2019 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Notes:

Review, update and resubmit your Hazardous Materials Business Plan in CERS for the 2019 calendar year.

Violation Description:

Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Notes:

Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations.

Previous violations were abated this date

Violation Description:

Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: 19 CCR 6.95 25508(a)(1) - California Code of Regulations, Title 19, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date

Violation Description:

Failure to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page.

Violations

Violation Date: 03/29/2019 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Notes:

Review, update and resubmit your Hazardous Materials Business Plan in CERS for the 2019 calendar year.

Violation Description:

Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508.1(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(f)
Violation Notes:

Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date

Violation Description:

Failure to electronically update the business plan within 30 days of a substantial change.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Notes:

Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date

Violation Description:

Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date

Violation Description:

Failure to establish and electronically submit an adequate training program in safety procedures in the event of a release or threatened release of a hazardous material.

Violations

Violation Date: 03/29/2019 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Review, update and resubmit the site map in CERS to include all required elements. You can download detailed SITE MAP INSTRUCTIONS in the Hazardous Materials Business Plan (HMBP) Section using the following link https://www.lafd.org/fire-prevention/cupa/documents-forms

Violation Description:

Failure to complete and electronically submit a site map with all required content.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25505.1 - California Health and Safety Code, Chapter 6.95, Section(s) 25505.1
Violation Notes:

Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date

Violation Description:

Failure to provide a copy of the business plan to the owner or the owner's agent within five working days after receiving a request for a copy from the owner or the owner's agent.

Violations

Violation Date: 03/29/2019 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Complete, implement and submit an Emergency Response/Contingency Plan and Employee Training Plan in CERS with all the required information. The CONSOLIDATED EMERGENCY RESPONSE / CONTINGENCY PLAN form can be used for both Emergency Response/Contingency Plan section as well as the Employee Training Plan section. You can download the most current CONTINGENCY PLAN form as well as CONTINGENCY PLAN INSTRUCTIONS in the Hazardous Materials Business Plan Section (HMBP) using the following link https://www.lafd.org/fire-prevention/cupa/documents-forms

Violation Description:

Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.

Evaluations

Eval Date: 04/03/2018
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

Josif Berkovich, Manager; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/29/2019
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Consent to enter, inspect and take photographs was given by: Ardy Odessky The Business Activities, Owner/Operator Identification, Hazardous Materials Inventory, Site Map, Emergency Response/Contingency Plan and Employee Training Plan sections were reviewed in CERS and field verified. Review and correct any violations indicated previously in this report, on or before the COMPLY BY date associated with each violation. NOTE: The LAMC, Sections (L.A.M.C. SECTION 57.105.1.4; 57.120.3; 57.121.2 and 57.121.2.1.) requires businesses that store, use or handle hazardous materials in the City of Los Angeles to obtain a Consolidated Permit from the Los Angeles Fire Department CUPA **** Annual submission of a Hazardous Materials Business Plan into CERS is required between January 1 and March 1 of every year. Please remember that any change in inventory of greater than 100 percent will require new submission within 30 days of that change. As a reminder, you must complete all [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 04/10/2018
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

Eval Date: 04/28/2016
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

On site for routine hazardous materials and business emergency plan inspection. Consent to enter and inspect was given by, Avo Kouyoumjian, Manager. Observed the facility and inspected hazardous materials storage. Annual employee safety training records were not maintained. Facility has also not electronically disclosed the onsite hazardous materials inventory or submitted a business plan in on the California Environmental Reporting System (CERS). Please go to https://cersbusiness2.calepa.ca.gov to complete a chemical inventory disclosure and business emergency plan. This facility is responsible for identifying all hazardous materials, to include hazardous wastes, which are above disclosure thresholds. If there is a change in the type or amount of chemicals that are maintained on site, please submit revised documents (electronically) within 30 days of the change. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/13/2014
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

Joseph Verkovich; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 06/25/2019
Violations Found: Yes
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Second Notice of Violation Inspection Report Documents uploaded to CERS were reviewed. Indicated previously in this report are violations, originally issued on 3/29/19, that have not been resolved by the original COMPLY BY date. These violations have been re-issued and the violation class upgraded. Review and correct all violations indicated in this report, on or before the new COMPLY BY date associated with each violation. Failure to resolve these violations will result in this facility being subject to formal enforcement. NOTE: The LAMC, Sections (L.A.M.C. SECTIONS 57.105.1.4; 57.120.3; 57.121.2 and 57.121.2.1.) requires businesses that store, use or handle hazardous materials in the City of Los Angeles to obtain a Consolidated Permit from the Los Angeles Fire Department CUPA **** Annual submission of a Hazardous Materials Business Plan into California Environmental Reporting System (CERS) is required between January 1 and March 1 of every year. Per L.A.M.C. [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc: Environmental Contact
Entity Name: ameripros auto body
Entity Title:
Address: 747 S LA BREA AVE
City: LOS ANGELES
State: CA
Country:
Zip Code: 90036
Phone:

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 747 S LA BREA AV
City: LOS ANGELES
State: CA
Country:
Zip Code: 90036
Phone:

Affil Type Desc: CUPA District
Entity Name: Los Angeles City Fire Department
Entity Title:
Address: 200 North Main Street, Room 1780
City: Los Angeles
State: CA
Country:
Zip Code: 90012
Phone: (213) 978-3680

Affil Type Desc: Legal Owner
Entity Name: JOARIG CORP AND BERKOVICH, JOS
Entity Title:
Address: 747 s la brea ave
City: los angeles
State: CA
Country: United States
Zip Code:
Phone: (323) 933-9411

Affil Type Desc: Operator
Entity Name: avo kouyoumdjian
Entity Title:

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

Address:
City:
State:
Country:
Zip Code:
Phone: (323) 243-9090

Affil Type Desc: Parent Corporation
Entity Name: JOARIG CORP
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Property Owner
Entity Name: SANDERS, BRIAN
Entity Title:
Address: 12 WEST 18TH ST APT 8W
City: NEW YORK
State: NY
Country: United States
Zip Code: 10011
Phone: (917) 607-4505

Coordinates

Env Int Type Code:	HWG	**Longitude:**	-118.344900
Program ID:	10248643	**Coord Name:**	
Latitude:	34.060880	**Ref Point Type Desc:**	Center of a facility or station.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
15	2 of 4	SE	0.07 / 360.74	192.83 / -2	FRANK SANDERS OLDSMOBILE 747 S LA BREA AV LOS ANGELES CA 90036	EMISSIONS

1987 Criteria Data

Facility ID:	12187	**CERR Code:**	
Facility SIC Code:	7538	**TOGT:**	1.1
CO:	19	**ROGT:**	1.0648
Air Basin:	SC	**COT:**	
District:	SC	**NOXT:**	
COID:	LA	**SOXT:**	
DISN:	SOUTH COAST AQMD	**PMT:**	0
CHAPIS:		**PM10T:**	0

1987 Toxic Data

Facility ID:	12187	**COID:**	LA
Facility SIC Code:	7538	**DISN:**	SOUTH COAST AQMD
CO:	19	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1990 Criteria Data

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

Facility ID:	12187	**CERR Code:**	
Facility SIC Code:	7538	**TOGT:**	1.1
CO:	19	**ROGT:**	1.0648
Air Basin:	SC	**COT:**	
District:	SC	**NOXT:**	
COID:	LA	**SOXT:**	
DISN:	SOUTH COAST AQMD	**PMT:**	0
CHAPIS:		**PM10T:**	0

1990 Toxic Data

Facility ID:	12187	**COID:**	LA
Facility SIC Code:	7538	**DISN:**	SOUTH COAST AQMD
CO:	19	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

15	*3 of 4*	*SE*	*0.07 / 360.74*	*192.83 / -2*	***JOARIG CORP/ AMERIPROS AUTO BODY*** ***747 S LA BREA*** ***LOS ANGELES CA 90036***	***EMISSIONS***

2015 Toxic Data

Facility ID:	132356	**COID:**	LA
Facility SIC Code:	9999	**DISN:**	SOUTH COAST AQMD
CO:	19	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2016 Toxic Data

Facility ID:	132356	**TS:**	
Facility SIC Code:	9999	**HRA:**	
CERR CODE:		**CH Index:**	
COID:	LA	**AH Index:**	
CO:	19	**Air Basin:**	SC
DISN:	SOUTH COAST AQMD	**District:**	SC
CHAPIS:			

2017 Toxic Data

Facility ID:	132356	**COID:**	LA
Facility SIC Code:	9999	**DISN:**	SOUTH COAST AQMD
CO:	19	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

15	*4 of 4*	*SE*	*0.07 /*	*192.83 /*	***AMERIPROS BODY SHOP***	***LA CITY HAZMAT***

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
			360.74	-2	747 S LA BREA AVE LOS ANGELES CA 90036	

Facility ID: FA0022870
Last Run Date: 6/1/2019
Source Name: Active Hazardous Materials (HM) Inventory

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
16	1 of 1	E	0.09 / 453.37	196.03 / 1	BRE 5220 WILSHIRE 5220 WILSHIRE BLVD LOS ANGELES CA 90036	CLEANUP SITES

Global ID: T10000000618
Status: COMPLETED - CASE CLOSED
Status Date: 2013-11-15 00:00:00
Longitude: -118.343798
Site Facility Type: CLEANUP PROGRAM SITE
County: LOS ANGELES
Latitude: 34.061903
Data Source: Cleanup Program Sites from GeoTracker Search; Cleanup Sites from GeoTracker Cleanup Sites Data Download

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 1237
Local Case No:
Begin Date: 2008-11-17 00:00:00
Stop Method:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Local Agency:
Potential COC: Tetrachloroethylene (PCE), Heating Oil / Fuel Oil, Methane
Potential Media of Concern:
How Discovered:
How Discovered Description:
Stop Description:
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
DWR GW Subbasin Name: Coastal Plain Of Los Angeles - Central (4-011.04)
Disadvantaged Community:
CUF Case: NO
Case Worker:
File Location:
Site History:

Background: Based on information generated from the RAW, the Site was initially developed in the late 1920s or early 1930s. Since that time the Site had been occupied by a combination of single-family residences and commercial structures including a former dry cleaners and a three-story church with a basement. The 3.2-acre Site has been vacant since 2006 and is planned to be redeveloped for residential housing complete with ground floor retail and two levels of subterranean parking. The Site is situated within the Central Sub-basin of the Coastal Plain of the Los Angeles Groundwater Basin. Based on the information from the soil borings completed on the Site, the Site is generally underlain by alternating silt and clay layers with occasional fine grained sand layers to approximately 30 feet below ground surface (bgs). Groundwater beneath the Site was encountered at depths ranging between 17 to 24 feet bgs. Due to a lack of appropriate onsite groundwater monitoring wells, groundwater flow direction or gradient has not been established. Since 1999, several Phase-I and Phase-II environmental investigations were conducted at the Site. Results of Phase-I investigations revealed no evidence of recognized environmental conditions (RECs) except for three following areas of concern (AOCs): ¿ AA Custom Cleaners (732 South La Brea) operated a dry cleaning from 1986 through 1996. ¿ Two 120-gallon and 280-gallon waste oil underground storage tanks (USTs) were reportedly removed from the Site, however no record of this removal is found. ¿ Two hydraulic passenger elevators and one former hydraulic service elevator that was located within the Wilshire Building since 1960. Remedial Action Plan: The proposed Site redevelopment plan includes construction of the subterranean Parking structure. This would require significant Site grading activities that would result in excavation of nearly the entire Site to approximately 16 feet to 20 feet below current street grade. Consequently, it is our understanding that this redevelopment and related excavation will remove all soil up to or below the water table across the entire of the 3.2-acre Site. Due to the relatively shallow depth to groundwater (approximately 16-20 feet bgs), dewatering and removal of the impacted groundwater is expected during the proposed removal activities.

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Acitivity

Action Type: ENFORCEMENT
Date : 2013-11-15 00:00:00
Action: 13267 Requirement

Action Type: ENFORCEMENT
Date : 2013-08-23 00:00:00
Action: 13267 Requirement

Action Type: ENFORCEMENT
Date : 2011-11-16 00:00:00
Action: 13267 Requirement

Action Type: ENFORCEMENT
Date : 2011-11-02 00:00:00
Action: 13267 Requirement

Action Type: ENFORCEMENT
Date : 2011-09-30 00:00:00
Action: 13267 Requirement

Action Type: ENFORCEMENT
Date : 2011-09-13 00:00:00
Action: 13267 Requirement

Action Type: ENFORCEMENT
Date : 2011-01-20 00:00:00
Action: 13267 Requirement

Action Type: ENFORCEMENT
Date : 2009-11-24 00:00:00
Action: 13267 Requirement

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Completed - Case Closed
Status Date: 2013-11-15 00:00:00

Status: Open - Eligible for Closure
Status Date: 2012-12-10 00:00:00

Status: Open - Remediation
Status Date: 2012-12-10 00:00:00

Status: Open - Assessment & Interim Remedial Action
Status Date: 2011-09-12 00:00:00

Status: Open - Site Assessment
Status Date: 2010-11-10 00:00:00

Status: Open - Assessment & Interim Remedial Action
Status Date: 2010-11-10 00:00:00

Status: Open - Site Assessment
Status Date: 2008-11-17 00:00:00

Status: Open - Case Begin Date
Status Date: 2008-11-17 00:00:00

Cleanup Program Sites from GeoTracker Search - Regulatory Profile(as of Apr 9, 2019)

Project Status:
CUF Claim:
CUF Priority Assign:
CUF Amount Paid:
WDR Place Type:
WDR File:
WDR Order:
File Location:
User Defined Beneficial Use:
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000000618
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 11/15/2013
Cleanup History Link: http://geotracker.waterboards.ca.gov/profile_report_include?global_id=T10000000618&tabname=regulatoryhistory
Potential COC: HEATING OIL / FUEL OIL, METHANE, TETRACHLOROETHYLENE (PCE)
Potential Media of Concern: NONE SPECIFIED
DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04)
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 1237
Site History:

Background:
Based on information generated from the RAW, the Site was initially developed in the late 1920s or early 1930s. Since that time the Site had been occupied by a combination of single-family residences and commercial structures including a former dry cleaners and a three-story church with a basement. The 3.2-acre Site has been vacant since 2006 and is planned to be redeveloped for residential housing complete with ground floor retail and two levels of subterranean parking.

The Site is situated within the Central Sub-basin of the Coastal Plain of the Los Angeles Groundwater Basin. Based on the information from the soil borings completed on the Site, the Site is generally underlain by alternating silt and clay layers with occasional fine grained sand layers to approximately 30 feet below ground surface (bgs). Groundwater beneath the Site was encountered at depths ranging between 17 to 24 feet bgs. Due to a lack of appropriate onsite groundwater monitoring wells, groundwater flow direction or gradient has not been established.
Since 1999, several Phase-I and Phase-II environmental investigations were conducted at the Site. Results of Phase-I investigations revealed no evidence of recognized environmental conditions (RECs) except for three following areas of concern (AOCs):

(.) AA Custom Cleaners (732 South La Brea) operated a dry cleaning from 1986 through 1996.
(.) Two 120-gallon and 280-gallon waste oil underground storage tanks (USTs) were reportedly removed from the Site, however no record of this removal is found.
(.) Two hydraulic passenger elevators and one former hydraulic service elevator that was located within the Wilshire Building since 1960.

Remedial Action Plan:
The proposed Site redevelopment plan includes construction of the subterranean Parking structure. This would require significant Site grading activities that would result in excavation of nearly the entire Site to approximately 16 feet to 20 feet below current street grade. Consequently, it is our understanding that this redevelopment and related excavation will remove all soil up to or below the water table across the entire of the 3.2-acre Site. Due to the relatively shallow depth to groundwater (approximately 16-20 feet bgs), dewatering and removal of the impacted groundwater is expected during the proposed removal activities.

Cleanup Program Sites from GeoTracker Search - Regulatory Activities(as of Apr 9, 2019)

Action Type: Enforcement/Orders
Action Date: 11/15/2013
Received Issue Date: 11/15/2013
Action: 13267 Requirement
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000618&enforcement_id=6183915&temptable=ENFORCEMENT
Title Description Comments:

No Further Action Letter

Action Type: Enforcement/Orders
Action Date: 8/23/2013
Received Issue Date: 8/23/2013
Action: 13267 Requirement
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000618&enforcement_id=6172673&temptable=ENFORCEMENT
Title Description Comments:

Work Plan Approval/Offsite Well Abandonment

Action Type: Enforcement/Orders
Action Date: 11/16/2011
Received Issue Date: 11/16/2011
Action: 13267 Requirement
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000618&enforcement_id=6104368&temptable=ENFORCEMENT
Title Description Comments:

Action Type: Enforcement/Orders
Action Date: 11/2/2011
Received Issue Date: 11/2/2011
Action: 13267 Requirement
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000618&enforcement_id=6102741&temptable=ENFORCEMENT
Title Description Comments:

Work Plan Approval

Action Type: Enforcement/Orders
Action Date: 9/30/2011
Received Issue Date: 9/30/2011
Action: 13267 Requirement
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000618&enforcement_id=6099800&temp table=ENFORCEMENT
Title Description Comments:

Work Plan Approval

Action Type: Enforcement/Orders
Action Date: 9/13/2011
Received Issue Date: 9/13/2011
Action: 13267 Requirement
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000618&enforcement_id=6098461&temp table=ENFORCEMENT
Title Description Comments:

Response to Letter Report and Work Plan

Action Type: Enforcement/Orders
Action Date: 1/20/2011
Received Issue Date: 1/20/2011
Action: 13267 Requirement
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000618&enforcement_id=6084883&temp table=ENFORCEMENT
Title Description Comments:

Action Type: Enforcement/Orders
Action Date: 11/24/2009
Received Issue Date: 11/24/2009
Action: 13267 Requirement
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000618&enforcement_id=6045313&temp table=ENFORCEMENT
Title Description Comments:

Review comments on the RAP

Cleanup Program Sites from GeoTracker Search - Documents(as of Apr 9, 2019)

Document Type: Site Documents ***Submitted:***
Document Date: 11/15/2013 ***Submitted By:*** (REGULATOR)
Size :
Title: NO FURTHER ACTION LETTER
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000618&enforcement_id=6183915
Type: 13267 REQUIREMENT

Document Type: Site Documents ***Submitted:***
Document Date: 10/15/2013* ***Submitted By:*** RAY HANNON (AUTH_RP)
Size : 2,989 KB
Title: BREWILSHIRE_WELLDECOMLETTERREPORT_10-15-2013
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4693788051/T10000000618.PDF
Type: OTHER REPORT / DOCUMENT

Document Type: Site Documents ***Submitted:***
Document Date: 8/29/2013 ***Submitted By:*** RAY HANNON (AUTH_RP)
Size : 518 KB
Title: BRE_WILSHIRE_LABREA_WELLABANDONLETTER_07292013
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2996294140/T10000000618.PDF
Type: OTHER REPORT / DOCUMENT

Document Type: Site Documents ***Submitted:***
Document Date: 8/23/2013 ***Submitted By:*** (REGULATOR)
Size :

Title: WORK PLAN APPROVAL/OFFSITE WELL ABANDONMENT
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000618&enforcement_id=6172673
Type: 13267 REQUIREMENT

Document Type: Site Documents **Submitted:**
Document Date: 3/4/2013* **Submitted By:** RAY HANNON (AUTH_RP)
Size : 7,887 KB
Title: CM010554_BRE REMEDIAL ACTION COMPLETION RPT_030413_SIGNED_PART5
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9406648159/T10000000618.PDF
Type: REMEDIAL ACTION COMPLETE

Document Type: Site Documents **Submitted:**
Document Date: 3/4/2013* **Submitted By:** RAY HANNON (AUTH_RP)
Size : 10,233 KB
Title: CM010554_BRE REMEDIAL ACTION COMPLETION RPT_030413_SIGNED_PART1
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5446088671/T10000000618.PDF
Type: REMEDIAL ACTION COMPLETE

Document Type: Site Documents **Submitted:**
Document Date: 3/4/2013* **Submitted By:** RAY HANNON (AUTH_RP)
Size : 8,783 KB
Title: CM010554_BRE REMEDIAL ACTION COMPLETION RPT_030413_SIGNED_PART2
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5475620329/T10000000618.PDF
Type: REMEDIAL ACTION COMPLETE

Document Type: Site Documents **Submitted:**
Document Date: 3/4/2013* **Submitted By:** RAY HANNON (AUTH_RP)
Size : 9,412 KB
Title: CM010554_BRE REMEDIAL ACTION COMPLETION RPT_030413_SIGNED_PART3
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8399339199/T10000000618.PDF
Type: REMEDIAL ACTION COMPLETE

Document Type: Site Documents **Submitted:**
Document Date: 3/4/2013* **Submitted By:** RAY HANNON (AUTH_RP)
Size : 10,232 KB
Title: CM010554_BRE REMEDIAL ACTION COMPLETION RPT_030413_SIGNED_PART4
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7988468229/T10000000618.PDF
Type: REMEDIAL ACTION COMPLETE

Document Type: Monitoring Reports **Submitted:**
Document Date: 1/15/2013* **Submitted By:** RAY HANNON (AUTH_RP)
Size : 8,425 KB
Title: CM010554 00001 BRE WILSHIRE OFF-SITE GWM RPT_4Q2012
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6721332609/T10000000618.PDF
Type: MONITORING REPORT - QUARTERLY

Document Type: Site Documents **Submitted:**
Document Date: 10/15/2012 **Submitted By:** RAY HANNON (AUTH_RP)
Size : 3,884 KB
Title: CM010554 0003 BRE WILSHIRE DEWATERING CALCULATION Q3-2012
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9773651063/T10000000618.PDF
Type: OTHER REPORT / DOCUMENT

Document Type: Site Documents **Submitted:**
Document Date: 7/19/2012* **Submitted By:** RAY HANNON (AUTH_RP)
Size : 3,493 KB
Title: CM010554 0003 BRE WILSHIRE DEWATERING CALCULATION Q2-2012
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8042301237/T10000000618.PDF
Type: OTHER REPORT / DOCUMENT

Document Type: Monitoring Reports **Submitted:**
Document Date: 7/2/2012* **Submitted By:** RAY HANNON (AUTH_RP)
Size : 5,649 KB
Title: CM010554 00001 BRE WILSHIRE OFF-SITE GW MONITORING RPT_2Q2012_SIGNED
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4120574235/T10000000618.PDF
Type: MONITORING REPORT - QUARTERLY

Document Type: Site Documents **Submitted:**
Document Date: 6/28/2012* **Submitted By:** RAY HANNON (AUTH_RP)

Size : 18 KB
Title: BRE SUMMARY OF MONTHLY ACTIVITIES FOR RWQCB_18JUN12
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7938489556/T10000000618.PDF
Type: OTHER REPORT / DOCUMENT

Document Type: Site Documents **Submitted:**
Document Date: 6/15/2012* **Submitted By:** RAY HANNON (AUTH_RP)
Size : 5,729 KB
Title: BRE_WLB_REMOVAL_ACTION_COMPLETION_REPORT_06152012_METHANESPECIALISTS_PART2
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2902479052/T10000000618.PDF
Type: REMOVAL ACTION COMPLETE

Document Type: Site Documents **Submitted:**
Document Date: 6/15/2012* **Submitted By:** RAY HANNON (AUTH_RP)
Size : 19,497 KB
Title: BRE_WLB_REMOVAL_ACTION_COMPLETION_REPORT_06152012_METHANESPECIALISTS__PART1
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5878126025/T10000000618.PDF
Type: REMOVAL ACTION COMPLETE

Document Type: Site Documents **Submitted:**
Document Date: 5/11/2012* **Submitted By:** RAY HANNON (AUTH_RP)
Size : 16 KB
Title: BRE SUMMARY OF MONTHLY ACTIVITIES FOR RWQCB_11MAY12
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3210906267/T10000000618.PDF
Type: OTHER REPORT / DOCUMENT

Document Type: Site Documents **Submitted:**
Document Date: 4/17/2012* **Submitted By:** RAY HANNON (AUTH_RP)
Size : 5,458 KB
Title: CM010554 0003 BRE WILSHIRE DEWATERING CALCULATION Q1-2012
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1840885937/T10000000618.PDF
Type: OTHER REPORT / DOCUMENT

Document Type: Monitoring Reports **Submitted:**
Document Date: 4/16/2012* **Submitted By:** RAY HANNON (AUTH_RP)
Size : 3,368 KB
Title: CM010554 00001 BRE WILSHIRE OFF-SITE GW MONITORING RPT_1Q2012
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8668467223/T10000000618.PDF
Type: MONITORING REPORT - QUARTERLY

Document Type: Site Documents **Submitted:**
Document Date: 4/9/2012* **Submitted By:** RAY HANNON (AUTH_RP)
Size : 18 KB
Title: BRE SUMMARY OF MONTHLY ACTIVITIES FOR RWQCB_9APR12
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8329436540/T10000000618.PDF
Type: OTHER REPORT / DOCUMENT

Document Type: Site Documents **Submitted:**
Document Date: 3/29/2012* **Submitted By:** RAY HANNON (AUTH_RP)
Size : 3,159 KB
Title: SOIL MANAGEMENT PLAN
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3856902360/T10000000618.PDF
Type: OTHER WORKPLAN

Document Type: Site Documents **Submitted:**
Document Date: 3/28/2012* **Submitted By:** RAY HANNON (AUTH_RP)
Size : 89 KB
Title: WLB REPORT OF ONSITE ACTIVITIES FROM 1DEC11 TO 31JAN12
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5310942888/T10000000618.PDF
Type: OTHER REPORT / DOCUMENT

Document Type: Site Documents **Submitted:**
Document Date: 3/28/2012* **Submitted By:** RAY HANNON (AUTH_RP)
Size : 19 KB
Title: WLB SUMMARY OF MONTHLY ACTIVITIES FOR RWQCB_9MAR12
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7615888476/T10000000618.PDF
Type: OTHER REPORT / DOCUMENT

Document Type: Site Documents **Submitted:**

Document Date: 3/27/2012* **Submitted By:** RAY HANNON (AUTH_RP)
Size : 112 KB
Title: 04052012 BRE WILSHIRE LA BREA MEETING NOTES WITH RWQCB 03272012
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7495299577/T10000000618.PDF
Type: OTHER REPORT / DOCUMENT

Document Type: Site Documents **Submitted:**
Document Date: 2/15/2012 **Submitted By:** JAMES ORTEGA (AUTH_RP)
Size : 5,475 KB
Title: BRE_WILSHIRE_CORRESPONDENCE_20120213
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9857389092/T10000000618.PDF
Type: CORRESPONDENCE

Document Type: Monitoring Reports **Submitted:**
Document Date: 1/17/2012 **Submitted By:** JAMES ORTEGA (AUTH_RP)
Size : 9,329 KB
Title: CM010554 00001 BRE WILSHIRE OFF-SITE GW INVESTIGATION MONITORING RPT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6818603456/T10000000618.PDF
Type: MONITORING REPORT - OTHER

Document Type: Site Documents **Submitted:**
Document Date: 12/15/2011 **Submitted By:** JAMES ORTEGA (AUTH_RP)
Size : 6,388 KB
Title: MAR1909 BRE WILSHIRE PRE-CHARACTERIZATION ASSESSMENT RPT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4573176085/T10000000618.PDF
Type: OTHER REPORT / DOCUMENT

Document Type: Site Documents **Submitted:**
Document Date: 12/15/2011 **Submitted By:** JAMES ORTEGA (AUTH_RP)
Size : 2,894 KB
Title: MINI- PRJ RAW BRE WILSHIRE 6_20_08
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4888272881/T10000000618.PDF
Type: REMOVAL ACTION WORK PLAN

Document Type: Site Documents **Submitted:**
Document Date: 11/16/2011 **Submitted By:** THIZAR TINTUT-WILLIAMS (REGULATOR)
Size :
Title: UNKNOWN
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000618&enforcement_id=6104368
Type: 13267 REQUIREMENT

Document Type: Site Documents **Submitted:**
Document Date: 11/2/2011 **Submitted By:** (REGULATOR)
Size :
Title: WORK PLAN APPROVAL
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000618&enforcement_id=6102741
Type: 13267 REQUIREMENT

Document Type: Site Documents **Submitted:**
Document Date: 10/11/2011* **Submitted By:** JAMES ORTEGA (AUTH_RP)
Size : 76 KB
Title: CM010554 0003 BRE WILSHIRE DEWATERING CALCULATION WORK PLAN
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1767881035/T10000000618.PDF
Type: REMOVAL ACTION WORK PLAN

Document Type: Site Documents **Submitted:**
Document Date: 9/30/2011 **Submitted By:** (REGULATOR)
Size :
Title: WORK PLAN APPROVAL
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000618&enforcement_id=6099800
Type: 13267 REQUIREMENT

Document Type: Site Documents **Submitted:**
Document Date: 9/13/2011 **Submitted By:** (REGULATOR)
Size :
Title: RESPONSE TO LETTER REPORT AND WORK PLAN
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000618&enforcement_id=6098461
Type: 13267 REQUIREMENT

Document Type: Monitoring Reports ***Submitted:***
Document Date: 8/5/2011* ***Submitted By:*** JAMES ORTEGA (AUTH_RP)
Size : 3,091 KB
Title: AUG0511 CM010554 0001 BRE WILSHIRE GWM RPT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5466124773/T10000000618.PDF
Type: MONITORING REPORT - QUARTERLY

Document Type: Monitoring Reports ***Submitted:***
Document Date: 7/13/2011* ***Submitted By:*** JAMES ORTEGA (AUTH_RP)
Size : 5,171 KB
Title: JUL1211 CM010554.0001 BRE WILSHIRE GW INVES & MON RPT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2721465349/T10000000618.PDF
Type: MONITORING REPORT - QUARTERLY

Document Type: Site Documents ***Submitted:***
Document Date: 1/20/2011 ***Submitted By:*** (REGULATOR)
Size :
Title: UNKNOWN
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000618&enforcement_id=6084883
Type: 13267 REQUIREMENT

Document Type: Site Documents ***Submitted:***
Document Date: 4/1/2010 ***Submitted By:*** JAMES ORTEGA (AUTH_RP)
Size : 3,181 KB
Title: CM010554 0001 BRE WILSHIRE GW INVES MON 03302010
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8546357512/T10000000618.PDF
Type: REMEDIAL INVESTIGATION REPORT

Document Type: Site Documents ***Submitted:***
Document Date: 4/1/2010 ***Submitted By:*** JAMES ORTEGA (AUTH_RP)
Size : 2,100 KB
Title: BRE_WILSHIRE_RAW_ADDENDUM_03302010
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6486108243/T10000000618.PDF
Type: REMOVAL ACTION WORK PLAN

Document Type: Site Documents ***Submitted:***
Document Date: 11/24/2009 ***Submitted By:*** (REGULATOR)
Size :
Title: REVIEW COMMENTS ON THE RAP
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000618&enforcement_id=6045313
Type: 13267 REQUIREMENT

Cleanup Program Sites from GeoTracker Search - Site Maps(as of Apr 9, 2019)

Title: MW-9 (MW-9) ***Submitted By:*** RAY HANNON (AUTH_RP)
Size : 226 KB ***Submitted:*** 12/6/2012
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5717743873/T10000000618.PDF

Title: MW-8D (MW-8D) ***Submitted By:*** RAY HANNON (AUTH_RP)
Size : 224 KB ***Submitted:*** 12/6/2012
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6914686083/T10000000618.PDF

Title: MW-8S (MW-8S) ***Submitted By:*** RAY HANNON (AUTH_RP)
Size : 220 KB ***Submitted:*** 12/6/2012
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7391265809/T10000000618.PDF

Title: MW-7 (MW-07) ***Submitted By:*** RAY HANNON (AUTH_RP)
Size : 239 KB ***Submitted:*** 12/6/2012
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4174289762/T10000000618.PDF

Title: GEO_MAP ***Submitted By:*** RAY HANNON (AUTH_RP)
Size : 141 KB ***Submitted:*** 12/6/2012
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/1731479704/T10000000618.PDF

Title: MW-5 (MW-5) ***Submitted By:*** RAY HANNON (AUTH_RP)
Size : 229 KB ***Submitted:*** 12/6/2012
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/8187040209/T10000000618.PDF

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

Title: MW-6 (MW-06) **Submitted By:** RAY HANNON (AUTH_RP)
Size : 228 KB **Submitted:** 12/6/2012
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9561692714/T10000000618.PDF

Cleanup Program Sites from GeoTracker Search - Cleanup Action Report(as of Apr 9, 2019)

Status: Completed - Case Closed
Date : 11/15/2013

Status: Open - Remediation
Date : 12/10/2012

Status: Open - Eligible for Closure
Date : 12/10/2012

Status: Open - Assessment & Interim Remedial Action
Date : 9/12/2011

Status: Open - Assessment & Interim Remedial Action
Date : 11/10/2010

Status: Open - Site Assessment
Date : 11/10/2010

Status: Open - Case Begin Date
Date : 11/17/2008

Status: Open - Site Assessment
Date : 11/17/2008

17	1 of 6	SSE	0.09 / 453.79	191.06 / -3	LA BREA FIRESTONE 800 S LA BREA AVE LOS ANGELES CA 90038	LA CITY HAZMAT

Facility ID: FA0031169
Last Run Date: 6/1/2019
Source Name: In-Active Hazardous Materials (HM) Inventory

17	2 of 6	SSE	0.09 / 453.79	191.06 / -3	BRIDGESTONE RETAIL OPERATIONS LLC 267357 800 S LA BREA AVE LOS ANGELES CA 90036	RCRA NON GEN

EPA Handler ID: CAL000411165
Gen Status Universe: No Report
Contact Name: BRIDGESTONE RETAIL OPERATIONS, LLC
Contact Address: 333 EAST LAKE STREET , ATTN: ENVIRONMENTAL-BSRO , BLOOMINGDALE , IL, 60108 ,
Contact Phone No and Ext: 615-937-7515
Contact Email: ENVGEN@BFRC.COM
Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 20151016

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No

Mixed Waste Generator:	No
Transporter Activity:	Yes
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20151016
Handler Name:	BRIDGESTONE RETAIL OPERATIONS LLC 267357
Generator Status Universe:	No Report
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	333 EAST LAKE STREET
Name:	BRIDGESTONE RETAIL OPERATIONS, LLC	***Street 2:***	ENVIRONMENTAL-BSRO
Date Became Current:		***City:***	BLOOMINGDALE
Date Ended Current:		***State:***	IL
Phone:	615-937-7515	***Country:***	
Source Type:	Implementer	***Zip Code:***	60108-0000

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	333 EAST LAKE STREET
Name:	BRIDGESTONE RETAIL OPERATIONS, LLC	***Street 2:***	ATTN: ENVIRONMENTAL-BSRO
Date Became Current:		***City:***	BLOOMINGDALE
Date Ended Current:		***State:***	IL
Phone:	615-937-7515	***Country:***	
Source Type:	Implementer	***Zip Code:***	60108

17	***3 of 6***	***SSE***	***0.09 / 453.79***	***191.06 / -3***	***FIRESTONS LA BREA 800 S. LA BREA AVE. LOS ANGELES CA 90036***	***RCRA NON GEN***

EPA Handler ID:	CAC003012194
Gen Status Universe:	No Report
Contact Name:	BRAD CONROY
Contact Address:	5877 W. 3RD ST. , , LOS ANGELES , CA, 90036 ,
Contact Phone No and Ext:	310-275-3233
Contact Email:	CAMELLA@CONROYCOMMERCIAL.COM
Contact Country:	
County Name:	LOS ANGELES
EPA Region:	09
Land Type:	
Receive Date:	20190426

Violation/Evaluation Summary

Note:	NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	Yes
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20190426
Handler Name:	FIRESTONS LA BREA
Generator Status Universe:	No Report
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	800 S. LA BREA AVE.
Name:	FIRESTONE LA BREA	***Street 2:***	
Date Became Current:		***City:***	LOS ANGELES
Date Ended Current:		***State:***	CA
Phone:	310-275-3241	***Country:***	
Source Type:	Implementer	***Zip Code:***	90036
Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	5877 W. 3RD ST.
Name:	BRAD CONROY	***Street 2:***	
Date Became Current:		***City:***	LOS ANGELES
Date Ended Current:		***State:***	CA
Phone:	310-275-3233	***Country:***	
Source Type:	Implementer	***Zip Code:***	90036

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
17	*4 of 6*	*SSE*	*0.09 / 453.79*	*191.06 / -3*	***FIRESTONS LA BREA*** ***800 S. LA BREA AVE.*** ***LOS ANGELES CA 90036***	***RCRA TSD***

EPA Handler ID:	CAC003012194
Gen Status Universe:	No Report
Contact Name:	BRAD CONROY
Contact Address:	5877 W. 3RD ST. , , LOS ANGELES , CA, 90036 ,
Contact Phone No and Ext:	310-275-3233
Contact Email:	CAMELLA@CONROYCOMMERCIAL.COM
Contact Country:	
Land Type:	
County Name:	LOS ANGELES
EPA Region:	09
Receive Date:	20190426

Violation/Evaluation Summary

Note:	NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

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

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	Yes
Transfer Facility:	No
Onsite Burner Exemption:	No
Smelting, Melting and Refining:	No
Underground Injection Control:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20190426
Handler Name:	FIRESTONS LA BREA
Generator Status Universe:	No Report
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	800 S. LA BREA AVE.
Name:	FIRESTONE LA BREA	***Street 2:***	
Date Became Current:		***City:***	LOS ANGELES
Date Ended Current:		***State:***	CA
Phone:	310-275-3241	***Country:***	
Source Type:	Implementer	***Zip Code:***	90036

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	5877 W. 3RD ST.
Name:	BRAD CONROY	***Street 2:***	
Date Became Current:		***City:***	LOS ANGELES
Date Ended Current:		***State:***	CA
Phone:	310-275-3233	***Country:***	
Source Type:	Implementer	***Zip Code:***	90036

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
17	*5 of 6*	*SSE*	*0.09 / 453.79*	*191.06 / -3*	*8TH & LA BREA FIRESTONE* *800 S LA BREA AVE* *LOS ANGELES CA 90038*	*UST LA CITY*

Facility ID:	FA0029332
Last Run Date:	6/3/2019
Source Name:	In-Active Underground Storage Tanks (UST) Inventory List

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
17	*6 of 6*	*SSE*	*0.09 / 453.79*	*191.06 / -3*	*LA BREA FIRESTONE* *800 S LA BREA AVE* *LOS ANGELES CA 90038*	*UST LA CITY*

Facility ID:	FA0031169
Last Run Date:	6/3/2019
Source Name:	In-Active Underground Storage Tanks (UST) Inventory List

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
18	*1 of 2*	*SSE*	*0.09 / 461.51*	*190.68 / -4*	*LUXURY CARS* *803 S. LABREA*	*EMISSIONS*

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
					LOS ANGELES CA 90036	

1990 Criteria Data

Facility ID:	58609	**CERR Code:**	
Facility SIC Code:	7538	**TOGT:**	0
CO:	19	**ROGT:**	0
Air Basin:	SC	**COT:**	
District:	SC	**NOXT:**	
COID:	LA	**SOXT:**	
DISN:	SOUTH COAST AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

1990 Toxic Data

Facility ID:	58609	**COID:**	LA
Facility SIC Code:	7538	**DISN:**	SOUTH COAST AQMD
CO:	19	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

18	2 of 2	SSE	0.09 / 461.51	190.68 / -4	HARRY'S LUXURY CARS 803 S LA BREA AVE LOS ANGELES CA 90036	LA CITY HAZMAT

Facility ID:	FA0014893
Last Run Date:	6/1/2019
Source Name:	In-Active Hazardous Materials (HM) Inventory

19	1 of 2	ESE	0.09 / 473.60	194.78 / 0	FORMER SOUTHWEST SAVINGS 5220 W WILSHIRE BLVD LOS ANGELES CA 90036	LA CITY HAZMAT

Facility ID:	FA0013298
Last Run Date:	6/1/2019
Source Name:	In-Active Hazardous Materials (HM) Inventory

19	2 of 2	ESE	0.09 / 473.60	194.78 / 0	FORMER SOUTHWEST SAVINGS 5220 W WILSHIRE BLVD LOS ANGELES CA 90036	UST LA CITY

Facility ID:	FA0013298
Last Run Date:	6/3/2019
Source Name:	In-Active Underground Storage Tanks (UST) Inventory List

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20	1 of 8	NE	0.09 / 483.90	198.97 / 4	AT&T California - H4100 666 S LA BREA AVE LOS ANGELES CA 90036	CERS TANK

Site ID:	434499
Latitude:	34.063010
Longitude:	-118.343965

Regulated Programs

EI Description: Underground Storage Tank
EI ID: 10246552

EI Description: Chemical Storage Facilities
EI ID: 10246552

EI Description: Hazardous Waste Generator
EI ID: 10246552

Evaluations

Eval Date: 01/28/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

Eval Date: 01/08/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

Witness done with Inspector Bernard Sanchez; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/28/2016
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

ADOLFO AGUILAR WITH TAIT ICC: 6238610 EXP: 6-17-16; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 02/21/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

Inspector Craig reviewed and attached results from 1-17-17.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/21/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

emailed results. attached.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 02/09/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

ATTACHED RESULTS OF MC AND SB TESTS-PASS UPDATED ON 4/8/15. BACKDATED TO DATE OF TEST; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/04/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Reviewed CERS information. Under review. Inspector Pleasant states clear no violations as of January 2015. CERS information was entered in February, 25, 2015.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 02/13/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

SPILL BUCKETS HOLDING WATER FOR DURATION OF TEST - PASSED; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 02/13/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

MONITOR CERTIFICATION BY SERVICE TECHNICIAN PATRICK BANBURY OF TAIT ENVIRONMENTAL - PASSED DONE LAST -2/20/2013 - ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 06/22/2015
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 01/17/2017
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles City Fire Department

Eval Program: UST
Eval Source: CERS
Eval Notes:

Inspector Lawrence Kim with the LAFD, onsite 666 S LA BREA AVE - ATT to conduct routine inspection of underground storage tank. Consent to enter, inspect and take photographs was given on this date by TWANDA BEO MONITOR CERTIFICATION was conducted at this time. Monitoring certification was performed by ADOLFO AGUILAR WITH TAIT Tester provided the following certifications: ADOLFO AGUILAR ICC: 5238610 EXP: 6-9-18 The UST monitoring panel showed all functions normal. The monitoring set up and alarm history were provided for review. The sumps and UDCs were opened for inspection and the sensors were observed positioned to detect a leak at the earliest opportunity. The spill buckets were also visually inspected. The Monitoring Plan was compared to the equipment onsite. The operation of the UST system was compared to the conditions of the operating permit. Ensure submittal of monitor certification test results within 30 days using one of the following options in [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 12/11/2018
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

Inspector Wilson LAFD, on site this date to conduct routine inspection of underground storage tank. Consent to enter, inspect and take photographs was given on this date by Env Site Manager Dwane Hartwill Monitoring system certification and overfill was conducted at this time. Monitoring certification was performed by Adolfo Aguilar with Tait. Tester provided the following certifications: Adolfo Aguilar of Tait ICC: 5238610 exp: 5/26/2020 VR: #A20066 exp: 12/19/2018 VMI:# 3035 EXP: 08/01/19 Incon: 1007483708 exp: 3/1/2019 The UST monitoring panel showed all functions normal. The monitoring set up and alarm history were provided for review. The sumps and UDCs were opened for inspection and the sensors were observed positioned to detect a leak at the earliest opportunity. The spill buckets were also visually inspected. The Monitoring Plan was compared to the equipment onsite. The operation of the UST system was compared to the conditions of the operating [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 12/27/2017
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

Inspector Shane Bystrom, LAFD, onsite this date to conduct routine inspection of underground storage tank. Consent to enter, inspect and take photographs was given on this date by Twanda Beo, Environmental Site Manager. Monitoring system certification was conducted at this time. Monitoring certification was performed by Richard Harrebomee, Tait. Tester provided the following certifications: ICC: 5252138 EXP: 12-13-2019 VR: A24768 EXP: 9-11-2018 VMI: #1787 06-25-18 Incon Level 4: 1636763701 EXP:4/16/18 The UST monitoring panel showed all functions normal. The monitoring set up and alarm history were provided for review. The sumps and UDCs were opened for inspection and the sensors were observed positioned to detect a leak at the earliest opportunity. The spill buckets were also visually inspected. The Monitoring Plan was compared to the equipment onsite. The operation of the UST system was compared to the conditions of the operating permit. Monitoring [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/08/2015
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 02/23/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

Results sent in via email.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/12/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

MC REVIEW - ATTACHED; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/30/2019
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

12/11/18 MC, SB & OPT results received 5/30/19, no failures, however OPT results failed to check either yes or no for the question "Are Flow restrictors installed on vent piping?", therefore this test is still incomplete.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/17/2017
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 02/13/2014
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

05/09/2016 Changed service code 106 to 006 per Royce Long request.MET WITH TESTER PATRICK BANBURY OF TAIT ENVIRONMENTAL - TWANDA BEO NOT PRESENT. ? , REVIEWED STATE REQUIRED FORMS, REGISTERED ON CERS. FACILITY INSPECTION PASS - COMPLIANCE ACHIEVED; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc: Legal Owner
Entity Name: Pacific Bell Telephone Company dba AT&T California
Entity Title:
Address: 308 S. Akard St., 17th Floor
City: Dallas
State: TX
Country: United States
Zip Code: 75202
Phone: (214) 464-1712

Affil Type Desc: Document Preparer
Entity Name: Peter Burnell, Sigma Consultants, Inc.
Entity Title:
Address:

City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Identification Signer
Entity Name: Jeremy McGrue
Entity Title: National EPCRA Manager
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: CUPA District
Entity Name: Los Angeles City Fire Department
Entity Title:
Address: 200 North Main Street, Room 1780
City: Los Angeles
State: CA
Country:
Zip Code: 90012
Phone: (213) 978-3680

Affil Type Desc: Operator
Entity Name: AT&T California
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (800) 566-9347

Affil Type Desc: Environmental Contact
Entity Name: AT&T EH&S Hotline - Option #1
Entity Title:
Address: 308 S. Akard St., 17th Floor
City: Dallas
State: TX
Country:
Zip Code: 75202
Phone:

Affil Type Desc: UST Tank Owner
Entity Name: Pacific Bell Telephone Company dba AT&T California
Entity Title:
Address: 308 S. Akard St.
City: Dallas
State: TX
Country: United States
Zip Code: 75202
Phone: (800) 566-9347

Affil Type Desc: Property Owner
Entity Name: PACIFIC BELL DBA AT&T
Entity Title:
Address: 308 S AKARD ST ROOM 900
City: DALLAS
State: TX
Country: United States
Zip Code: 75202
Phone: (214) 464-2626

Affil Type Desc: UST Permit Applicant
Entity Name: Sarah Bullock
Entity Title: Authorized Agent to AT&T

Address:
City:
State:
Country:
Zip Code:
Phone: (800) 566-9347

Affil Type Desc: UST Tank Operator
Entity Name: Pacific Bell Telephone Company dba AT&T California
Entity Title:
Address: P.O. Box 5095, Rm 4W200M
City: San Ramon
State: CA
Country: United States
Zip Code: 94583
Phone: (800) 566-9347

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 308 S. Akard St., 17th Floor
City: Dallas
State: TX
Country:
Zip Code: 75202
Phone:

Affil Type Desc: UST Property Owner Name
Entity Name: Pacific Bell Telephone Company dba AT&T California
Entity Title:
Address: P.O. Box 5095, Rm 4W200M
City: San Ramon
State: CA
Country: United States
Zip Code: 94583
Phone: (800) 566-9347

Affil Type Desc: Parent Corporation
Entity Name: Pacific Bell Telephone Company dba AT&T California
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Coordinates

Env Int Type Code:	HMBP	***Longitude:***	-118.343970
Program ID:	10246552	***Coord Name:***	
Latitude:	34.063010	***Ref Point Type Desc:***	Center of a facility or station.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
20	2 of 8	NE	0.09 / 483.90	198.97 / 4	PACIFIC BELL 666 S LA BREA AV LOS ANGELES CA 91105	EMISSIONS

1987 Criteria Data

Facility ID:	6944	***CERR Code:***	
Facility SIC Code:	8221	***TOGT:***	
CO:	19	***ROGT:***	
Air Basin:	SC	***COT:***	.1
District:	SC	***NOXT:***	0
COID:	LA	***SOXT:***	0

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

DISN: SOUTH COAST AQMD
CHAPIS:
PMT:
PM10T:

1987 Toxic Data

Facility ID: 6944
Facility SIC Code: 8221
CO: 19
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

1990 Criteria Data

Facility ID: 6944
Facility SIC Code: 4813
CO: 19
Air Basin: SC
District: SC
COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:
TOGT:
ROGT:
COT: .1
NOXT: 0
SOXT: 0
PMT:
PM10T:

1990 Toxic Data

Facility ID: 6944
Facility SIC Code: 4813
CO: 19
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

20	3 of 8	NE	0.09 / 483.90	198.97 / 4	PACIFIC BELL (H4-100) 666 LA BREA LOS ANGELES CA 90036	HHSS

County: Los Angeles
Pdf File Url: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00027b13.pdf

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20	4 of 8	NE	0.09 / 483.90	198.97 / 4	AT&T - H4100 666 S LA BREA AVE LOS ANGELES CA 90036	LA CITY HAZMAT

Facility ID: FA0017483
Last Run Date: 6/1/2019
Source Name: Active Hazardous Materials (HM) Inventory

20	5 of 8	NE	0.09 / 483.90	198.97 / 4	PACIFIC BELL (H4-100) 666 LA BREA LOS ANGELES CA	HIST TANK

Owner Name: PACIFIC BELL
Owner Street: 370 THIRD STREET
Owner City: SAN FRANCISCO
Owner State: TX
No of Containers: 1
County: LOS ANGELES
Facility State: CA
Facility Zip: 90036

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Owner Zip:	94107					

20	6 of 8	NE	0.09 / 483.90	198.97 / 4	PACIFIC BELL TELEPHONE CO DBA AT&T CALIF 666 S LA BREA AVE LOS ANGELES CA 90036-3522	RCRA NON GEN

EPA Handler ID: CAT080022775
Gen Status Universe: No Report
Contact Name: DERONICA LAMB
Contact Address: 308 S. AKARD ST. , 17TH FLOOR , DALLAS , TX, 75202 ,
Contact Phone No and Ext: 214-741-0464
Contact Email: DR1429@ATT.COM
Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 19820723

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19810119
Handler Name: PACIFIC BELL
Generator Status Universe: No Report
Source Type: Notification

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19820723
Handler Name: PACIFIC BELL TELEPHONE CO DBA AT&T CALIF
Generator Status Universe: No Report
Source Type: Implementer

Hazardous Waste Handler Details

Sequence No: 1

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

Receive Date: 19900409
Handler Name: PACIFIC BELL
Generator Status Universe: No Report
Source Type: Annual/Biennial Report

Owner/Operator Details

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	308 S. AKARD ST.
Name:	DERONICA LAMB	**Street 2:**	17TH FLOOR
Date Became Current:		**City:**	DALLAS
Date Ended Current:		**State:**	TX
Phone:	214-741-0464	**Country:**	
Source Type:	Implementer	**Zip Code:**	75202

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	308 S. AKARD ST. 17TH
Name:	PACIFIC BELL	**Street 2:**	17TH FLOOR
Date Became Current:		**City:**	DALLAS
Date Ended Current:		**State:**	TX
Phone:	214-741-0464	**Country:**	
Source Type:	Implementer	**Zip Code:**	75202-0000

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street 1:**	NOT REQUIRED
Name:	NOT REQUIRED	**Street 2:**	
Date Became Current:		**City:**	NOT REQUIRED
Date Ended Current:		**State:**	ME
Phone:	415-555-1212	**Country:**	
Source Type:	Notification	**Zip Code:**	99999

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
20	7 of 8	NE	0.09 / 483.90	198.97 / 4	PACIFIC BELL TELEPHONE CO DBA AT&T CALIF 666 S LA BREA AVE LOS ANGELES CA 90036-3522	RCRA TSD

EPA Handler ID: CAT080022775
Gen Status Universe: No Report
Contact Name: DERONICA LAMB
Contact Address: 308 S. AKARD ST. , 17TH FLOOR , DALLAS , TX, 75202 ,
Contact Phone No and Ext: 214-741-0464
Contact Email: DR1429@ATT.COM
Contact Country:
Land Type:
County Name: LOS ANGELES
EPA Region: 09
Receive Date: 19820723

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Smelting, Melting and Refining: No
Underground Injection Control: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No

Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19810119
Handler Name: PACIFIC BELL
Generator Status Universe: No Report
Source Type: Notification

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19820723
Handler Name: PACIFIC BELL TELEPHONE CO DBA AT&T CALIF
Generator Status Universe: No Report
Source Type: Implementer

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19900409
Handler Name: PACIFIC BELL
Generator Status Universe: No Report
Source Type: Annual/Biennial Report

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: PACIFIC BELL
Date Became Current:
Date Ended Current:
Phone: 214-741-0464
Source Type: Implementer
Street No:
Street 1: 308 S. AKARD ST. 17TH
Street 2: 17TH FLOOR
City: DALLAS
State: TX
Country:
Zip Code: 75202-0000

Owner/Operator Ind: Current Operator
Type: Other
Name: DERONICA LAMB
Date Became Current:
Date Ended Current:
Phone: 214-741-0464
Source Type: Implementer
Street No:
Street 1: 308 S. AKARD ST.
Street 2: 17TH FLOOR
City: DALLAS
State: TX
Country:
Zip Code: 75202

Owner/Operator Ind: Current Owner
Type: Private
Name: NOT REQUIRED
Date Became Current:
Date Ended Current:
Phone: 415-555-1212
Source Type: Notification
Street No:
Street 1: NOT REQUIRED
Street 2:
City: NOT REQUIRED
State: ME
Country:
Zip Code: 99999

20	***8 of 8***	***NE***	***0.09 / 483.90***	***198.97 / 4***	***AT&T - H4100 666 S LA BREA AVE LOS ANGELES CA 90036***	***UST LA CITY***

Facility ID: FA0017483
Last Run Date: 6/1/2019
Source Name: Underground Storage Tanks (UST) Inventory List

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
21	1 of 3	WNW	0.09 / 490.26	196.17 / 2	Verizon Wireless: Wilshire Hub West 5455 WILSHIRE BOULEVARD LOS ANGELES CA 90036	CERS HAZ

Site ID: 168877
Latitude: 34.062680
Longitude: -118.347530

Regulated Programs

EI Description: Chemical Storage Facilities **EI ID:** 10165491

Affiliations

Affil Type Desc: Identification Signer
Entity Name: Myrna Allende
Entity Title: Regulatory Specialist
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: CUPA District
Entity Name: Los Angeles City Fire Department
Entity Title:
Address: 200 North Main Street, Room 1780
City: Los Angeles
State: CA
Country:
Zip Code: 90012
Phone: (213) 978-3680

Affil Type Desc: Legal Owner
Entity Name: Verizon Wireless
Entity Title:
Address: 15505 Sand Canyon Avenue, MS D-104
City: Irvine
State: CA
Country: United States
Zip Code: 92618
Phone: (949) 286-7000

Affil Type Desc: Document Preparer
Entity Name: Myrna Allende
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Parent Corporation
Entity Name: Verizon Wireless [Southern California]
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	
Address:	15505 Sand Canyon Avenue, MS D-104
City:	Irvine
State:	CA
Country:	
Zip Code:	92618
Phone:	

Affil Type Desc:	Operator
Entity Name:	Verizon Wireless
Entity Title:	
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	(949) 286-7000

Affil Type Desc:	Environmental Contact
Entity Name:	Environmental Compliance
Entity Title:	
Address:	15505 Sand Canyon Avenue, MS D-104
City:	Irvine
State:	CA
Country:	
Zip Code:	92618
Phone:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
21	2 of 3	WNW	0.09 / 490.26	196.17 / 2	MIRACLE MILE COMPREHENSIVE DENTAL CENTER 5455 WILSHIRE BLVD STE 850 LOS ANGELES CA 90036	RCRA NON GEN

EPA Handler ID:	CAL000395279
Gen Status Universe:	No Report
Contact Name:	JANG WOOK KIM
Contact Address:	5455 WILSHIRE BLVD STE 850 , , LOS ANGELES , CA, 90036 ,
Contact Phone No and Ext:	323-930-4600
Contact Email:	INFO@MIRACLEMILEDENTALCENTER.COM
Contact Country:	
County Name:	LOS ANGELES
EPA Region:	09
Land Type:	
Receive Date:	20140326

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	Yes
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No

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

Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20140326
Handler Name: MIRACLE MILE COMPREHENSIVE DENTAL CENTER
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: JANG WOOK KIM DDS
Date Became Current:
Date Ended Current:
Phone: 323-930-4600
Source Type: Implementer
Street No:
Street 1: 5455 WILSHIRE BLVD STE 850
Street 2:
City: LOS ANGELES
State: CA
Country:
Zip Code: 90036-4604

Owner/Operator Ind: Current Operator
Type: Other
Name: JANG WOOK KIM
Date Became Current:
Date Ended Current:
Phone: 323-930-4600
Source Type: Implementer
Street No:
Street 1: 5455 WILSHIRE BLVD STE 850
Street 2:
City: LOS ANGELES
State: CA
Country:
Zip Code: 90036

21	3 of 3	WNW	0.09 / 490.26	196.17 / 2	MOORE WHITE MEDICAL GRP 5455 WILSHIRE BLVD NO 800 LOS ANGELES CA 90036	RCRA SQG

EPA Handler ID: CAD983624610
Gen Status Universe: Small Quantity Generator
Contact Name: SUSAN PURSELL
Contact Address: 5455 WILSHIRE BLVD NO 800 , , LOS ANGELES , CA, 90036 , US
Contact Phone No and Ext: 213-386-8440
Contact Email:
Contact Country: US
County Name: LOS ANGELES
EPA Region: 09
Land Type: Private
Receive Date: 19920324

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No

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

Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19920324
Handler Name: MOORE WHITE MEDICAL GRP
Generator Status Universe: Small Quantity Generator
Source Type: Notification

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Private
Name: MOORE WHITE MEDICAL GRP
Date Became Current:
Date Ended Current:
Phone: 213-386-8840
Source Type: Notification

Street No:
Street 1: 5455 WILSHIRE BLVD NO 800
Street 2:
City: LOS ANGELES
State: CA
Country:
Zip Code: 90036

22	1 of 1	WSW	0.09 / 496.11	197.00 / 2	FRED LEEDS PROPERTIES 740 S COCHRAN AVE #407 LOS ANGELES CA 90036	RCRA NON GEN

EPA Handler ID: CAC003023386
Gen Status Universe: No Report
Contact Name: ERIC GIEL
Contact Address: 100 S MANSFIELD AVE , 3860 CRENSHAW BL #201 , LOS ANGELES , CA, 90036 ,
Contact Phone No and Ext: 310-882-8180
Contact Email: ERICGIEL@FREDLEEDSPROPERTIES.COM
Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 20190710

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

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

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20190710
Handler Name: FRED LEEDS PROPERTIES
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: COCHRANWIL LP
Date Became Current:
Date Ended Current:
Phone: 310-882-8180
Source Type: Implementer
Street No:
Street 1: 3860 CRENSHAW BL #201
Street 2:
City: LOS ANGELES
State: CA
Country:
Zip Code: 90036

Owner/Operator Ind: Current Operator
Type: Other
Name: ERIC GIEL
Date Became Current:
Date Ended Current:
Phone: 310-882-8180
Source Type: Implementer
Street No:
Street 1: 100 S MANSFIELD AVE
Street 2: 3860 CRENSHAW BL #201
City: LOS ANGELES
State: CA
Country:
Zip Code: 90036

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23 | ***1 of 1*** | ***NE*** | ***0.10 / 511.08*** | ***199.37 / 5*** | ***AT&T California - H4100***
666 S La Brea Ave
Los Angeles CA 90036 | ***UST***

Facility ID: FA0017483
CERS ID: 10246552
County: Los Angeles
Latitude: 34.06301
Longitude: -118.34397
Permitting Agency: Los Angeles City Fire Department
Note: Information related to facilities can be searched on Geo Tracker Website: https://geotracker.waterboards.ca.gov/search

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24 | ***1 of 1*** | ***WNW*** | ***0.10 / 535.71*** | ***196.10 / 2*** | ***VERIZON WIRELESS: WILSHIRE HUB WEST***
5455 W WILSHIRE BLVD
LOS ANGELES CA 90036 | ***LA CITY HAZMAT***

Facility ID: FA0016161
Last Run Date: 6/1/2019
Source Name: Active Hazardous Materials (HM) Inventory

---

25 | ***1 of 1*** | ***E*** | ***0.11 / 566.44*** | ***197.28 / 3*** | ***ESSEX***
5200 Wilshire Blvd
Los Angeles CA 90036 | ***ALT FUELS***

ID: 72424
Federal Agency ID:
Federal Agency:
Fed Agency Name:
Status: Open: The station is open.
Facility Type:
Fuel Type Code: ELEC: Electric
Owner Type Desc:
Expected Date:
Dt Last Confirmed: 2019-10-01
Open Date:
CNG Dispenser No:
CNG Fill Type Code:
CNG Site Renew Src:
CNG PSI:
CNG Storage Cap:
CNG Tot Compr Cap:
CNG Vehicle Class:
LPG Nozzle Types:
LNG Site Renew Src:
LNG Vehicle Class:
Hydrogen is Retail:

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

Updated at: 2019-10-01 09:10:28 UTC
BD Blends:
NG PSI:
NG Fill Type Code:
NG Fill Type Desc:
NG Vehicle Class:
NG Vehicle Class Desc:
E85 Blender Pump:
E85 Blender Pump Desc:
E85 Other Ethanol Blends:
EV Pricing: Pricing is based on an hourly rate. $1 per hour
EV Pricing French:
EV on Site Renewable Source:
LPG Primary:
LPG Primary Desc:
Intersection Directions: WILSHIRELABREA1; Sycamore
WILSHIRELABREA2; Sycamore
WILSHIRELABREA3; Sycamore
Geocode Status Desc: Premise (building name, property name, shopping center, etc.) level accuracy.
Hydrogen Status Link:
Hydrogen Pressures:
Hydrogen Standards:
Station Phone: 888-758-4389
Latitude: 34.061897
Longitude: -118.343349

26	1 of 1	ENE	0.11 / 604.16	197.86 / 3	ENVIRONMENTAL SALVAGE LTD 5225 WILSHIRE BLVD LOS ANGELES CA 90036	RCRA NON GEN

EPA Handler ID: CAD981569510
Gen Status Universe: No Report
Contact Name: ENVIRONMENTAL MANAGER
Contact Address: 5225 WILSHIRE BLVD , , LOS ANGELES , CA, 90036 , US
Contact Phone No and Ext: 712-323-1836
Contact Email:
Contact Country: US
County Name: LOS ANGELES
EPA Region: 09
Land Type: Other
Receive Date: 19860923

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19860923

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

Handler Name: ENVIRONMENTAL SALVAGE LTD
Generator Status Universe: No Report
Source Type: Notification

Owner/Operator Details

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street 1:**	NOT REQUIRED
Name:	NOT REQUIRED	**Street 2:**	
Date Became Current:		**City:**	NOT REQUIRED
Date Ended Current:		**State:**	ME
Phone:	415-555-1212	**Country:**	
Source Type:	Notification	**Zip Code:**	99999

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street 1:**	NOT REQUIRED
Name:	GARY L GRIFFIS	**Street 2:**	
Date Became Current:		**City:**	NOT REQUIRED
Date Ended Current:		**State:**	ME
Phone:	415-555-1212	**Country:**	
Source Type:	Notification	**Zip Code:**	99999

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
27	1 of 1	NE	0.12 / 627.48	199.75 / 5	MANHOLE 025 647 SOUTH LA BREA LOS ANGELES CA 90036	RCRA LQG

EPA Handler ID: CAC002616481
Gen Status Universe: Large Quantity Generator
Contact Name: JAMES A CRANMER
Contact Address: US
Contact Phone No and Ext: 603-644-2017
Contact Email: JC3746@ATT.COM
Contact Country: US
County Name: LOS ANGELES
EPA Region: 09
Land Type: Private
Receive Date: 20080220

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

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

Sequence No: 1
Receive Date: 20080220
Handler Name: MANHOLE 025
Generator Status Universe: Large Quantity Generator
Source Type: Annual/Biennial Report update with Notification

Waste Code Details

Hazardous Waste Code: D008
Waste Code Description: LEAD

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street 1:**	308 SOUTH AKARO, ROOM 1911
Name:	PACIFIC BELL TELEPHONE COMPANY	**Street 2:**	
Date Became Current:	20060101	**City:**	DALLAS
Date Ended Current:		**State:**	TX
Phone:		**Country:**	US
Source Type:	Annual/Biennial Report update with Notification	**Zip Code:**	75202

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street 1:**	
Name:	PACIFIC BELL TELEPHONE COMPANY	**Street 2:**	
Date Became Current:	20060101	**City:**	
Date Ended Current:		**State:**	
Phone:		**Country:**	US
Source Type:	Annual/Biennial Report update with Notification	**Zip Code:**	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
28	1 of 1	WNW	0.13 / 665.72	196.44 / 2	WALGREENS #6516 5467 WILSHIRE BLVD LOS ANGELES CA 90036	RCRA LQG

EPA Handler ID: CAL000323484
Gen Status Universe: Large Quantity Generator
Contact Name: KIM DASCOLI
Contact Address: 200 , WILMOT DRIVE, MAIL STOP #2273 , , DEEFIELD , IL, 60015 , US
Contact Phone No and Ext: 847-315-2812
Contact Email: KIM.DASCOLI@WALGREENS.COM
Contact Country: US
County Name: LOS ANGELES
EPA Region: 09
Land Type: Private
Receive Date: 20180831

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No

Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20140301
Handler Name: WALGREENS #6516
Generator Status Universe: Large Quantity Generator
Source Type: Annual/Biennial Report update with Notification

Waste Code Details

Hazardous Waste Code: D001
Waste Code Description: IGNITABLE WASTE

Hazardous Waste Code: D002
Waste Code Description: CORROSIVE WASTE

Hazardous Waste Code: D007
Waste Code Description: CHROMIUM

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Code: D010
Waste Code Description: SELENIUM

Hazardous Waste Code: D024
Waste Code Description: M-CRESOL

Hazardous Waste Code: P001
Waste Code Description: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

Hazardous Waste Code: P075
Waste Code Description: NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS

Hazardous Waste Code: U034
Waste Code Description: ACETALDEHYDE, TRICHLORO- (OR) CHLORAL

Hazardous Waste Code: U165
Waste Code Description: NAPHTHALENE

Hazardous Waste Handler Details

Sequence No: 2
Receive Date: 20160406
Handler Name: WALGREENS #6516
Generator Status Universe: Large Quantity Generator
Source Type: Annual/Biennial Report update with Notification

Waste Code Details

Hazardous Waste Code: 122
Waste Code Description: Alkaline solution without metals (pH > 12.5)

Hazardous Waste Code: 131
Waste Code Description: Aqueous solution (2 < pH < 12.5) containing reactive anions (azide, bromate, chlorate, cyanide, fluoride, hypochlorite, nitrite, perchlorate, and sulfide anions)

Hazardous Waste Code: 181
Waste Code Description: Other inorganic solid waste

Hazardous Waste Code: 214
Waste Code Description: Unspecified solvent mixture

Hazardous Waste Code: 311
Waste Code Description: Pharmaceutical waste

Hazardous Waste Code: 331
Waste Code Description: Off-specification, aged, or surplus organics

Hazardous Waste Code: D001
Waste Code Description: IGNITABLE WASTE

Hazardous Waste Code: D002
Waste Code Description: CORROSIVE WASTE

Hazardous Waste Code: D007
Waste Code Description: CHROMIUM

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Code: D010
Waste Code Description: SELENIUM

Hazardous Waste Code: P001
Waste Code Description: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

Hazardous Waste Code: P075
Waste Code Description: NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS

Hazardous Waste Handler Details

Sequence No: 3
Receive Date: 20180831
Handler Name: WALGREENS #6516
Generator Status Universe: Large Quantity Generator
Source Type: Annual/Biennial Report update with Notification

Waste Code Details

Hazardous Waste Code: 122
Waste Code Description: Alkaline solution without metals (pH > 12.5)

Hazardous Waste Code: 131
Waste Code Description: Aqueous solution (2 < pH < 12.5) containing reactive anions (azide, bromate, chlorate, cyanide, fluoride, hypochlorite, nitrite, perchlorate, and sulfide anions)

Hazardous Waste Code: 181
Waste Code Description: Other inorganic solid waste

Hazardous Waste Code: 311
Waste Code Description: Pharmaceutical waste

Hazardous Waste Code: 331
Waste Code Description: Off-specification, aged, or surplus organics

Hazardous Waste Code: 791
Waste Code Description: Liquids with pH < 2

Hazardous Waste Code: D001
Waste Code Description: IGNITABLE WASTE

Hazardous Waste Code: D002
Waste Code Description: CORROSIVE WASTE

Hazardous Waste Code: D007
Waste Code Description: CHROMIUM

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Code: D010
Waste Code Description: SELENIUM

Hazardous Waste Code: D024
Waste Code Description: M-CRESOL

Hazardous Waste Code: P001
Waste Code Description: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

Hazardous Waste Code: P075
Waste Code Description: NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS

Hazardous Waste Code: U034
Waste Code Description: ACETALDEHYDE, TRICHLORO- (OR) CHLORAL

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Private
Name: WALGREEN CO
Date Became Current: 20030313
Date Ended Current:
Phone:
Source Type: Annual/Biennial Report update with Notification
Street No:
Street 1:
Street 2:
City:
State:
Country:
Zip Code:

Owner/Operator Ind: Current Owner
Type: Private
Name: ZACHARY ALL INVESTORS LLC
Date Became Current: 20020610
Date Ended Current:
Phone: 310-652-0294
Source Type: Annual/Biennial Report update with Notification
Street No: 17421
Street 1: PALORA STREET
Street 2:
City: ENCINO
State: CA
Country: US
Zip Code: 91316

Owner/Operator Ind: Current Operator
Type: Private
Name: WALGREEN CO.
Date Became Current: 20020610
Date Ended Current:
Phone: 847-315-2812
Source Type: Annual/Biennial Report update with Notification
Street No: 200
Street 1: WILMOT DRIVE, MAIL STOP #2273
Street 2:
City: DEEFIELD
State: IL
Country: US
Zip Code: 60015

Owner/Operator Ind: Current Owner
Type: Private
Name: ZACHARY ALL INVESTORS LLC
Date Became Current: 20030313
Date Ended Current:
Phone: 310-652-0294
Source Type: Annual/Biennial Report update with Notification
Street No: 17421
Street 1: PALORA ST
Street 2:
City: ENCINO
State: CA
Country:
Zip Code: 91316

Owner/Operator Ind: Current Operator
Type: Private
Name: WALGREEN CO.
Date Became Current: 20020630
Date Ended Current:
Phone:
Source Type: Annual/Biennial Report update with Notification
Street No:
Street 1:
Street 2:
City:
State:
Country:
Zip Code:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
29	1 of 1	S	0.14 / 718.77	186.90 / -8	FUNK BROS - THE POINT ON LA BREA 843 LA BREA AVE LOS ANGELES CA 90038	LA SML

Site ID: SD0000786
Case ID: RO0001784
Status: ACTIVE

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
30	1 of 1	NNE	0.14 / 750.12	200.51 / 6	MOSS & COMPANY PROPERTY MANAGEMENT 618 SOUTH DETROIT STREET, UNIT 107 LOS ANGELES CA 90036	RCRA NON GEN

EPA Handler ID: CAC002998746
Gen Status Universe: No Report
Contact Name: HINA KAHN
Contact Address: 618 SOUTH DETROIT STREET, UNIT 107 , , LOS ANGELES , CA, 90036 ,
Contact Phone No and Ext: 818-300-3478
Contact Email: RONALDMAUER@MOSSCOMPANY.COM
Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 20190129

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20190129
Handler Name: MOSS & COMPANY PROPERTY MANAGEMENT
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Other
Street No:
Street 1: 618 SOUTH DETROIT STREET, UNIT 107

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

Name:	HINA KAHN	**Street 2:**	
Date Became Current:		**City:**	LOS ANGELES
Date Ended Current:		**State:**	CA
Phone:	818-300-3478	**Country:**	
Source Type:	Implementer	**Zip Code:**	90036
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	15300 VENTURA BOULEVARD - SUITE 405
Name:	MOSS & COMPANY PROPERTY MANAGEMENT	**Street 2:**	
Date Became Current:		**City:**	SHERMAN OAKS
Date Ended Current:		**State:**	CA
Phone:	818-612-9781	**Country:**	
Source Type:	Implementer	**Zip Code:**	91403

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31 | **1 of 1** | **SE** | **0.15 / 784.40** | **184.47 / -10** | **EXPERT CAR WASH**
900 S LA BREA AVE
LOS ANGELES CA 90036 | **DELISTED TNK**

Delisted Storage Tanks

Facility ID:	23555	**Latitude:**	34.0598679
County:	Los Angeles	**Longitude:**	-118.343732
Permitting Agency:	LOS ANGELES, CITY OF		
Original Source:	UST		
Record Date:	30-JAN-2017		

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32 | **1 of 2** | **ENE** | **0.15 / 791.47** | **200.22 / 6** | **BEVERLY HILLS BMW (SERVICE/PARTS)**
5151 W WILSHIRE BLVD
LOS ANGELES CA 90036 | **AST LA CITY**

Facility ID:	FA0025761
Tank Status:	Active
Last Run Date:	6/1/2019

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32 | **2 of 2** | **ENE** | **0.15 / 791.47** | **200.22 / 6** | **BEVERLY HILLS BMW (SERVICE/PARTS)**
5151 W WILSHIRE BLVD
LOS ANGELES CA 90036 | **UST LA CITY**

Facility ID:	FA0025761
Last Run Date:	6/3/2019
Source Name:	In-Active Underground Storage Tanks (UST) Inventory List

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33 | **1 of 9** | **E** | **0.17 / 887.79** | **199.22 / 5** | **5151 WILSHIRE BLVD**
LOS ANGELES CA 90036 | **AST**

Total Capacity(Gal):	2,600	**Owner Name:**	LOU EHLERS CADILLAC/STERLING
CUPA:	City of Los Angeles	**County:**	Los Angeles

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33 | **2 of 9** | **E** | **0.17 / 887.79** | **199.22 / 5** | **Beverly Hills BMW (Service/Parts building)**
5151 WILSHIRE BLVD
LOS ANGELES CA 90036 | **CERS TANK**

Site ID:	12058
Latitude:	34.062565
Longitude:	-118.342384

Regulated Programs

EI Description: Chemical Storage Facilities
EI ID: 10407670

EI Description: Hazardous Waste Generator
EI ID: 10407670

EI Description: Aboveground Petroleum Storage
EI ID: 10407670

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to provide systems or follow procedures to prevent overfills as described in the SPCC Plan, and/or failure to routinely test to ensure proper operation.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to implement one or more of the following security measures for the facility:

1. Secure and control access to the oil handling, processing, and storage areas.

2. Secure the master flow and drain valves.

3. Prevent unauthorized access to starter controls and oil pumps.

4. Secure out-of-service and loading/unloading connections of oil pipelines.

5. Address the appropriateness of security lighting to both prevent acts of vandalism and assist in the discovery of oil discharges.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

"Failure to test or inspect each aboveground container for integrity based on industry standards as discussed in the SPCC Plan:
1. On a regular schedule.
2. After making material repairs.
3. Use non-destructive testing.

4. Inspect each container?s supports, foundations, and outside for signs of deterioration, discharges, or accumulation of oil inside diked areas."

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5 (a) - California Health and Safety Code, Chapter 6.67 , Section(s) 25270.4.5 (a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to have management or a professional engineer certify the SPCC Plan and comply with certification requirements at a qualified facility.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to designate person who reports to management as accountable for discharge prevention at facility.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Notes:

Returned to compliance on 05/28/2016.

Violation Description:

Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to use containers with material and construction compatible with material stored and conditions of storage such as pressure and temperature.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Violation Description:

Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to organize the SPCC Plan so that portions describing procedures to be used when a discharge occurs will be readily usable in an emergency, unless facility submitted a Facility Response Plan.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

"Failure to prepare an SPCC Plan which fulfills all basic requirements that include:

1. The SPCC Plan must be prepared in accordance with good engineering practices.

2. Have full approval of management at a level of authority to commit the necessary resources to fully implement the SPCC Plan.

3. Prepare the SPCC Plan in writing.

4. Follow the sequence of the SPCC rule or include a cross-reference.

5. If the SPCC Plan calls for additional procedures, methods, or equipment not yet fully operational, discuss the items in separate paragraphs."

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to include in the SPCC Plan:

1. A contact list and phone numbers for the facility response coordinator, National Response Center, cleanup contractors with an agreement for response, and all Federal, State, and local agencies who must be contacted in case of a discharge

2. Information and procedures that would enable a person reporting an oil discharge to relate all information as described in 40 CFR 112.7(a)(4), unless facility submitted a Facility Response Plan.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5 (a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5 (a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure of the owner or operator to ensure a professional engineer makes all required attestations in the SPCC Plan when a professional engineer certification is necessary due to an alternative measure claim at a Tier II qualified facility.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5 (a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5 (a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to have a professional engineer review and certify in writing one or more of the following alternative measures for a Tier II qualified facility:
1. Alternative method which achieves equivalent environmental protection pursuant to 40 CFR 112.7(a)(2).
2. Impracticability determination and measures in lieu of secondary containment pursuant to 40 CFR 112.7(d).
3. Measures pursuant to 40 CFR 112.9(c)(6) for produced water containers and any associated piping and appurtenances downstream from the container.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Notes:

Returned to compliance on 05/28/2016.

Violation Description:

Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to protect the buried section of a partially buried or bunkered metallic tank from corrosion by coatings or cathodic protection compatible with local soil conditions.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department

Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to perform integrity and leak testing of buried piping at the time of installation, modification, construction, relocation, or replacement.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 05/28/2016.

Violation Description:

Failure to complete and electronically submit a site map with all required content.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to ensure that tanks are inspected and tested by an appropriately qualified person in accordance with industry standards.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.6(a)(1), 25270.6(a)(2) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.6(a)(1), 25270.6(a)(2)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to submit a tank facility statement on or before January 1 annually unless a current Business Plan has been submitted.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.6(a)(1), 25270.6(a)(2) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.6(a)(1), 25270.6(a)(2)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to submit a tank facility statement on or before January 1 annually unless a current Business Plan has been submitted.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to address in the SPCC Plan countermeasures for discharge discovery, response, and cleanup (both facility?s and contractor?s resources).

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.2(a)(4) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.2(a)(4)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to prepare an appropriate SPCC Plan when the facility no longer meets the criteria for exclusion for oil-filled electrical equipment.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 05/28/2016.

Violation Description:

Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to discuss in the SPCC Plan procedures to test or inspect each aboveground container for integrity in accordance with industry standards:

1. On a regular schedule.

2. After material repairs are made.

3. By qualified personnel.

4. The frequency and type of testing and inspections based on container size, configuration, and design.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Notes:

Violation Description:

Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to adequately and accurately describe in the SPCC Plan the physical layout of the facility.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25505(c) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(c)
Violation Notes:

Violation Description:

Failure to have a business plan readily available to personnel of the business or the unified program facility with responsibilities for emergency response or training.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 07/17/2018.

Violation Description:

Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508.1(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(f)
Violation Notes:

Returned to compliance on 05/28/2016.

Violation Description:

Failure to electronically update the business plan within 30 days of a substantial change.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507
Violation Notes:

Returned to compliance on 05/28/2016.

Violation Description:

Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5 (a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5 (a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to comply with one or more of the following requirements:
1. Have record of inspections and integrity tests signed by the appropriate supervisor or inspector.
2. Keep written procedures and records of inspections and integrity tests for at least three years.
3. Keep comparison records.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to conduct spill prevention briefing for oil-handling personnel at least once a year to assure adequate understanding of the SPCC Plan.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to provide the following training to all oil-handling personnel:

1. Operation and maintenance of equipment to prevent discharges.

2. Discharge procedure protocols.

3. Applicable pollution control laws, rules, and regulations.

4. General facility operations.

5. Contents of the SPCC Plan.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to implement the SPCC Plan.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to include in the SPCC Plan an adequate facility diagram, or no facility diagram included.

The facility diagram is not required on a Tier I qualified facility SPCC Plan.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 05/28/2016.

Violation Description:

Failure to establish and electronically submit an adequate training program in safety procedures in the event of a release or threatened release of a hazardous material.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5 (a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5 (a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to include in the SPCC plan an adequate description of employee training. Training shall address, at a minimum: operation and maintenance of equipment to prevent discharges; discharge procedure protocols; applicable pollution control laws, rules, and regulations; general facility operations; content of the facility SPCC plan; and annual discharge prevention briefings for oil-handling personnel to assure adequate understanding of the SPCC

plan.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Violation Description:

Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

"Failure to prepare an SPCC Plan which fulfills all basic requirements that include:

1. The SPCC Plan must be prepared in accordance with good engineering practices.

2. Have full approval of management at a level of authority to commit the necessary resources to fully implement the SPCC Plan.

3. Prepare the SPCC Plan in writing.

4. Follow the sequence of the SPCC rule or include a cross-reference.

5. If the SPCC Plan calls for additional procedures, methods, or equipment not yet fully operational, discuss the items in separate paragraphs."

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25505.1 - California Health and Safety Code, Chapter 6.95, Section(s) 25505.1
Violation Notes:

Returned to compliance on 05/28/2016.

Violation Description:

Failure to provide a copy of the business plan to the owner or the owner's agent within five working days after receiving a request for a copy from the owner or the owner's agent.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to ensure that tanks are inspected and tested by an appropriately qualified person in accordance with industry standards.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to describe in the SPCC Plan facility security measures including:
1. How access to the oil handling, processing, and storage areas is secured and controlled.
2. How master flow and drain valves are secured.
3. How unauthorized access to starter controls on oil pumps is prevented.
4. How out-of-service and loading/unloading connections of oil pipelines is secured.
5. The appropriateness of security lighting to both prevent acts of vandalism and assist in the discovery of oil discharges.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5 (a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5 (a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to include in the SPCC plan an adequate description of employee training. Training shall address, at a minimum: operation and maintenance of equipment to prevent discharges; discharge procedure protocols; applicable pollution control laws, rules, and regulations; general facility operations; content of the facility SPCC plan; and annual discharge prevention briefings for oil-handling personnel to assure adequate understanding of the SPCC plan.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to adequately describe in the SPCC Plan, overfill prevention methods, including a description of the devices or systems in place for each container to prevent overfills.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to provide appropriate secondary containment and/or diversionary structures or equipment for the following: bulk storage containers, mobile or portable containers, oil-filled equipment, piping and related appurtenances, mobile refuelers or non-transportation-related tank cars, and transfer areas,

equipment and activities and ensure that the entire containment system, including walls and floor, are capable of containing oil and constructed so that any discharge will not escape the containment system before cleanup occurs.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Violation Description:

Failure to complete and electronically submit a site map with all required content.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to discuss in the SPCC Plan the appropriate general containment, diversionary structures, or equipment to prevent a discharge, including typical failure mode and most likely quantity of discharge for the following: bulk storage containers, mobile/portable containers, oil-filled equipment, piping and related appurtenances, mobile refuels or non-transportation-related tank cars, and transfer areas, equipment and activities.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to organize the SPCC Plan so that portions describing procedures to be used when a discharge occurs will be readily usable in an emergency, unless facility submitted a Facility Response Plan.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to discuss in the SPCC Plan the appropriate general containment, diversionary structures, or equipment to prevent a discharge, including typical failure mode and most likely quantity of discharge for the following: bulk storage containers, mobile/portable containers, oil-filled equipment, piping and related appurtenances, mobile refuels or non-transportation-related tank cars, and transfer areas, equipment and activities.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to provide appropriate secondary containment and/or diversionary structures or equipment for the following: bulk storage containers, mobile or portable containers, oil-filled equipment, piping and related appurtenances, mobile refuelers or non-transportation-related tank cars, and transfer areas, equipment and activities and ensure that the entire containment system, including walls and floor, are capable of containing oil and constructed so that any discharge will not escape the containment system before cleanup occurs.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to address in the SPCC Plan disposal methods for recovered materials.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25505.1 - California Health and Safety Code, Chapter 6.95, Section(s) 25505.1
Violation Notes:

Returned to compliance on 05/28/2016.

Violation Description:

Failure to notify property owner in writing that the business is subject to the business plan program and has complied with its provisions.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5 (a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5 (a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to maintain adequate records of drainage when there is drainage of uncontaminated rainwater from liked areas into a storm drain or open watercourse; for example, records required under NPDES permit.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Notes:

Violation Description:

Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to designate person who reports to management as accountable for discharge prevention at facility.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Please provide DOT codes and Federal Hazard Categories for each of the chemicals listed in your inventory.

Violation Description:

Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5 (a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5 (a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to comply with one or more of the following requirements:
1. Have record of inspections and integrity tests signed by the appropriate supervisor or inspector.
2. Keep written procedures and records of inspections and integrity tests for at least three years.
3. Keep comparison records.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5 (a) - California Health and Safety Code, Chapter 6.67 , Section(s) 25270.4.5 (a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to have management or a professional engineer certify the SPCC Plan and comply with certification requirements at a qualified facility.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to protect the buried section of a partially buried or bunkered metallic tank from corrosion by coatings or cathodic protection compatible with local soil conditions.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to address in the SPCC Plan discharge prevention measures, including procedures for routine handling of products such as loading/unloading and facility transfers.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to prepare an SPCC Plan that meets all applicable requirements.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to address in the SPCC Plan the type of oil and storage capacity for each fixed container, and either the type of oil and storage capacity for each mobile or portable container, or an estimate of the potential number of mobile or portable containers, the types of oil, and anticipated storage capacities.

Violations

Violation Date: 04/18/2019 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Violation Description:

Failure to complete and electronically submit a site map with all required content.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to include in the SPCC Plan an adequate discussion of the facility's conformance with the requirements of 40 CFR Part 112, and other effective discharge prevention and containment procedures listed in Part 112, or any applicable more stringent State rules, regulations, and guidelines.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to prepare a Spill Prevention, Control, and Countermeasures (SPCC) Plan.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to prepare a Spill Prevention, Control, and Countermeasures (SPCC) Plan.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to include in the SPCC Plan a prediction of the direction, rate of flow, and total quantity of oil that could be discharged for each type of major equipment failure where experience indicates a reasonable potential for equipment failure.

The rate of flow is not required on a Tier I qualified facility SPCC Plan.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to address in the SPCC Plan countermeasures for discharge discovery, response, and cleanup (both facility?s and contractor?s resources).

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to address in the SPCC Plan the type of oil and storage capacity for each fixed container, and either the type of oil and storage capacity for each mobile or portable container, or an estimate of the potential number of mobile or portable containers, the types of oil, and anticipated storage capacities.

Violations

Violation Date: 04/18/2019 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Notes:

Violation Description:

Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to use containers with material and construction compatible with material stored and conditions of storage such as pressure and temperature.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to state reasons for nonconformance and describe equivalent methods in detail if claiming equivalent environmental protection for SPCC requirements other than secondary containment.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to include in the SPCC Plan:

1. A contact list and phone numbers for the facility response coordinator, National Response Center, cleanup contractors with an agreement for response, and all Federal, State, and local agencies who must be contacted in case of a discharge

2. Information and procedures that would enable a person reporting an oil discharge to relate all information as described in 40 CFR 112.7(a)(4), unless facility submitted a Facility Response Plan.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to provide the following training to all oil-handling personnel:

1. Operation and maintenance of equipment to prevent discharges.

2. Discharge procedure protocols.

3. Applicable pollution control laws, rules, and regulations.

4. General facility operations.

5. Contents of the SPCC Plan.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Notes:

Returned to compliance on 05/28/2016.

Violation Description:

Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS

Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to implement the SPCC Plan.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508.1(a)-(e) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(e)
Violation Notes:

Returned to compliance on 05/28/2016.

Violation Description:

Failure to electronically update business plan within 30 days of any one of the following events:
A 100 percent or more increase in the quantity of a previously disclosed material.
Any handling of a previously undisclosed hazardous materials at or above reportable quantities.
A change of business address, business ownership, or business name.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to conduct spill prevention briefing for oil-handling personnel at least once a year to assure adequate understanding of the SPCC Plan.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508.1(a)-(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(f)
Violation Notes:

Violation Description:

Failure to electronically update business plan within 30 days of any one of the following events:
A 100 percent or more increase in the quantity of a previously disclosed material.
Any handling of a previously undisclosed hazardous materials at or above reportable quantities.
A change of business address, business ownership, or business name.
A substantial change in the handler's operations that requires modification to any portion of the business plan.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to regularly inspect aboveground valves, piping, and appurtenances.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Violation Description:

Failure to establish and electronically submit an adequate training program in safety procedures in the event of a release or threatened release of a hazardous material.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507
Violation Notes:

Violation Description:

Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to discuss in the SPCC Plan procedures to test or inspect each aboveground container for integrity in accordance with industry standards:

1. On a regular schedule.

2. After material repairs are made.

3. By qualified personnel.

4. The frequency and type of testing and inspections based on container size, configuration, and design.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to adequately describe in the SPCC Plan, overfill prevention methods, including a description of the systems or procedures used to prevent overfills for each container.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

"Failure to test or inspect each aboveground container for integrity based on industry standards as discussed in the SPCC Plan:
1. On a regular schedule.
2. After making material repairs.
3. Use non-destructive testing.
4. Inspect each container?s supports, foundations, and outside for signs of deterioration, discharges, or accumulation of oil inside diked areas."

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 05/28/2016.

Violation Description:

Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to prepare an SPCC Plan that meets all applicable requirements.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to promptly correct visible discharges and promptly remove any accumulations of oil in diked areas.

Evaluations

Eval Date: 06/19/2018

Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Consent to enter, inspect and take photographs was given by: Oscar Carbajal The Business Activities, Owner/Operator Identification, Hazardous Materials Inventory, Site Map, Emergency Response/Contingency Plan and Employee Training Plan sections were reviewed in CERS and field verified. Review and correct any violations indicated previously in this report, on or before the COMPLY BY date associated with each violation. INVENTORY Review, update and resubmit the Hazardous Materials Inventory into CERS to include all hazardous material stored in a capacity greater than 55 gallons of liquid, 200 cubic feet of compressed gas or 500 pounds in weight of a solid. NO SITE MAP Create and submit a Site Map in CERS with all the required information using the attachments to assist you. EMERGENCY PLANS Provide/Review/Update and resubmit the Emergency Response/Contingency Plan and Employee Training Plan in CERS with all the required information. The CONSOLIDATED [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/03/2019
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: APSA
Eval Source: CERS
Eval Notes:

Initiate Legal Packet.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 04/19/2019
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: APSA
Eval Source: CERS
Eval Notes:

SPCC , HMBP, CERS review.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 04/18/2019
Violations Found: Yes
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Second Notice of Violation Inspection Report Documents uploaded to CERS were reviewed. Indicated previously in this report are violations, originally issued on 7/10/18, that have not been resolved by the original COMPLY BY date. These violations have been re-issued and the violation class upgraded. Review and correct all violations indicated in this report, on or before the new COMPLY BY date associated with each violation. Failure to resolve these violations will result in this facility being subject to formal enforcement. New user instructions are provided below. The LAMC, Sections (L.A.M.C. SECTIONS 57.105.1.4; 57.120.3; 57.121.2 and 57.121.2.1.) requires businesses that store, use or handle hazardous materials in the City of Los Angeles to obtain a Consolidated Permit from the Los Angeles Fire Department CUPA. To receive a Consolidated Permit you must satisfy the following requirement: **** Annual submission of a Hazardous Materials Business Plan into CERS is [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 06/19/2018
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: APSA
Eval Source: CERS
Eval Notes:

Consent to enter, inspect and take photographs was given by: Oscar Carbajal The Business Activities, Owner/Operator Identification, Hazardous Materials Inventory, Site Map, Emergency Response/Contingency Plan and Employee Training Plan sections were reviewed in CERS and field verified. Review and correct any violations indicated previously in this report, on or before the COMPLY BY date associated with each violation. INVENTORY Review, update and resubmit the Hazardous Materials Inventory into CERS to include all hazardous material stored in a capacity greater than 55 gallons of liquid, 200 cubic feet of compressed gas or 500 pounds in weight of a solid. NO SITE MAP Create and submit a Site Map in CERS with all the required information using the attachments to assist you. EMERGENCY PLANS Provide/Review/Update and resubmit the Emergency Response/Contingency Plan and Employee Training Plan in CERS with all the required information. The CONSOLIDATED [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 04/18/2019
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: APSA
Eval Source: CERS
Eval Notes:

All violations have been cleared.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 07/17/2018
Violations Found: Yes
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: APSA
Eval Source: CERS
Eval Notes:

A follow-up is conducted. The Business Activities, Owner/Operator Identification, Hazardous Materials Inventory, Site Map, Emergency Response/Contingency Plan, Employee Training Plan and APSA sections were reviewed in CERS and field verified. Violations indicated previously has not been corrected and remains unresolved. Please refer to the CERS file emailed to you with notations on what needs to be corrected. You have 30 days to resolve these violations to avoid further action. If you have any trouble, feel free to call or send an email. Once it?s complete, let me know by replying to this email and I'll verify in CERS and clear the violations. I?ve also attached a list of private contractors that can perform all of your CERS reporting for you if you choose, as well as information on a free training class offered by the city. Have a good day. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/24/2018
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

Oscar Carbajal, Parts Manager ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 09/23/2015
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

Luis Perez, Service Manager; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 04/19/2019
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP

Eval Source: CERS
Eval Notes:

SPCC , HMBP, CERS review.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 04/28/2016
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

On site for routine hazardous materials and business emergency plan inspection. Consent to enter and inspect was given by, Lisa Mc Call, Service Manager. Observed the facility and inspected hazardous materials storage. Annual employee safety training records were not maintained. Facility has also not electronically disclosed the onsite hazardous materials inventory or submitted a business plan in on the California Environmental Reporting System (CERS). Please go to https://cersbusiness2.calepa.ca.gov to complete a chemical inventory disclosure and business emergency plan. This facility is responsible for identifying all hazardous materials, to include hazardous wastes, which are above disclosure thresholds. If there is a change in the type or amount of chemicals that are maintained on site, please submit revised documents (electronically) within 30 days of the change. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 07/17/2018
Violations Found: Yes
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

A follow-up is conducted. The Business Activities, Owner/Operator Identification, Hazardous Materials Inventory, Site Map, Emergency Response/Contingency Plan and Employee Training Plan sections were reviewed in CERS and field verified. Violations indicated previously has not been corrected and remains unresolved. Please refer to the CERS file emailed to you with notations on what needs to be corrected. You have 30 days to resolve these violations to avoid further action. If you have any trouble, feel free to call or send an email. Once it?s complete, let me know by replying to this email and I'll verify in CERS and clear the violations. I?ve also attached a list of private contractors that can perform all of your CERS reporting for you if you choose, as well as information on a free training class offered by the city. Have a good day. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc: Legal Owner
Entity Name: SONIC AUTOMOTIVE, INC.
Entity Title:
Address: 4401 Colwick Road
City: Charlotte
State: NC
Country: United States
Zip Code: 28212
Phone: (704) 566-2400

Affil Type Desc: Environmental Contact
Entity Name: Lisa McCall
Entity Title:
Address: 24181 CALABASAS
City: Calabasas
State: CA
Country:
Zip Code: 91302
Phone:

Affil Type Desc: CUPA District
Entity Name: Los Angeles City Fire Department
Entity Title:
Address: 200 North Main Street, Room 1780
City: Los Angeles

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

State: CA
Country:
Zip Code: 90012
Phone: (213) 978-3680

Affil Type Desc: Parent Corporation
Entity Name: Beverly Hills BMW
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 5070 Wilshire Blvd
City: Los Angeles
State: CA
Country:
Zip Code: 90036
Phone:

Affil Type Desc: Operator
Entity Name: Beverly Hills BMW
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (323) 801-1430

Affil Type Desc: Identification Signer
Entity Name: Lisa McCall
Entity Title: Regional Loss Control Manager
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Document Preparer
Entity Name: Lisa McCall
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Coordinates

Env Int Type Code: HWG
Program ID: 10407670
Latitude: 34.062560
Longitude: -118.342380
Coord Name:
Ref Point Type Desc: Center of a facility or station.

33	*3 of 9*	*E*	*0.17 / 887.79*	*199.22 / 5*	***LOU EHLERS CADILLAC*** ***5151 WILSHIRE BLVD.*** ***LOS ANGELES CA 90036***	***EMISSIONS***

1987 Criteria Data

Facility ID:	20997	***CERR Code:***	
Facility SIC Code:	5511	***TOGT:***	6.9
CO:	19	***ROGT:***	6.6792
Air Basin:	SC	***COT:***	
District:	SC	***NOXT:***	
COID:	LA	***SOXT:***	
DISN:	SOUTH COAST AQMD	***PMT:***	0
CHAPIS:		***PM10T:***	0

1987 Toxic Data

Facility ID:	20997	***COID:***	LA
Facility SIC Code:	5511	***DISN:***	SOUTH COAST AQMD
CO:	19	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1990 Criteria Data

Facility ID:	20997	***CERR Code:***	
Facility SIC Code:	5511	***TOGT:***	11.5
CO:	19	***ROGT:***	10.4637
Air Basin:	SC	***COT:***	0
District:	SC	***NOXT:***	.1
COID:	LA	***SOXT:***	0
DISN:	SOUTH COAST AQMD	***PMT:***	0
CHAPIS:		***PM10T:***	0

1990 Toxic Data

Facility ID:	20997	***COID:***	LA
Facility SIC Code:	5511	***DISN:***	SOUTH COAST AQMD
CO:	19	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1993 Criteria Data

Facility ID:	20997	***CERR Code:***	
Facility SIC Code:	5511	***TOGT:***	5.1
CO:	19	***ROGT:***	4.54266
Air Basin:	SC	***COT:***	0
District:	SC	***NOXT:***	0
COID:	LA	***SOXT:***	
DISN:	SOUTH COAST AQMD	***PMT:***	0
CHAPIS:		***PM10T:***	0

1993 Toxic Data

Facility ID:	20997	***COID:***	LA
Facility SIC Code:	5511	***DISN:***	SOUTH COAST AQMD
CO:	19	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	

District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

1995 Criteria Data

Facility ID:	20997	**CERR Code:**	
Facility SIC Code:	5511	**TOGT:**	5.1
CO:	19	**ROGT:**	4.54266
Air Basin:	SC	**COT:**	0
District:	SC	**NOXT:**	0
COID:	LA	**SOXT:**	
DISN:	SOUTH COAST AQMD	**PMT:**	0
CHAPIS:		**PM10T:**	0

1995 Toxic Data

Facility ID:	20997	**COID:**	LA
Facility SIC Code:	5511	**DISN:**	SOUTH COAST AQMD
CO:	19	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1996 Toxic Data

Facility ID:	20997	**COID:**	LA
Facility SIC Code:	5511	**DISN:**	SOUTH COAST AQMD
CO:	19	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1997 Toxic Data

Facility ID:	20997	**COID:**	LA
Facility SIC Code:	5511	**DISN:**	SOUTH COAST AQMD
CO:	19	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1998 Toxic Data

Facility ID:	20997	**COID:**	LA
Facility SIC Code:	5511	**DISN:**	SOUTH COAST AQMD
CO:	19	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			

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

Non-Cancer Acute Haz Ind:

1999 Toxic Data

Facility ID:	20997	***COID:***	LA
Facility SIC Code:	5511	***DISN:***	SOUTH COAST AQMD
CO:	19	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2000 Toxic Data

Facility ID:	20997	***COID:***	LA
Facility SIC Code:	5511	***DISN:***	SOUTH COAST AQMD
CO:	19	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2001 Toxic Data

Facility ID:	20997	***COID:***	LA
Facility SIC Code:	5511	***DISN:***	SOUTH COAST AQMD
CO:	19	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
33	***4 of 9***	***E***	***0.17 / 887.79***	***199.22 / 5***	***WEST COAST ALL-PRO 5151 WILSHIRE LOS ANGELES CA 90036***	***EMISSIONS***

2016 Toxic Data

Facility ID:	182933	***TS:***	
Facility SIC Code:	7531	***HRA:***	
CERR CODE:		***CH Index:***	
COID:	LA	***AH Index:***	
CO:	19	***Air Basin:***	SC
DISN:	SOUTH COAST AQMD	***District:***	SC
CHAPIS:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
33	***5 of 9***	***E***	***0.17 / 887.79***	***199.22 / 5***	***LOU EHLERS CADILLAC 5151 WILSHIRE BOULEVARD LOS ANGELES CA 90036***	***HHSS***

County:	Los Angeles
Pdf File Url:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00027900.pdf

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
33	6 of 9	E	0.17 / 887.79	199.22 / 5	LOU EHLERS CADILLAC 5151 WILSHIRE BOULEVARD LOS ANGELES CA	HIST TANK

Owner Name: LOU EHLERS CADILLAC
Owner Street: 5151 WILSHIRE BOULEVARD
Owner City: LOS ANGELES
Owner State: CA
Owner Zip: 90036
No of Containers: 6
County: LOS ANGELES
Facility State: CA
Facility Zip: 90036

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
33	7 of 9	E	0.17 / 887.79	199.22 / 5	FAA BEVERLY HILLS INC DBA BEVERLY HILLS BMW 5151 WILSHIRE BLVD LOS ANGELES CA 90036	RCRA NON GEN

EPA Handler ID: CAL000365834
Gen Status Universe: No Report
Contact Name: LISA MCCALL
Contact Address: 5070 WILSHIRE BLVD , , LOS ANGELES , CA, 90036 ,
Contact Phone No and Ext: 818-602-5025
Contact Email: LISA.MCCALL@SONICAUTOMOTIVE.COM
Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 20110719

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20110719
Handler Name: FAA BEVERLY HILLS INC DBA BEVERLY HILLS BMW
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: SONIC AUTOMOTIVE INC
Street No:
Street 1: 4401 COLWICK RD
Street 2:

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

Date Became Current:		**City:**	CHARLOTTE
Date Ended Current:		**State:**	NC
Phone:	704-566-2400	**Country:**	
Source Type:	Implementer	**Zip Code:**	28211-2311
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	5070 WILSHIRE BLVD
Name:	LISA MCCALL	**Street 2:**	
Date Became Current:		**City:**	LOS ANGELES
Date Ended Current:		**State:**	CA
Phone:	818-602-5025	**Country:**	
Source Type:	Implementer	**Zip Code:**	90036

33	8 of 9	E	0.17 / 887.79	199.22 / 5	**WEST COAST ALLPRO** **5151 WILSHIRE AVE** **LOS ANGELES CA 90036**	**RCRA NON GEN**

EPA Handler ID:	CAL000420368
Gen Status Universe:	No Report
Contact Name:	STEPHEN KILLIAN
Contact Address:	650 STAFFORD RUN ROAD , , STAFFORD , TX, 77477-0000 ,
Contact Phone No and Ext:	713-973-8600
Contact Email:	SKILLIAN@ALLPRORECON.COM
Contact Country:	
County Name:	LOS ANGELES
EPA Region:	09
Land Type:	
Receive Date:	20160923

Violation/Evaluation Summary

Note:	NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	Yes
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20160923
Handler Name:	WEST COAST ALLPRO
Generator Status Universe:	No Report
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	

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

Type:	Other	**Street 1:**	1415 HWY 6 STE A 300
Name:	ALL PRO AUTO RECONDITIONING LLC	**Street 2:**	
Date Became Current:		**City:**	SUGARLAND
Date Ended Current:		**State:**	TX
Phone:	713-973-8600	**Country:**	
Source Type:	Implementer	**Zip Code:**	77478
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	650 STAFFORD RUN ROAD
Name:	STEPHEN KILLIAN	**Street 2:**	
Date Became Current:		**City:**	STAFFORD
Date Ended Current:		**State:**	TX
Phone:	713-973-8600	**Country:**	
Source Type:	Implementer	**Zip Code:**	77477-0000

33	9 of 9	E	0.17 / 887.79	199.22 / 5	**LOU EHLERS CADILLAC** **5151 WILSHIRE BLVD** **LOS ANGELES CA 90036**	RCRA SQG

EPA Handler ID:	CAD981462690
Gen Status Universe:	Small Quantity Generator
Contact Name:	RICK DAGRACA
Contact Address:	5151 WILSHIRE BLVD , , LOS ANGELES , CA, 90036 , US
Contact Phone No and Ext:	800-720-3078
Contact Email:	
Contact Country:	US
County Name:	LOS ANGELES
EPA Region:	09
Land Type:	Private
Receive Date:	20070814

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	19940803
Handler Name:	LOU EHLERS CADILLAC DBA
Generator Status Universe:	Small Quantity Generator
Source Type:	Notification

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19960901
Handler Name: LOU EHLERS CADILLAC DBA
Generator Status Universe: Small Quantity Generator
Source Type: Implementer

Hazardous Waste Handler Details

Sequence No: 2
Receive Date: 19960901
Handler Name: LOU EHLERS CADILLAC DBA
Generator Status Universe: Small Quantity Generator
Source Type: Implementer

Hazardous Waste Handler Details

Sequence No: 2
Receive Date: 20070814
Handler Name: LOU EHLERS CADILLAC
Generator Status Universe: Small Quantity Generator
Source Type: Notification

Waste Code Details

Hazardous Waste Code: D001
Waste Code Description: IGNITABLE WASTE

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Private
Name: SONIC AUTOMOTIVE INC
Date Became Current: 20060630
Date Ended Current:
Phone:
Source Type: Notification
Street No:
Street 1:
Street 2:
City:
State:
Country:
Zip Code:

Owner/Operator Ind: Current Owner
Type: Private
Name: PIERCEY SOUTH
Date Became Current:
Date Ended Current:
Phone: 213-931-1871
Source Type: Notification
Street No:
Street 1: 5151 WILSHIRE BLVD
Street 2:
City: LOS ANGELES
State: CA
Country:
Zip Code: 90036

Owner/Operator Ind: Current Operator
Type: Private
Name: NOT REQUIRED
Date Became Current:
Date Ended Current:
Phone: 415-555-1212
Source Type: Implementer
Street No:
Street 1: NOT REQUIRED
Street 2:
City: NOT REQUIRED
State: ME
Country:
Zip Code: 99999

Owner/Operator Ind: Current Owner
Type: Private
Name: SONIC AUTOMOTIVE INC
Date Became Current: 20060630
Date Ended Current:
Phone:
Source Type: Notification
Street No:
Street 1: 6415 IDLEWILD RD
Street 2:
City: CHARLOTTE
State: NC
Country: US
Zip Code: 28212

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
34	1 of 1	NNE	0.17 / 890.44	200.80 / 6	CHARACTERS & COLOR 619 SO LA BREA AVE LOS ANGELES CA 90036	RCRA SQG

EPA Handler ID: CAD981432370
Gen Status Universe: Small Quantity Generator
Contact Name: ENVIRONMENTAL MANAGER
Contact Address: 619 SO LA BREA AVE , , LOS ANGELES , CA, 91306 , US
Contact Phone No and Ext:
Contact Email:
Contact Country: US
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 19960901

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19860801
Handler Name: CHARACTERS & COLOR
Generator Status Universe: Small Quantity Generator
Source Type: Notification

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19960901
Handler Name: CHARACTERS & COLOR
Generator Status Universe: Small Quantity Generator
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Private
Name: A ANDERESEN JR
Date Became Current:
Date Ended Current:
Phone: 415-555-1212
Street No:
Street 1: NOT REQUIRED
Street 2:
City: NOT REQUIRED
State: ME
Country:

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

Source Type:	Notification	**Zip Code:**	99999		
Owner/Operator Ind:	Current Operator	**Street No:**			
Type:	Private	**Street 1:**	NOT REQUIRED		
Name:	NOT REQUIRED	**Street 2:**			
Date Became Current:		**City:**	NOT REQUIRED		
Date Ended Current:		**State:**	ME		
Phone:	415-555-1212	**Country:**			
Source Type:	Implementer	**Zip Code:**	99999		

35	1 of 1	ENE	0.17 / 916.16	202.07 / 8	LOU EHLERS CADILLAC 5151 W CARLING WY LOS ANGELES CA 90036	UST LA CITY

Facility ID:	FA0001593
Last Run Date:	6/3/2019
Source Name:	In-Active Underground Storage Tanks (UST) Inventory List

36	1 of 1	S	0.17 / 919.97	185.01 / -10	MIKE REZAIAN & MEHDI AKBARI 5301 W OLYMPIC BLVD LOS ANGELES CA 90036	DELISTED TNK

Delisted Storage Tanks

Facility ID:	23713	**Latitude:**	34.0589134
County:	Los Angeles	**Longitude:**	-118.3449802
Permitting Agency:	LOS ANGELES, CITY OF		
Original Source:	UST		
Record Date:	30-JAN-2017		

37	1 of 7	E	0.18 / 933.85	199.77 / 5	MIRACLE 1 HOUR CLEANERS 5170 WILSHIRE BLVD LOS ANGELES CA 900360000	DRYCLEANERS

EPA ID:	CAL000036751	**Owner Phone:**	0000000000
Create Date:	8/1/1990	**Owner Fax:**	
Facility Act Ind:	No	**Contact Name:**	DEACT NON-DELIV. PER 95 FEES -
Inact Date:	6/30/1995	**Contact Street 1:**	P.H.
Reason:	Cleaners	**Contact Street 2:**	
County Name:	Los Angeles	**Contact City:**	--
Region Code:	3	**Contact State:**	99
Owner Name:	MOOSA SHAAYA	**Contact Zip:**	--
Owner Street 1:	--	**Contact Phone:**	--
Owner Street 2:		**Mail Name:**	
Owner City:	--	**DD Latitude:**	
Owner State:	99	**DD Longitude:**	
Owner Zip:	--		

37	2 of 7	E	0.18 / 933.85	199.77 / 5	BUDGET CLEANERS 5170 WILSHIRE BLVD LOS ANGELES CA 900360000	DRYCLEANERS

EPA ID:	CAL000195465	**Owner Phone:**	2133952399
Create Date:	10/7/1998	**Owner Fax:**	
Facility Act Ind:	No	**Contact Name:**	MIKE LOPEZ\ OWNER
Inact Date:	6/30/2000	**Contact Street 1:**	INACT 00VQ FINAL NOTICE - BATCH
Reason:	Cleaners	**Contact Street 2:**	4/10/01
County Name:	Los Angeles	**Contact City:**	LOS ANGELES
Region Code:	3	**Contact State:**	CA
Owner Name:	MIKE LOPEZ	**Contact Zip:**	900360000
Owner Street 1:	5170 WILSHIRE BLVD	**Contact Phone:**	2133952399
Owner Street 2:		**Mail Name:**	

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

Owner City:	LOS ANGELES		**DD Latitude:**		
Owner State:	CA		**DD Longitude:**		
Owner Zip:	900360000				

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37 | ***3 of 7*** | ***E*** | ***0.18 / 933.85*** | ***199.77 / 5*** | ***MIRACLE 1 HOUR CLEANERS***
5170 WILSHIRE BLVD
LOS ANGELES CA 900360000 | ***DRYCLEANERS***

EPA ID:	CAL000026399	**Owner Phone:**	0000000000
Create Date:	5/10/1990	**Owner Fax:**	
Facility Act Ind:	No	**Contact Name:**	NON-DELIVERABLE PER 95 FEES-PH
Inact Date:	6/30/1995	**Contact Street 1:**	--
Reason:	Cleaners	**Contact Street 2:**	
County Name:	Los Angeles	**Contact City:**	--
Region Code:	3	**Contact State:**	99
Owner Name:	SHAAYA MOOSA	**Contact Zip:**	--
Owner Street 1:	--	**Contact Phone:**	
Owner Street 2:		**Mail Name:**	
Owner City:	--	**DD Latitude:**	
Owner State:	99	**DD Longitude:**	
Owner Zip:	--		

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37 | ***4 of 7*** | ***E*** | ***0.18 / 933.85*** | ***199.77 / 5*** | ***MIRACLE CLEANERS***
5170 WILSHIRE BLVD
LOS ANGELES CA 900360000 | ***DRYCLEANERS***

EPA ID:	CAL000031285	**Owner Phone:**	0000000000
Create Date:	5/16/1990	**Owner Fax:**	
Facility Act Ind:	No	**Contact Name:**	NON-DELIVERABLE PER 95 FEES-PH
Inact Date:	6/30/1995	**Contact Street 1:**	--
Reason:	Cleaners	**Contact Street 2:**	
County Name:	Los Angeles	**Contact City:**	--
Region Code:	3	**Contact State:**	99
Owner Name:	MOOSA SHAAYA	**Contact Zip:**	--
Owner Street 1:	--	**Contact Phone:**	--
Owner Street 2:		**Mail Name:**	
Owner City:	--	**DD Latitude:**	
Owner State:	99	**DD Longitude:**	
Owner Zip:	--		

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37 | ***5 of 7*** | ***E*** | ***0.18 / 933.85*** | ***199.77 / 5*** | ***MIRACLE CLEANERS CO***
5170 WILSHIRE BLVD
LOS ANGELES CA 900360000 | ***DRYCLEANERS***

EPA ID:	CAD982323719	**Owner Phone:**	0000000000
Create Date:	6/17/1988	**Owner Fax:**	
Facility Act Ind:	No	**Contact Name:**	DEACT NON-DELIV. PER 95 FEES -
Inact Date:	6/30/1995	**Contact Street 1:**	P.H.
Reason:	Cleaners	**Contact Street 2:**	
County Name:	Los Angeles	**Contact City:**	--
Region Code:	3	**Contact State:**	99
Owner Name:	--	**Contact Zip:**	--
Owner Street 1:	--	**Contact Phone:**	--
Owner Street 2:		**Mail Name:**	
Owner City:	--	**DD Latitude:**	
Owner State:	99	**DD Longitude:**	
Owner Zip:	--		

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37 | ***6 of 7*** | ***E*** | ***0.18 / 933.85*** | ***199.77 / 5*** | ***MIRACLE CLEANERS***
5170 WILSHIRE BL
LOS ANGELES CA 90036 | ***EMISSIONS***

1987 Criteria Data

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

Facility ID:	45696	**CERR Code:**	
Facility SIC Code:	7216	**TOGT:**	.8
CO:	19	**ROGT:**	0
Air Basin:	SC	**COT:**	
District:	SC	**NOXT:**	
COID:	LA	**SOXT:**	
DISN:	SOUTH COAST AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

1987 Toxic Data

Facility ID:	45696	**COID:**	LA
Facility SIC Code:	7216	**DISN:**	SOUTH COAST AQMD
CO:	19	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1990 Criteria Data

Facility ID:	45696	**CERR Code:**	
Facility SIC Code:	7216	**TOGT:**	.8
CO:	19	**ROGT:**	0
Air Basin:	SC	**COT:**	
District:	SC	**NOXT:**	
COID:	LA	**SOXT:**	
DISN:	SOUTH COAST AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

1990 Toxic Data

Facility ID:	45696	**COID:**	LA
Facility SIC Code:	7216	**DISN:**	SOUTH COAST AQMD
CO:	19	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
37	7 of 7	E	0.18 / 933.85	199.77 / 5	**BUDGET CLEANERS** **5170 WILSHIRE BLVD** **LOS ANGELES CA 90036**	RCRA SQG

EPA Handler ID:	CAD982323719
Gen Status Universe:	Small Quantity Generator
Contact Name:	MIKE LOPEZ
Contact Address:	5170 WILSHIRE BLVD , , LOS ANGELES , CA, 90036 , US
Contact Phone No and Ext:	323-935-2399
Contact Email:	
Contact Country:	US
County Name:	LOS ANGELES
EPA Region:	09
Land Type:	Private
Receive Date:	19980804

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	19980804
Handler Name:	BUDGET CLEANERS
Generator Status Universe:	Small Quantity Generator
Source Type:	Notification

Waste Code Details

Hazardous Waste Code:	D000
Waste Code Description:	DESCRIPTION
Hazardous Waste Code:	D039
Waste Code Description:	TETRACHLOROETHYLENE
Hazardous Waste Code:	F002
Waste Code Description:	THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Owner/Operator Details

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Private	***Street 1:***	NOT REQUIRED
Name:	NOT REQUIRED	***Street 2:***	
Date Became Current:		***City:***	NOT REQUIRED
Date Ended Current:		***State:***	ME
Phone:	415-555-1212	***Country:***	
Source Type:	Notification	***Zip Code:***	99999
Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Private	***Street 1:***	5170 WILSHIRE BLVD
Name:	MIKE LOPEZ	***Street 2:***	
Date Became Current:		***City:***	LOS ANGELES
Date Ended Current:		***State:***	CA
Phone:	323-935-2399	***Country:***	
Source Type:	Notification	***Zip Code:***	90036

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
38	1 of 1	S	0.18 / 956.97	186.58 / -8	EXPERT CAR WASH 900 LA BREA AVE . S. LOS ANGELES CA 90036	LUST

Global ID: T0603761730
Status: COMPLETED - CASE CLOSED
Status Date: 2012-01-10 00:00:00
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download
County: LOS ANGELES
Latitude: 34.058466
Longitude: -118.345105

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 900360152A
Local Case No: 24634
Begin Date: 2003-07-09 00:00:00
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Local Agency: LOS ANGELES, CITY OF
CUF Case: YES
Potential Media of Concern: Under Investigation
How Discovered Description: TANK REMOVAL
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
DWR GW Subbasin Name: Coastal Plain Of Los Angeles - Central (4-011.04)
Disadvantaged Community:
Site History:
Potential COC: Gasoline
How Discovered: Other Means
Stop Method: Close and Remove Tank
Stop Description:
Case Worker: DMB
File Location: Regional Board

Regulatory Activity

Action Type: ENFORCEMENT
Date : 2012-01-10 00:00:00
Action: Closure/No Further Action Letter

Action Type: ENFORCEMENT
Date : 2011-12-16 00:00:00
Action: Notification - Preclosure

Action Type: RESPONSE
Date : 2011-09-06 00:00:00
Action: Request for Closure

Action Type: ENFORCEMENT
Date : 2011-08-26 00:00:00
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)

Action Type: RESPONSE
Date : 2009-07-15 00:00:00
Action: Remedial Progress Report

Action Type: RESPONSE
Date : 2009-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date : 2009-06-15 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2009-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2009-04-15 00:00:00
Action: Remedial Progress Report

Action Type: RESPONSE
Date : 2009-03-30 00:00:00

Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 2009-01-30 00:00:00
Action: Well Installation Report

Action Type: RESPONSE
Date : 2009-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2009-01-15 00:00:00
Action: Remedial Progress Report

Action Type: ENFORCEMENT
Date : 2008-10-24 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2008-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2008-09-15 00:00:00
Action: Corrective Action Plan / Remedial Action Plan - Addendum

Action Type: RESPONSE
Date : 2008-09-15 00:00:00
Action: Other Workplan

Action Type: ENFORCEMENT
Date : 2008-08-18 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2008-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2008-05-15 00:00:00
Action: Interim Remedial Action Plan

Action Type: RESPONSE
Date : 2008-05-15 00:00:00
Action: Soil and Water Investigation Workplan

Action Type: RESPONSE
Date : 2008-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date : 2008-04-04 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2007-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2007-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2007-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2007-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: REMEDIATION
Date : 2006-10-18 00:00:00
Action: Pump & Treat (P&T) Groundwater

Action Type: RESPONSE
Date : 2006-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2006-10-15 00:00:00
Action: Well Installation Report

Action Type: RESPONSE
Date : 2006-07-15 00:00:00
Action: Other Report / Document

Action Type: RESPONSE
Date : 2006-06-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date : 2006-05-31 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2006-05-24 00:00:00
Action: Soil and Water Investigation Workplan

Action Type: RESPONSE
Date : 2006-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2006-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2005-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2005-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2005-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2005-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2004-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date : 2004-04-19 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2004-04-09 00:00:00
Action: Preliminary Site Assessment Workplan

Action Type: RESPONSE
Date : 2004-02-27 00:00:00
Action: Other Report / Document

Action Type: ENFORCEMENT
Date : 2004-02-25 00:00:00
Action: Staff Letter

Action Type: ENFORCEMENT
Date : 2004-01-13 00:00:00
Action: Staff Letter

Action Type: Other
Date : 2003-07-09 00:00:00
Action: Leak Reported

Action Type: Other
Date : 2003-07-09 00:00:00
Action: Leak Discovery

Regulatory Contacts

Contact Type: Regional Board Caseworker
Contact Name: DAVID M. BJOSTAD
City: Los Angeles
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4th Street, Suite 200
Email: dave.bjostad@waterboards.ca.gov
Phone No:

Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
City: LOS ANGELES
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
Email: eloy.luna@lacity.org
Phone No:

Status History

Status: Completed - Case Closed
Status Date: 2012-01-10 00:00:00

Status: Open - Remediation
Status Date: 2011-02-02 00:00:00

Status: Open - Remediation
Status Date: 2006-10-18 00:00:00

Status: Open - Site Assessment
Status Date: 2004-03-29 00:00:00

Status: Open - Site Assessment
Status Date: 2003-07-09 00:00:00

Status: Open - Case Begin Date
Status Date: 2003-07-09 00:00:00

LUST Cleanup Sites from GeoTracker Search - Regulatory Profile(as of Apr 9, 2019)

Site Facility Name: EXPERT CAR WASH
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
Potential COC: GASOLINE
WDR Place Type:
WDR File:
WDR Order:
Address: 900 LA BREA AVE . S.
City: LOS ANGELES
Zip: 90036
County: LOS ANGELES
CUF Claim: 18284
CUF Priority Assig: B
CUF Amount Paid: $163,903
File Location: REGIONAL BOARD
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: http://geotracker.waterboards.ca.gov/profile_report?global_id=T0603761730
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 1/10/2012
Cleanup History Link: http://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603761730&tabname=regulatoryhistory
Potential Media of Concern: UNDER INVESTIGATION

User Defined Beneficial Use:
DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04)
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 900360152A
CASEWORKER: DAVID M. BJOSTAD
LOS ANGELES, CITY OF - CASE #: 24634
CASEWORKER: ELOY LUNA
Site History:

No site history available

LUST Cleanup Sites from GeoTracker Search - Cleanup Status History(as of Apr 9, 2019)

Status: Completed - Case Closed
Date : 1/10/2012

Status: Open - Remediation
Date : 2/2/2011

Status: Open - Remediation
Date : 10/18/2006

Status: Open - Site Assessment
Date : 3/29/2004

Status: Open - Site Assessment
Date : 7/9/2003

Status: Open - Case Begin Date
Date : 7/9/2003

LUST Cleanup Sites from GeoTracker Search - Cleanup Action(as of Apr 9, 2019)

Action Type: PUMP & TREAT (P&T) GROUNDWATER ***Begin Date:*** 10/18/2006
Phase: Water ***End Date:*** 2/18/2009
Contaminant Mass Removed:
Description: Quarterly Overpurging MW-4 and B-1, Biweekly 2008

Action Type: PUMP & TREAT (P&T) GROUNDWATER ***Begin Date:*** 10/18/2006
Phase: Water ***End Date:*** 2/18/2009
Contaminant Mass Removed:
Description: QUARTERLY OVERPURGING MW-4 AND B-1, BIWEEKLY 2008

LUST Cleanup Sites from GeoTracker Search - Regulatory Activities(as of Apr 9, 2019)

Action Type: Other Regulatory Actions
Action Date: 1/10/2012
Received Issue Date: 1/10/2012
Action: Closure/No Further Action Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603761730&enforcement_id=6108068&tempt able=ENFORCEMENT
Title Description Comments:

Action Type: Notices
Action Date: 12/16/2011
Received Issue Date: 12/16/2011
Action: Notification - Preclosure
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603761730&enforcement_id=6106299&tempt able=ENFORCEMENT
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 9/6/2011
Received Issue Date: 9/6/2011
Action: Request for Closure
Doc Link:
Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 8/26/2011
Received Issue Date: 8/26/2011
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603761730&enforcement_id=6393429&temptable=ENFORCEMENT
Title Description Comments:

1st Fund 5-year review summary-2011

Action Type: Response Requested - Reports
Action Date: 7/15/2009
Received Issue Date: 3/18/2011
Action: Remedial Progress Report
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 7/15/2009
Received Issue Date: 3/17/2011
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 6/15/2009
Received Issue Date: 6/15/2009
Action: Staff Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603761730&enforcement_id=6022756&temptable=ENFORCEMENT
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 4/15/2009
Received Issue Date: 3/25/2009
Action: Remedial Progress Report
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 4/15/2009
Received Issue Date: 3/25/2009
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 3/30/2009
Received Issue Date: 3/30/2009
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 1/30/2009

Received Issue Date: 3/25/2009
Action: Well Installation Report
Doc Link:
Title Description Comments:

Well Installation Report - MW7, 2 GW GRABS

Action Type: Response Requested - Reports
Action Date: 1/15/2009
Received Issue Date: 1/9/2009
Action: Remedial Progress Report
Doc Link:
Title Description Comments:

Remedial Progress Report

Action Type: Response Requested - Reports
Action Date: 1/15/2009
Received Issue Date: 1/9/2009
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Other Regulatory Actions
Action Date: 10/24/2008
Received Issue Date: 10/24/2008
Action: Staff Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603761730&enforcement_id=5991555&temptable=ENFORCEMENT
Title Description Comments:

RAP and Workplan Approval

Action Type: Response Requested - Reports
Action Date: 10/15/2008
Received Issue Date: 10/2/2008
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Response Requested - Workplans
Action Date: 9/15/2008
Received Issue Date: 9/4/2008
Action: Other Workplan
Doc Link:
Title Description Comments:

Workplan-addendum

Action Type: Response Requested - Workplans
Action Date: 9/15/2008
Received Issue Date: 9/4/2008
Action: Corrective Action Plan / Remedial Action Plan - Addendum
Doc Link:
Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 8/18/2008
Received Issue Date: 8/18/2008

Action: Staff Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603761730&enforcement_id=5984599&tmptable=ENFORCEMENT
Title Description Comments:

directive to take corrective action

Action Type: Response Requested - Reports
Action Date: 7/15/2008
Received Issue Date: 7/29/2008
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Response Requested - Workplans
Action Date: 5/15/2008
Received Issue Date: 5/29/2008
Action: Interim Remedial Action Plan
Doc Link:
Title Description Comments:

Interim Remedial Action Plan - BIOSPARGING BI, MW4

Action Type: Response Requested - Workplans
Action Date: 5/15/2008
Received Issue Date: 5/29/2008
Action: Soil and Water Investigation Workplan
Doc Link:
Title Description Comments:

Soil and Water Investigation Workplan - 1MW, 2GW GRABS

Action Type: Response Requested - Reports
Action Date: 4/15/2008
Received Issue Date: 2/20/2008
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Other Regulatory Actions
Action Date: 4/4/2008
Received Issue Date: 4/4/2008
Action: Staff Letter
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 10/15/2007
Received Issue Date: 9/19/2007
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Response Requested - Reports
Action Date: 7/15/2007
Received Issue Date: 6/14/2007
Action: Monitoring Report - Quarterly

Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Response Requested - Reports
Action Date: 4/15/2007
Received Issue Date: 4/3/2007
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly - HP-1 OFFSITE

Action Type: Response Requested - Reports
Action Date: 1/15/2007
Received Issue Date: 12/15/2006
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Response Requested - Reports
Action Date: 10/15/2006
Received Issue Date: 4/3/2007
Action: Well Installation Report
Doc Link:
Title Description Comments:

Well Installation Report

Action Type: Response Requested - Reports
Action Date: 10/15/2006
Received Issue Date: 8/16/2006
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Response Requested - Other
Action Date: 7/15/2006
Received Issue Date: 12/13/2006
Action: Other Report / Document
Doc Link:
Title Description Comments:

Additional Information Report - AB681 FORM

Action Type: Response Requested - Reports
Action Date: 6/15/2006
Received Issue Date: 4/19/2006
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Other Regulatory Actions
Action Date: 5/31/2006
Received Issue Date: 5/31/2006
Action: Staff Letter

Doc Link:
Title Description Comments:

Action Type: Response Requested - Workplans
Action Date: 5/24/2006
Received Issue Date: 5/24/2006
Action: Soil and Water Investigation Workplan
Doc Link:
Title Description Comments:

MTBE Investigation Workplan - OVERPURGE MW-4

Action Type: Response Requested - Reports
Action Date: 4/15/2006
Received Issue Date: 2/7/2006
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Response Requested - Reports
Action Date: 1/15/2006
Received Issue Date: 12/19/2005
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Response Requested - Reports
Action Date: 10/15/2005
Received Issue Date: 8/15/2005
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly - QMR 3/05

Action Type: Response Requested - Reports
Action Date: 7/15/2005
Received Issue Date: 5/18/2005
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly - QMR 2/05

Action Type: Response Requested - Reports
Action Date: 4/15/2005
Received Issue Date: 2/2/2005
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Response Requested - Reports
Action Date: 1/15/2005
Received Issue Date: 11/23/2004
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Response Requested - Reports
Action Date: 7/15/2004
Received Issue Date: 6/28/2004
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Other Regulatory Actions
Action Date: 4/19/2004
Received Issue Date: 4/19/2004
Action: Staff Letter
Doc Link:
Title Description Comments:

Action Type: Response Requested - Workplans
Action Date: 4/9/2004
Received Issue Date: 3/29/2004
Action: Preliminary Site Assessment Workplan
Doc Link:
Title Description Comments:

Preliminary Site Assessment Workplan

Action Type: Response Requested - Other
Action Date: 2/27/2004
Received Issue Date: 2/2/2004
Action: Other Report / Document
Doc Link:
Title Description Comments:

Additional Information Report

Action Type: Other Regulatory Actions
Action Date: 2/25/2004
Received Issue Date: 2/25/2004
Action: Staff Letter
Doc Link:
Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 1/13/2004
Received Issue Date: 1/13/2004
Action: Staff Letter
Doc Link:
Title Description Comments:

Action Type: Cleanup Action
Action Date: 10/18/2006
Received Issue Date:
Action: Pump & Treat (P&T) Groundwater
Doc Link:
Title Description Comments:

QUARTERLY OVERPURGING MW-4 AND B-1, BIWEEKLY 2008

Action Type: Cleanup Action
Action Date: 10/18/2006
Received Issue Date:

Action: Pump & Treat (P&T) Groundwater
Doc Link:
Title Description Comments:

Quarterly Overpurging MW-4 and B-1, Biweekly 2008

Action Type: Leak Action
Action Date: 7/9/2003
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 7/9/2003
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

LUST Cleanup Sites from GeoTracker Search - Site Maps(as of Apr 9, 2019)

Title: GEO_MAP
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/4539440333/T0603761730.PDF
Size : 75 KB
Submitted By: STEVEN BRIGHT (AUTH_RP)
Submitted: 5/6/2009

Title: MW-7 (MW-7)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6124367833/T0603761730.PDF
Size : 95 KB
Submitted By: STEVEN BRIGHT (AUTH_RP)
Submitted: 5/5/2009

Title: HP-2 (HP-2)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5481118321/T0603761730.PDF
Size : 85 KB
Submitted By: STEVEN BRIGHT (AUTH_RP)
Submitted: 5/5/2009

LUST Cleanup Sites from GeoTracker Search - Documents(as of Apr 9, 2019)

Document Type: Site Documents
Document Date: 1/10/2012
Type: CLOSURE/NO FURTHER ACTION LETTER
Title: UNKNOWN
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603761730&enforcement_id=6108068
Size :
Submitted By: JESSICA PAO (REGULATOR)
Submitted:

Document Type: Site Documents
Document Date: 12/16/2011
Type: NOTIFICATION - PRECLOSURE
Title: UNKNOWN
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603761730&enforcement_id=6106299
Size :
Submitted By: DAVE BJOSTAD (REGULATOR)
Submitted:

Document Type: Site Documents
Document Date: 8/26/2011
Type: CLEAN UP FUND - CASE CLOSURE REVIEW SUMMARY REPORT (RSR)
Title: 1ST FUND 5-YEAR REVIEW SUMMARY-2011
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603761730&enforcement_id=6393429
Size :
Submitted By: ANDREW COOPER (REGULATOR)
Submitted:

Document Type: Monitoring Reports
Document Date: 3/17/2011*
Type: MONITORING REPORT - SEMI-ANNUALLY
Size : 9,034 KB
Submitted By: STEVEN BRIGHT (AUTH_RP)
Submitted:

Title: FIRST HALF 2011 GROUND WATER MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2911011695/T0603761730.PDF

Document Type: Site Documents **Size :**
Document Date: 6/15/2009 **Submitted By:** (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: UNKNOWN
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603761730&enforcement_id=6022756

Document Type: Monitoring Reports **Size :** 4,899 KB
Document Date: 3/25/2009* **Submitted By:** STEVEN BRIGHT (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: FIRST QUARTER 2009 MONITORING AND SITE ASSESSMENT REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1518742442/T0603761730.PDF

Document Type: Monitoring Reports **Size :** 4,478 KB
Document Date: 12/31/2008 **Submitted By:** STEVEN BRIGHT (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: FOURTH QUARTER 2008 MONITORING AND STATUS REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6976241171/T0603761730.PDF

Document Type: Site Documents **Size :**
Document Date: 10/24/2008 **Submitted By:** (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: RAP AND WORKPLAN APPROVAL
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603761730&enforcement_id=5991555

Document Type: Monitoring Reports **Size :** 4,256 KB
Document Date: 10/1/2008 **Submitted By:** STEVEN BRIGHT (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: THIRD QUARTER 2008 MONITORING AND STATUS REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6236998617/T0603761730.PDF

Document Type: Site Documents **Size :**
Document Date: 8/18/2008 **Submitted By:** (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: DIRECTIVE TO TAKE CORRECTIVE ACTION
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603761730&enforcement_id=5984599

Document Type: Monitoring Reports **Size :** 3,578 KB
Document Date: 7/25/2008 **Submitted By:** STEVEN BRIGHT (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: SECOND QUARTER 2008 MONITORING AND STATUS REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6105162680/T0603761730.PDF

Document Type: Monitoring Reports **Size :** 3,633 KB
Document Date: 4/11/2008 **Submitted By:** STEVEN BRIGHT (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUAL **Submitted:**
Title: FIRST HALF 2008 MONITORING, STATUS REPORT AND REQUEST FOR OVERPURGING OF WELL B-1
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7656858682/T0603761730.PDF

Document Type: Monitoring Reports **Size :** 2,717 KB
Document Date: 11/6/2007* **Submitted By:** STEVEN BRIGHT (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: THIRD QUARTER 2007 MONITORING, STATUS REPORT AND REQUEST FOR SEMI-ANNUAL GROUND WATER MONITORING
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5734251260/T0603761730.PDF

Document Type: Monitoring Reports **Size :** 3,294 KB
Document Date: 4/5/2007 **Submitted By:** STEVEN BRIGHT (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: FOURTH QUARTER 2006 MONITORING AND STATUS REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8936765909/T0603761730.PDF

Document Type: Monitoring Reports **Size :** 2,459 KB
Document Date: 4/4/2007 **Submitted By:** STEVEN BRIGHT (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: FIRST QUARTER 2006 MONITORING AND STATUS REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3581026971/T0603761730.PDF

Document Type: Monitoring Reports
Size : 2,828 KB
Document Date: 4/4/2007
Submitted By: STEVEN BRIGHT (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY
Submitted:
Title: FOURTH QUARTER 2005 MONITORING AND STATUS REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5340528190/T0603761730.PDF

Document Type: Monitoring Reports
Size : 2,623 KB
Document Date: 4/4/2007
Submitted By: STEVEN BRIGHT (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY
Submitted:
Title: SECOND QUARTER 2005 MONITORING AND STATUS REPORT AND REQUEST FOR AUTHORIZATION TO INSTALL ORC
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5411056339/T0603761730.PDF

Document Type: Monitoring Reports
Size : 3,773 KB
Document Date: 4/3/2007
Submitted By: STEVEN BRIGHT (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY
Submitted:
Title: FIRST QUARTER 2007 MONITORING, STATUS, AND HYDRO-PUNCH REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1710508584/T0603761730.PDF

Document Type: Monitoring Reports
Size : 4,935 KB
Document Date: 4/26/2006
Submitted By: STEVEN BRIGHT (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY
Submitted:
Title: SECOND QUARTER 2006 MONITORING AND STATUS REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8701109170/T0603761730.PDF

Document Type: Monitoring Reports
Size : 7,202 KB
Document Date: 9/23/2005
Submitted By: STEVEN BRIGHT (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY
Submitted:
Title: THIRD QUARTER 2005 STATUS AND MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2006452262/T0603761730.PDF

39	1 of 1	E	0.18 / 963.18	199.88 / 5	INTEGRATIVE OPTHALMOLOGY FOR PETS 5162 WILSHIRE BLVD LOS ANGELES CA 90036	RCRA NON GEN

EPA Handler ID: CAL000447548
Gen Status Universe: No Report
Contact Name: MELISSA DANIELS
Contact Address: 3521 EDGEHILL DR , , LOS ANGELES , CA, 90018 ,
Contact Phone No and Ext: 310-418-0925
Contact Email: MELISSAD@IOPEYES.COM
Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 20190719

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No

Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20190719
Handler Name:	INTEGRATIVE OPTHALMOLOGY FOR PETS
Generator Status Universe:	No Report
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	3521 EDGEHILL DR
Name:	MELISSA DANIELS	**Street 2:**	
Date Became Current:		**City:**	LOS ANGELES
Date Ended Current:		**State:**	CA
Phone:	310-418-0925	**Country:**	
Source Type:	Implementer	**Zip Code:**	90018

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	11706 DARLINGTON AVE #301
Name:	NANCY PARK-DORNER	**Street 2:**	
Date Became Current:		**City:**	LOS ANGELES
Date Ended Current:		**State:**	CA
Phone:	310-903-7005	**Country:**	
Source Type:	Implementer	**Zip Code:**	90018

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40 | ***1 of 1*** | ***NNE*** | ***0.19 / 998.33*** | ***201.69 / 7*** | ***76 STATION #251116***
5436 6TH STREET
LOS ANGELES CA 90036 | ***LUST***

Global ID:	T10000000379	**County:**	LOS ANGELES
Status:	COMPLETED - CASE CLOSED	**Latitude:**	34.0646855075755
Status Date:	2016-07-05 00:00:00	**Longitude:**	-118.344243764877
Case Type:	LUST CLEANUP SITE		
Date Source:	LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:	900360216A	**Potential COC:**	Gasoline
Local Case No:	1196	**How Discovered:**	Other Means
Begin Date:	2007-10-26 00:00:00	**Stop Method:**	Other Means
Lead Agency:	LOS ANGELES RWQCB (REGION 4)	**Stop Description:**	
Local Agency:	LOS ANGELES, CITY OF	**Case Worker:**	JR
CUF Case:	NO	**File Location:**	
Potential Media of Concern:	Aquifer used for drinking water supply		
How Discovered Description:			
Calwater Watershed Name:	Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)		
DWR GW Subbasin Name:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Disadvantaged Community:			
Site History:			

Regulatory Activity

Action Type:	ENFORCEMENT
Date :	2016-07-05 00:00:00
Action:	Closure/No Further Action Letter

Action Type: RESPONSE
Date : 2016-05-31 00:00:00
Action: Well Destruction Report

Action Type: RESPONSE
Date : 2016-01-31 00:00:00
Action: Correspondence

Action Type: ENFORCEMENT
Date : 2015-11-30 00:00:00
Action: Notification - Preclosure

Action Type: RESPONSE
Date : 2015-09-25 00:00:00
Action: Request for Closure - Regulator Responded

Action Type: RESPONSE
Date : 2015-04-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 2015-02-20 00:00:00
Action: Sensitive Receptor Survey Report

Action Type: RESPONSE
Date : 2014-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2014-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2014-06-03 00:00:00
Action: Other Workplan - Regulator Responded

Action Type: RESPONSE
Date : 2014-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2014-03-31 00:00:00
Action: Other Workplan - Regulator Responded

Action Type: RESPONSE
Date : 2014-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2013-11-19 00:00:00
Action: Other Workplan - Regulator Responded

Action Type: RESPONSE
Date : 2013-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2013-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2013-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2012-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2012-09-28 00:00:00
Action: Site Assessment Report

Action Type: RESPONSE
Date : 2012-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2012-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2012-03-28 00:00:00
Action: Well Installation Report

Action Type: RESPONSE
Date : 2012-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2011-11-17 00:00:00
Action: Well Installation Workplan

Action Type: RESPONSE
Date : 2011-10-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 2011-07-17 00:00:00
Action: Pilot Study/ Treatability Report

Action Type: RESPONSE
Date : 2011-07-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: REMEDIATION
Date : 2011-05-17 00:00:00
Action: Dual Phase Extraction

Action Type: ENFORCEMENT
Date : 2011-02-02 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2011-01-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 2010-12-22 00:00:00
Action: Pilot Study / Treatability Workplan

Action Type: RESPONSE
Date : 2010-10-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 2010-08-16 00:00:00
Action: Site Assessment Report

Action Type: RESPONSE
Date : 2010-07-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 2010-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE

Date : 2010-01-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 2009-10-28 00:00:00
Action: Soil and Water Investigation Workplan

Action Type: RESPONSE
Date : 2009-10-15 00:00:00
Action: Other Report / Document

Action Type: RESPONSE
Date : 2009-07-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: ENFORCEMENT
Date : 2009-06-15 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2009-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2009-03-10 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 2008-11-15 00:00:00
Action: Other Report / Document

Action Type: ENFORCEMENT
Date : 2008-10-14 00:00:00
Action: Staff Letter

Action Type: Other
Date : 2008-09-25 00:00:00
Action: Leak Reported

Action Type: Other
Date : 2007-10-26 00:00:00
Action: Leak Discovery

Regulatory Contacts

Contact Type: Regional Board Caseworker
Contact Name: JAMES RYAN
City: LOS ANGELES
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: West 4th Street, Suite 200
Email: jamesw.ryan@waterboards.ca.gov
Phone No: 2135766711

Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
City: LOS ANGELES
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
Email: eloy.luna@lacity.org
Phone No:

Status History

Status: Completed - Case Closed
Status Date: 2016-07-05 00:00:00

Status: Open - Eligible for Closure
Status Date: 2015-11-30 00:00:00

Status: Open - Eligible for Closure
Status Date: 2015-07-03 00:00:00

Status: Open - Remediation

Status Date: 2011-02-01 00:00:00

Status: Open - Site Assessment
Status Date: 2008-10-14 00:00:00

Status: Open - Referred
Status Date: 2008-08-06 00:00:00

Status: Open - Case Begin Date
Status Date: 2007-10-26 00:00:00

LUST Cleanup Sites from GeoTracker Search - Regulatory Profile(as of Apr 9, 2019)

Site Facility Name: 76 STATION #251116
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
Potential COC: GASOLINE
WDR Place Type:
WDR File:
WDR Order:
File Location:
Address: 5436 6TH STREET
City: LOS ANGELES
Zip: 90036
County: LOS ANGELES
CUF Claim:
CUF Priority Assig:
CUF Amount Paid:
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000000379
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 7/5/2016
Cleanup History Link: http://geotracker.waterboards.ca.gov/profile_report_include?global_id=T10000000379&tabname=regulatoryhistory
Potential Media of Concern: AQUIFER USED FOR DRINKING WATER SUPPLY
User Defined Beneficial Use:
DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04)
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 900360216A
CASEWORKER: JAMES RYAN
LOS ANGELES, CITY OF - CASE #: 1196
CASEWORKER: ELOY LUNA
Site History:

No site history available

LUST Cleanup Sites from GeoTracker Search - Cleanup Status History(as of Apr 9, 2019)

Status: Completed - Case Closed
Date : 7/5/2016

Status: Open - Eligible for Closure
Date : 11/30/2015

Status: Open - Eligible for Closure
Date : 7/3/2015

Status: Open - Remediation
Date : 2/1/2011

Status: Open - Site Assessment
Date : 10/14/2008

Status: Open - Referred
Date : 8/6/2008

Status: Open - Case Begin Date
Date : 10/26/2007

LUST Cleanup Sites from GeoTracker Search - Cleanup Action(as of Apr 9, 2019)

Action Type: DUAL PHASE EXTRACTION **Begin Date:** 5/17/2011
Phase: Water **End Date:** 5/19/2011
Contaminant Mass Removed: 118 Gallons
Description: Dual Phase Extraction consisting of a total of 12 hours of operation.

Action Type: DUAL PHASE EXTRACTION **Begin Date:** 5/17/2011
Phase: Soil **End Date:** 5/17/2011
Contaminant Mass Removed: 36 Pounds
Description: Dual Phase Extraction consisting of 12 hours of operation.

LUST Cleanup Sites from GeoTracker Search - Regulatory Activities(as of Apr 9, 2019)

Action Type: Other Regulatory Actions
Action Date: 7/5/2016
Received Issue Date: 7/5/2016
Action: Closure/No Further Action Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000379&enforcement_id=6291272&temptable=ENFORCEMENT
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 5/31/2016
Received Issue Date: 6/9/2016
Action: Well Destruction Report
Doc Link:
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 1/31/2016
Received Issue Date: 1/31/2016
Action: Correspondence
Doc Link:
Title Description Comments:

PRE-CLOSURE NOTIFICATION

Action Type: Notices
Action Date: 11/30/2015
Received Issue Date: 11/30/2015
Action: Notification - Preclosure
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000379&enforcement_id=6268647&temptable=ENFORCEMENT
Title Description Comments:

Pre-Closure Notification Letter

Action Type: Response Requested - Other
Action Date: 9/25/2015
Received Issue Date: 9/25/2015
Action: Request for Closure - Regulator Responded
Doc Link: http://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000000379&doc_id=5864159
Title Description Comments:

- Management is reviewing case for closure under LTCP.

Action Type: Response Requested - Reports
Action Date: 4/15/2015
Received Issue Date: 4/1/2015
Action: Monitoring Report - Semi-Annually
Doc Link:
Title Description Comments:

1st Qtr 2014 GWM Report

Action Type: Response Requested - Reports
Action Date: 2/20/2015
Received Issue Date: 2/20/2015
Action: Sensitive Receptor Survey Report
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 10/15/2014
Received Issue Date: 10/13/2014
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

3rd Q 2014 GWM Report

Action Type: Response Requested - Reports
Action Date: 7/15/2014
Received Issue Date: 7/14/2014
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Action Type: Response Requested - Workplans
Action Date: 6/3/2014
Received Issue Date: 6/3/2014
Action: Other Workplan - Regulator Responded
Doc Link: http://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000000379&doc_id=5807290
Title Description Comments:

Work Plan for Soil Vapor Extraction Pilot Testing - Self-directed cleanup site. No need to respond in a letter.

Action Type: Response Requested - Reports
Action Date: 4/15/2014
Received Issue Date: 4/15/2014
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

1st q 2014 GW Monitoring Report

Action Type: Response Requested - Workplans
Action Date: 3/31/2014
Received Issue Date: 3/31/2014
Action: Other Workplan - Regulator Responded
Doc Link: http://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000000379&doc_id=5801769
Title Description Comments:

Addendum to Additional Groundwater Assessment Work Plan - EAOP case, no need to respond in writing

Action Type: Response Requested - Reports
Action Date: 1/15/2014
Received Issue Date: 1/24/2014
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

4th Qtr 2013 GW Monitoring Report

Action Type: Response Requested - Workplans
Action Date: 11/19/2013
Received Issue Date: 11/19/2013

Action: Other Workplan - Regulator Responded
Doc Link: http://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000000379&doc_id=5794521
Title Description Comments:

Additional Groundwater Assessment Work Plan - EAOP case, no need to issue an approval letter.

Action Type: Response Requested - Reports
Action Date: 10/15/2013
Received Issue Date: 10/15/2013
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 7/15/2013
Received Issue Date: 7/15/2013
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 1/15/2013
Received Issue Date: 1/10/2013
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Fourth Q 2012 Groundwater Monitoring Report

Action Type: Response Requested - Reports
Action Date: 10/15/2012
Received Issue Date: 10/12/2012
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

3rd Q 2012 Groundwater Monitoring Report

Action Type: Response Requested - Reports
Action Date: 9/28/2012
Received Issue Date: 9/28/2012
Action: Site Assessment Report
Doc Link:
Title Description Comments:

Additional Site Assessment Report

Action Type: Response Requested - Reports
Action Date: 7/15/2012
Received Issue Date: 7/10/2012
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

2nd Q 2012 GW Monitoring Report

Action Type: Response Requested - Reports
Action Date: 4/15/2012
Received Issue Date: 4/9/2012
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

First Q 2012 Groundwater Monitoring Report

Action Type: Response Requested - Reports
Action Date: 3/28/2012
Received Issue Date: 3/28/2012
Action: Well Installation Report
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 1/15/2012
Received Issue Date: 1/9/2012
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Fourth Q 2011 Groundwater Monitoring Report

Action Type: Response Requested - Workplans
Action Date: 11/17/2011
Received Issue Date: 11/17/2011
Action: Well Installation Workplan
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 10/15/2011
Received Issue Date: 10/11/2011
Action: Monitoring Report - Semi-Annually
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 7/17/2011
Received Issue Date: 9/23/2011
Action: Pilot Study/ Treatability Report
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 7/15/2011
Received Issue Date: 7/11/2011
Action: Monitoring Report - Semi-Annually
Doc Link:
Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 2/2/2011
Received Issue Date: 2/2/2011
Action: Staff Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000379&enforcement_id=6078100&temptable=ENFORCEMENT
Title Description Comments:

DPE worlplan approval

Action Type: Response Requested - Reports
Action Date: 1/15/2011
Received Issue Date: 1/13/2011
Action: Monitoring Report - Semi-Annually
Doc Link:
Title Description Comments:

Action Type: Response Requested - Workplans
Action Date: 12/22/2010
Received Issue Date: 12/22/2010
Action: Pilot Study / Treatability Workplan
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 10/15/2010
Received Issue Date: 10/8/2010
Action: Monitoring Report - Semi-Annually
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 8/16/2010
Received Issue Date: 8/16/2010
Action: Site Assessment Report
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 7/15/2010
Received Issue Date: 7/16/2010
Action: Monitoring Report - Semi-Annually
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 4/15/2010
Received Issue Date: 4/14/2010
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 1/15/2010
Received Issue Date: 1/14/2010
Action: Monitoring Report - Semi-Annually
Doc Link:
Title Description Comments:

Action Type: Response Requested - Workplans
Action Date: 10/28/2009
Received Issue Date: 10/28/2009
Action: Soil and Water Investigation Workplan
Doc Link:
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 10/15/2009
Received Issue Date: 10/13/2009
Action: Other Report / Document
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 7/15/2009
Received Issue Date: 7/16/2009
Action: Monitoring Report - Semi-Annually
Doc Link:

Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 6/15/2009
Received Issue Date: 6/15/2009
Action: Staff Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000379&enforcement_id=6021620&temptable=ENFORCEMENT
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 4/15/2009
Received Issue Date: 4/15/2009
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 3/10/2009
Received Issue Date: 3/10/2009
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 11/15/2008
Received Issue Date: 11/6/2008
Action: Other Report / Document
Doc Link:
Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 10/14/2008
Received Issue Date: 10/14/2008
Action: Staff Letter
Doc Link:
Title Description Comments:

Action Type: Cleanup Action
Action Date: 5/17/2011
Received Issue Date:
Action: Dual Phase Extraction
Doc Link:
Title Description Comments:

Dual Phase Extraction consisting of a total of 12 hours of operation.

Action Type: Cleanup Action
Action Date: 5/17/2011
Received Issue Date:
Action: Dual Phase Extraction
Doc Link:
Title Description Comments:

Dual Phase Extraction consisting of 12 hours of operation.

Action Type: Leak Action
Action Date: 9/25/2008
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 10/26/2007
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Action Type: Enforcement - Other
Action Date:
Received Issue Date:
Action: Unknown
Doc Link:
Title Description Comments:

LUST Cleanup Sites from GeoTracker Search - Site Maps(as of Apr 9, 2019)

Title: SITE ASSESSMENT REPORT (GP-1)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6831895947/T10000000379.PDF
Size : 123 KB
Submitted By: ANTEA GROUP (AUTH_RP)
Submitted: 8/21/2014*

Title: SITE ASSESSMENT REPORT (GP-DP-HP-2)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5193015813/T10000000379.PDF
Size : 178 KB
Submitted By: ANTEA GROUP (AUTH_RP)
Submitted: 8/21/2014*

Title: GEO_MAP
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/2535555005/T10000000379.PDF
Size : 148 KB
Submitted By: ANTEA GROUP (AUTH_RP)
Submitted: 8/21/2014*

Title: GEO_MAP
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/6668553173/T10000000379.PDF
Size : 108 KB
Submitted By: ANTEA GROUP (AUTH_RP)
Submitted: 9/28/2012*

Title: WELL INSTALLATION REPORT (DPE-4)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2579803407/T10000000379.PDF
Size : 86 KB
Submitted By: ANTEA GROUP (AUTH_RP)
Submitted: 3/28/2012*

Title: GEO_MAP
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/1298289000/T10000000379.PDF
Size : 100 KB
Submitted By: ANTEA GROUP (AUTH_RP)
Submitted: 3/28/2012*

Title: WELL INSTALLATION REPORT (DPE-5)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2318418383/T10000000379.PDF
Size : 86 KB
Submitted By: ANTEA GROUP (AUTH_RP)
Submitted: 3/28/2012*

Title: WELL INSTALLATION REPORT (DPE-6)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7642241716/T10000000379.PDF
Size : 87 KB
Submitted By: ANTEA GROUP (AUTH_RP)
Submitted: 3/28/2012*

Title: WELL INSTALLATION REPORT (DPE-3)

Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4113133251/T10000000379.PDF
Size : 86 KB
Submitted By: ANTEA GROUP (AUTH_RP)
Submitted: 3/28/2012*

Title: WELL INSTALLATION AND DUAL PHASE EXTRACTION TEST REPORT (DPE-2)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5861195385/T10000000379.PDF
Size : 90 KB
Submitted By: ANTEA GROUP (AUTH_RP)
Submitted: 9/22/2011*

Title: GEO_MAP
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/6879481017/T10000000379.PDF
Size : 123 KB
Submitted By: ANTEA GROUP (AUTH_RP)
Submitted: 9/22/2011*

Title: WELL INSTALLATION AND DUAL PHASE EXTRACTION TEST REPORT (DPE-1)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1998152971/T10000000379.PDF
Size : 90 KB
Submitted By: ANTEA GROUP (AUTH_RP)
Submitted: 9/22/2011*

Title: GEO_MAP
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/9151383399/T10000000379.PDF
Size : 39 KB
Submitted By: ANTEA GROUP (AUTH_RP)
Submitted: 8/16/2010*

Title: SITE ASSESSMENT REPORT (MW-4A)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2852143645/T10000000379.PDF
Size : 232 KB
Submitted By: ANTEA GROUP (AUTH_RP)
Submitted: 8/13/2010*

Title: SITE ASSESSMENT REPORT (MW-8)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3364335060/T10000000379.PDF
Size : 198 KB
Submitted By: ANTEA GROUP (AUTH_RP)
Submitted: 8/13/2010*

Title: SITE ASSESSMENT REPORT (MW-6)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1214106261/T10000000379.PDF
Size : 196 KB
Submitted By: ANTEA GROUP (AUTH_RP)
Submitted: 8/13/2010*

Title: SITE ASSESSMENT REPORT (MW-7)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9301667571/T10000000379.PDF
Size : 196 KB
Submitted By: ANTEA GROUP (AUTH_RP)
Submitted: 8/13/2010*

Title: ADDITIONAL SITE ASSESSMENT REPORT (MW-2)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5532362997/T10000000379.PDF
Size : 201 KB
Submitted By: ANTEA GROUP (CONTRACTOR)
Submitted: 3/9/2009*

Title: ADDITIONAL SITE ASSESSMENT REPORT (MW-5)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/8317671835/T10000000379.PDF
Size : 203 KB
Submitted By: ANTEA GROUP (CONTRACTOR)
Submitted: 3/9/2009*

Title: ADDITIONAL SITE ASSESSMENT REPORT (MW-4)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7060665309/T10000000379.PDF
Size : 207 KB
Submitted By: ANTEA GROUP (CONTRACTOR)

Submitted: 3/9/2009*

Title: GEO_MAP
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/7912392735/T10000000379.PDF
Size : 39 KB
Submitted By: ANTEA GROUP (CONTRACTOR)
Submitted: 3/9/2009*

Title: ADDITIONAL SITE ASSESSMENT REPORT (MW-3)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3450695216/T10000000379.PDF
Size : 203 KB
Submitted By: ANTEA GROUP (CONTRACTOR)
Submitted: 3/9/2009*

Title: ADDITIONAL SITE ASSESSMENT REPORT (MW-1)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4683785557/T10000000379.PDF
Size : 299 KB
Submitted By: ANTEA GROUP (CONTRACTOR)
Submitted: 3/9/2009*

LUST Cleanup Sites from GeoTracker Search - Documents(as of Apr 9, 2019)

Document Type: Site Documents
Document Date: 7/5/2016
Type: CLOSURE/NO FURTHER ACTION LETTER
Title: UNKNOWN
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000379&enforcement_id=6291272
Size :
Submitted By: JAMES RYAN (REGULATOR), MARIA BAMBICO (REGULATOR)
Submitted:

Document Type: Site Documents
Document Date: 6/9/2016
Type: OTHER REPORT / DOCUMENT
Title: WELL ABANDONMENT REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4733583450/T10000000379.PDF
Size : 4,945 KB
Submitted By: ANTEA GROUP (AUTH_RP)
Submitted:

Document Type: Monitoring Reports
Document Date: 1/12/2016
Type: MONITORING REPORT - SEMI-ANNUALLY
Title: SECOND HALF 2015 SEMI-ANNUAL GROUNDWATER MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9423757970/T10000000379.PDF
Size : 7,194 KB
Submitted By: ANTEA GROUP (AUTH_RP)
Submitted:

Document Type: Site Documents
Document Date: 11/30/2015
Type: NOTIFICATION - PRECLOSURE
Title: PRE-CLOSURE NOTIFICATION LETTER
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000379&enforcement_id=6268647
Size :
Submitted By: JAMES RYAN (REGULATOR)
Submitted:

Document Type: Site Documents
Document Date: 9/25/2015
Type: REQUEST FOR CLOSURE
Title: SITE CASE CLOSURE REQUEST
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4294471502/T10000000379.PDF
Size : 11,280 KB
Submitted By: ANTEA GROUP (AUTH_RP)
Submitted:

Document Type: Site Documents
Document Date: 9/25/2015
Type: REQUEST FOR CLOSURE
Title: UNKNOWN - REGULATOR RESPONSE
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000379&document_id=5864159
Size :
Submitted By: JAMES RYAN (REGULATOR)
Submitted:

Document Type: Monitoring Reports
Document Date: 4/1/2015*
Type: MONITORING REPORT - SEMI-ANNUALLY
Title: FIRST QUARTER 2015 SEMI-ANNUAL GROUNDWATER MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3879232823/T10000000379.PDF
Size : 4,634 KB
Submitted By: ANTEA GROUP (AUTH_RP)
Submitted:

Document Type: Site Documents
Document Date: 2/17/2015*
Type: SENSITIVE RECEPTOR SURVEY REPORT
Size : 1,775 KB
Submitted By: ANTEA GROUP (AUTH_RP)
Submitted:

Title: SENSITIVE RECEPTOR SURVEY REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6902961075/T10000000379.PDF

Document Type: Monitoring Reports **Size :** 4,087 KB
Document Date: 10/13/2014* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: THIRD QUARTER 2014 GROUNDWATER MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5289045870/T10000000379.PDF

Document Type: Site Documents **Size :** 7,401 KB
Document Date: 8/15/2014* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: SITE ASSESSMENT REPORT **Submitted:**
Title: SITE ASSESSMENT REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3669372498/T10000000379.PDF

Document Type: Monitoring Reports **Size :** 6,919 KB
Document Date: 7/14/2014* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: SECOND QUARTER 2014 GROUNDWATER MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8264029800/T10000000379.PDF

Document Type: Site Documents **Size :** 2,534 KB
Document Date: 6/3/2014 **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: OTHER WORKPLAN **Submitted:**
Title: WORK PLAN FOR SOIL VAPOR EXTRACTION PILOT TESTING
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4252855420/T10000000379.PDF

Document Type: Site Documents **Size :** 247 KB
Document Date: 5/30/2014 **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: CORRESPONDENCE **Submitted:**
Title: NOTICE OF INTENT TO CONDUCT SOIL VAPOR EXTRACTION PILOT TESTING
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2658349215/T10000000379.PDF

Document Type: Monitoring Reports **Size :** 5,118 KB
Document Date: 4/15/2014* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: FIRST QUARTER 2014 GROUNDWATER MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4278123974/T10000000379.PDF

Document Type: Site Documents **Size :** 97 KB
Document Date: 4/1/2014* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: CORRESPONDENCE **Submitted:**
Title: NOTICE OF INTENT LETTER TO PERFORM SOIL AND WATER SAMPLING
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3615511059/T10000000379.PDF

Document Type: Site Documents **Size :** 5,036 KB
Document Date: 3/31/2014 **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: OTHER WORKPLAN **Submitted:**
Title: ADDENDUM TO ADDITIONAL GROUNDWATER ASSESSMENT WORK PLAN
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1349509537/T10000000379.PDF

Document Type: Monitoring Reports **Size :** 4,462 KB
Document Date: 1/24/2014* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: FOURTH QUARTER 2013 GROUNDWATER MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5477250576/T10000000379.PDF

Document Type: Site Documents **Size :** 112 KB
Document Date: 11/20/2013* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: CORRESPONDENCE **Submitted:**
Title: NOTICE OF INTENT LETTER TO INSTALL NEW WELLS
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6288453578/T10000000379.PDF

Document Type: Site Documents **Size :** 4,923 KB
Document Date: 11/19/2013 **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: OTHER WORKPLAN **Submitted:**
Title: ADDITIONAL GROUNDWATER ASSESSMENT WORK PLAN
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6790409147/T10000000379.PDF

Document Type: Monitoring Reports **Size :** 5,536 KB
Document Date: 10/15/2013* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: THIRD QUARTER 2013 GROUNDWATER MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8135973095/T10000000379.PDF

Document Type: Monitoring Reports **Size :** 6,435 KB
Document Date: 7/15/2013* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: SECOND QUARTER 2013 GROUNDWATER MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8872437953/T10000000379.PDF

Document Type: Monitoring Reports **Size :** 6,115 KB
Document Date: 4/15/2013* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: FIRST QUARTER 2013 GROUNDWATER MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6654178678/T10000000379.PDF

Document Type: Monitoring Reports **Size :** 6,080 KB
Document Date: 1/10/2013* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: FOURTH QUARTER 2012 GROUNDWATER MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6704435229/T10000000379.PDF

Document Type: Monitoring Reports **Size :** 6,434 KB
Document Date: 10/12/2012* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: THIRD QUARTER 2012 GROUNDWATER MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1510379850/T10000000379.PDF

Document Type: Site Documents **Size :** 7,606 KB
Document Date: 9/28/2012* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: SITE ASSESSMENT REPORT **Submitted:**
Title: ADDITIONAL SITE ASSESSMENT REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3985579729/T10000000379.PDF

Document Type: Monitoring Reports **Size :** 6,085 KB
Document Date: 7/10/2012* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: SECOND QUARTER 2012 GROUNDWATER MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1104718804/T10000000379.PDF

Document Type: Monitoring Reports **Size :** 3,931 KB
Document Date: 4/9/2012* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: FIRST QUARTER 2012 GROUNDWATER MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7487903654/T10000000379.PDF

Document Type: Site Documents **Size :** 3,416 KB
Document Date: 3/28/2012 **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: WELL INSTALLATION REPORT **Submitted:**
Title: WELL INSTALLATION REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3564835548/T10000000379.PDF

Document Type: Monitoring Reports **Size :** 6,486 KB
Document Date: 1/9/2012 **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: FOURTH QUARTER 2011 SITE STATUS REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6913161516/T10000000379.PDF

Document Type: Site Documents **Size :** 3,701 KB
Document Date: 11/17/2011* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: WELL INSTALLATION WORKPLAN **Submitted:**
Title: WELL INSTALLATION WORK PLAN
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1912871599/T10000000379.PDF

Document Type: Monitoring Reports **Size :** 5,176 KB
Document Date: 10/10/2011* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**

Title: THIRD QUARTER 2011 SITE STATUS REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3800974547/T10000000379.PDF

Document Type: Site Documents **Size :** 5,665 KB
Document Date: 9/22/2011* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: WELL INSTALLATION REPORT **Submitted:**
Title: WELL INSTALLATION AND DUAL PHASE EXTRACTION TEST REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1644083678/T10000000379.PDF

Document Type: Monitoring Reports **Size :** 6,009 KB
Document Date: 7/8/2011* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: SITE STATUS REPORT - SECOND QUARTER 2011 GROUNDWATER MONITORING
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4765275359/T10000000379.PDF

Document Type: Monitoring Reports **Size :** 6,768 KB
Document Date: 4/15/2011* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: SITE STATUS REPORT - FIRST QUARTER 2011 GOUNDWATER MONITORING
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4210965752/T10000000379.PDF

Document Type: Site Documents **Size :**
Document Date: 2/2/2011 **Submitted By:** JIANMIN HUANG (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: DPE WORLPLAN APPROVAL
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000379&enforcement_id=6078100

Document Type: Monitoring Reports **Size :** 8,341 KB
Document Date: 1/11/2011* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: SITE STATUS REPORT - FOURTH QUARTER 2010 GROUNDWATER MONITORING
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1410874724/T10000000379.PDF

Document Type: Site Documents **Size :** 103 KB
Document Date: 1/5/2011* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: CORRESPONDENCE **Submitted:**
Title: DELTA CONSULTANTS NAME CHANGE
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1121476173/T10000000379.PDF

Document Type: Site Documents **Size :** 32 KB
Document Date: 1/4/2011* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: CORRESPONDENCE **Submitted:**
Title: NOTICE OF INTENT TO PROCEED WITH DUAL-PHASE EXTRACTION PILOT TESTING AND ASSESSMENT ACTIVITIES
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9477482616/T10000000379.PDF

Document Type: Site Documents **Size :** 4,560 KB
Document Date: 12/21/2010* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: WELL INSTALLATION WORKPLAN **Submitted:**
Title: WELL INSTALLATION AND DUAL-PHASE EXTRACTION (DPE) PILOT TESTING WORK PLAN
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9853409767/T10000000379.PDF

Document Type: Monitoring Reports **Size :** 6,558 KB
Document Date: 10/8/2010* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: SITE STATUS REPORT - THIRD QUARTER 2010 GROUNDWATER MONITORING
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1103074073/T10000000379.PDF

Document Type: Site Documents **Size :** 7,770 KB
Document Date: 8/23/2010* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: CORRESPONDENCE **Submitted:**
Title: MODIFICATION OF GROUNDWATER SAMPLING METHODOLOGY
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8676499366/T10000000379.PDF

Document Type: Site Documents **Size :** 8,525 KB
Document Date: 8/13/2010* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: SITE ASSESSMENT REPORT **Submitted:**
Title: SITE ASSESSMENT REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3467194557/T10000000379.PDF

Document Type: Monitoring Reports **Size :** 3,950 KB
Document Date: 7/14/2010* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: SITE STATUS REPORT - SECOND QUARTER 2010 GROUNDWATER MONITORING
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1415426969/T10000000379.PDF

Document Type: Monitoring Reports **Size :** 2,867 KB
Document Date: 4/14/2010* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: SITE STATUS REPORT - FIRST QUARTER 2010
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2716210901/T10000000379.PDF

Document Type: Monitoring Reports **Size :** 2,164 KB
Document Date: 1/13/2010* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: SITE STATUS REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8044556975/T10000000379.PDF

Document Type: Site Documents **Size :** 1,433 KB
Document Date: 10/27/2009* **Submitted By:** ANTEA GROUP (CONTRACTOR)
Type: SITE INVESTIGATION WORKPLAN **Submitted:**
Title: WORKPLAN FOR ADDITIONAL SITE ASSESSMENT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7274298429/T10000000379.PDF

Document Type: Monitoring Reports **Size :** 1,614 KB
Document Date: 10/12/2009* **Submitted By:** ANTEA GROUP (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: SITE STATUS REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4839754402/T10000000379.PDF

Document Type: Site Documents **Size :** 363 KB
Document Date: 7/15/2009* **Submitted By:** TRC IRVINE (CONTRACTOR)
Type: CORRESPONDENCE **Submitted:**
Title: 20090715 COP LARWQCB SAMPLING SCHEDULE 1116_2009072010213796
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8244665861/T10000000379.PDF

Document Type: Monitoring Reports **Size :** 411 KB
Document Date: 7/15/2009* **Submitted By:** ANTEA GROUP (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: SECOND QUARTER 2009 SITE STATUS REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1815270841/T10000000379.PDF

Document Type: Monitoring Reports **Size :** 2,250 KB
Document Date: 6/25/2009* **Submitted By:** TRC IRVINE (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 2Q09 QMR
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5693416774/T10000000379.PDF

Document Type: Site Documents **Size :**
Document Date: 6/15/2009 **Submitted By:** (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: UNKNOWN
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000379&enforcement_id=6021620

Document Type: Monitoring Reports **Size :** 369 KB
Document Date: 4/14/2009* **Submitted By:** ANTEA GROUP (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: FIRST QUARTER 2009 SITE STATUS REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9300633311/T10000000379.PDF

Document Type: Monitoring Reports **Size :** 1,658 KB
Document Date: 3/31/2009* **Submitted By:** TRC IRVINE (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 1Q09 QMR
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6564370274/T10000000379.PDF

Document Type: Site Documents **Size :** 3,500 KB
Document Date: 3/9/2009* **Submitted By:** ANTEA GROUP (CONTRACTOR)

Type: WELL INSTALLATION REPORT **Submitted:**
Title: ADDITIONAL SITE ASSESSMENT REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4691713631/T10000000379.PDF

Document Type: Monitoring Reports **Size :** 575 KB
Document Date: 1/14/2009* **Submitted By:** ANTEA GROUP (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: FOURTH QUARTER 2008 SITE STATUS REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1916641712/T10000000379.PDF

Document Type: Site Documents **Size :** 64 KB
Document Date: 1/12/2009* **Submitted By:** ANTEA GROUP (CONTRACTOR)
Type: CORRESPONDENCE **Submitted:**
Title: NOTICE OF INTENT TO PROCEED WITH WORKPLAN FOR ADDITIONAL SITE ASSESSMENT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5093300938/T10000000379.PDF

Document Type: Site Documents **Size :** 9,989 KB
Document Date: 11/4/2008* **Submitted By:** ANTEA GROUP (CONTRACTOR)
Type: CORRESPONDENCE **Submitted:**
Title: RESPONSE TO LARWQCB LETTER DATED OCTOBER 14, 2008 PART 1
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1506252467/T10000000379.PDF

Document Type: Site Documents **Size :** 15,196 KB
Document Date: 11/4/2008* **Submitted By:** ANTEA GROUP (CONTRACTOR)
Type: CORRESPONDENCE **Submitted:**
Title: RESPONSE TO LARWQCB LETTER DATED OCTOBER 14, 2008 PART 2
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4013931751/T10000000379.PDF

Document Type: Site Documents **Size :** 383 KB
Document Date: 7/23/2008* **Submitted By:** ANTEA GROUP (CONTRACTOR)
Type: CORRESPONDENCE **Submitted:**
Title: EXPEDITED REQUEST FOR AGENCY DIRECTIVE
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2024950921/T10000000379.PDF

Document Type: Site Documents **Size :** 6,118 KB
Document Date: 7/23/2008* **Submitted By:** ANTEA GROUP (CONTRACTOR)
Type: WELL INSTALLATION WORKPLAN **Submitted:**
Title: WORKPLAN FOR ADDITIONAL SITE ASSESSMENT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7092113673/T10000000379.PDF

Document Type: Site Documents **Size :** 14,075 KB
Document Date: 5/27/2008* **Submitted By:** ANTEA GROUP (CONTRACTOR)
Type: PRELIMINARY SITE ASSESSMENT REPORT **Submitted:**
Title: DUE DILIGENCE SITE ASSESSMENT REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7145403802/T10000000379.PDF

41	1 of 1	S	0.19 / 1,007.47	186.64 / -8	KCOP PRODUCTION STUDIO (FORMER) 915 LA BREA AVE LOS ANGELES CA	CLEANUP SITES

Global ID: SL0603724783 **Site Facility Type:** CLEANUP PROGRAM SITE
Status: COMPLETED - CASE CLOSED **County:** LOS ANGELES
Status Date: 2012-10-24 00:00:00 **Latitude:** 34.0586291
Longitude: -118.3454143
Data Source: Cleanup Program Sites from GeoTracker Search; Cleanup Sites from GeoTracker Cleanup Sites Data Download

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: **CUF Case:** NO
Local Case No: **Case Worker:**
Begin Date: 2005-03-17 00:00:00 **File Location:**
Stop Method:
Lead Agency:
Local Agency:
Potential COC: Tetrachloroethylene (PCE)
Potential Media of Concern: Aquifer used for drinking water supply

How Discovered:
How Discovered Description:
Stop Description:
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
DWR GW Subbasin Name: Coastal Plain Of Los Angeles - Central (4-011.04)
Disadvantaged Community:
Site History:

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Acitivity

Action Type: ENFORCEMENT
Date : 2012-12-24 00:00:00
Action: Letter - Notice

Action Type: Other
Date : 1965-01-02 00:00:00
Action: Leak Reported

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Completed - Case Closed
Status Date: 2012-10-24 00:00:00

Status: Open - Remediation
Status Date: 2007-05-10 00:00:00

Status: Open - Reopen Case
Status Date: 2005-09-02 00:00:00

Status: Open - Site Assessment
Status Date: 2005-03-17 00:00:00

Status: Open - Case Begin Date
Status Date: 2005-03-17 00:00:00

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type: Regional Board Caseworker
Contact Name: ADNAN SIDDIQUI
Phone No:
Organization Name: LOS ANGELES RWQCB (REGION 4)
Email: asiddiqui@waterboards.ca.gov
Address: 320 W. 4TH ST., SUITE 200
City: LOS ANGELES

Cleanup Program Sites from GeoTracker Search - Regulatory Profile(as of Apr 9, 2019)

Project Status:
CUF Claim:
CUF Priority Assign:
CUF Amount Paid:
User Defined Beneficial Use:
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: http://geotracker.waterboards.ca.gov/profile_report?global_id=SL0603724783
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 10/24/2012
Cleanup History Link: http://geotracker.waterboards.ca.gov/profile_report_include?global_id=SL0603724783&tabname=regulatoryhistory
Potential COC: TETRACHLOROETHYLENE (PCE)
Potential Media of Concern: AQUIFER USED FOR DRINKING WATER SUPPLY
DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04)
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 1176
CASEWORKER: ADNAN SIDDIQUI
WDR Place Type:
WDR File:
WDR Order:
File Location:

Site History:

No site history available

Cleanup Program Sites from GeoTracker Search - Regulatory Activities(as of Apr 9, 2019)

Action Type: Notices
Action Date: 12/24/2012
Received Issue Date: 12/24/2012
Action: Letter - Notice
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603724783&enforcement_id=6141068&temptable=ENFORCEMENT
Title Description Comments:

NFA Determination

Action Type: Leak Action
Action Date: 1/2/1965
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Cleanup Program Sites from GeoTracker Search - Documents(as of Apr 9, 2019)

Document Type: Site Documents
Document Date: 12/24/2012
Size :
Submitted:
Submitted By: ADNAN S. SIDDIQUI (REGULATOR)
Title: NFA DETERMINATION
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603724783&enforcement_id=6141068
Type: LETTER - NOTICE

Document Type: Site Documents
Document Date: 5/10/2007*
Size : 6,451 KB
Submitted:
Submitted By: MAURA DOUGHERTY (AUTH_RP)
Title: CORRECTIVE ACTION COMPLETION_1OF2_FEB2006
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7834521234/SL0603724783.PDF
Type: REPORTS - OTHER

Document Type: Site Documents
Document Date: 5/10/2007*
Size : 8,735 KB
Submitted:
Submitted By: MAURA DOUGHERTY (AUTH_RP)
Title: CORRECTIVE ACTION COMPLETION_2OF2_FEB2006
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1714037835/SL0603724783.PDF
Type: REPORTS - OTHER

Document Type: Site Documents
Document Date: 5/10/2007*
Size : 6,844 KB
Submitted:
Submitted By: MAURA DOUGHERTY (AUTH_RP)
Title: SITE ASSESSMENT REPORT_1OF 2_MARCH 2005
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4707578897/SL0603724783.PDF
Type: REPORTS - INVESTIGATION RPT.

Document Type: Site Documents
Document Date: 5/10/2007*
Size : 9,337 KB
Submitted:
Submitted By: MAURA DOUGHERTY (AUTH_RP)
Title: SITE ASSESSMENT REPORT_2OF 2_MARCH 2005
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6748112320/SL0603724783.PDF
Type: REPORTS - INVESTIGATION RPT.

Document Type: Site Documents
Document Date: 5/7/2007*
Size : 6,079 KB
Submitted:
Submitted By: MAURA DOUGHERTY (AUTH_RP)
Title: CORRECTIVE ACTION PLAN_JUNE2005

Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6451658487/SL0603724783.PDF
Type: REPORTS - INVESTIGATION RPT.

Document Type: Site Documents **Submitted:**
Document Date: 5/7/2007* **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 1,156 KB
Title: HUMAN HEALTH RISK ASSESSMENT_OCTOBER2006
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8800947427/SL0603724783.PDF
Type: REPORTS - RISK ASSESSMENT RELATED RPT.

Document Type: Site Documents **Submitted:**
Document Date: 4/11/2007 **Submitted By:** (REGULATOR)
Size : 1,379 KB
Title: COMMENT LETTER ON HEALTH RISK ASSESSMENT AND CORRECTIVE ACTION COMPLETION REPORT 042506
Title Link: http://geotracker.waterboards.ca.gov/site_documents/9660587906/1176%20Comment%20Letter%20on%20Health%20Risk%20Assessment%20and%20%20Corrective%20Action%20Completion%20Report%20042506%2Epdf
Type: LETTER

Document Type: Site Documents **Submitted:**
Document Date: 4/11/2007 **Submitted By:** (REGULATOR)
Size : 904 KB
Title: COMMENTS ON HUMAN HEALTH RISK ASSESSMENT DATED FEBRUARY 6, 2006 AND OCTOBER 12, 2006 032607
Title Link: http://geotracker.waterboards.ca.gov/site_documents/5021610856/1176%20Comments%20on%20Human%20Health%20Risk%20Assessment%20dated%20October%2012%202006%20032607%2Epdf
Type: LETTER

Document Type: Site Documents **Submitted:**
Document Date: 4/11/2007 **Submitted By:** (REGULATOR)
Size : 1,116 KB
Title: OEHHA REVIEW 021706
Title Link: http://geotracker.waterboards.ca.gov/site_documents/2934463322/1176%20OEHHA%20Review%20021706%2Epdf
Type: LETTER

Document Type: Site Documents **Submitted:**
Document Date: 4/11/2007 **Submitted By:** (REGULATOR)
Size : 25 KB
Title: EXTENSION REQUEST LETTER 111505
Title Link: http://geotracker.waterboards.ca.gov/site_documents/4381107926/1176%20Extension%20Request%20Letter%20111505%2Epdf
Type: LETTER

Document Type: Site Documents **Submitted:**
Document Date: 4/11/2007 **Submitted By:** (REGULATOR)
Size : 147 KB
Title: SLIC OVERSIGHT LETTER 050605
Title Link: http://geotracker.waterboards.ca.gov/site_documents/2428425431/1176%20SLIC%20Oversight%20Letter%20050605%2Epdf
Type: LETTER

Document Type: Site Documents **Submitted:**
Document Date: 8/17/2006 **Submitted By:** (REGULATOR)
Size : 2,727 KB
Title: OEHHA REVIEW REQUEST 072106
Title Link: http://geotracker.waterboards.ca.gov/site_documents/5560352921/1176%20OEHHA%20Review%20Request%20072106%2Epdf
Type: LETTER

Document Type: Monitoring Reports **Submitted:**
Document Date: 3/27/2006 **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 2,083 KB
Title: FOURTH QUARTER 2005 GROUNDWATER MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2991651237/SL0603724783.PDF
Type: MONITORING REPORT - QUARTERLY

Document Type: Site Documents **Submitted:**
Document Date: 2/17/2006 **Submitted By:** ADRIANA RODRIGUEZ (REGULATOR)

Size : 281 KB
Title: 1176 COMMENT LETTER FOR REVIEW OF SAR DATED JUNE 3,2005 072605
Title Link: http://geotracker.waterboards.ca.gov/site_documents/3123860001/1176%20Comment%20Letter%20for%20Review%20of%20SAR%20dated%20June%203%2C2005%20072605%2Epdf
Type:

Document Type: Site Documents **Submitted:**
Document Date: 2/15/2006 **Submitted By:** ADRIANA RODRIGUEZ (REGULATOR)
Size : 84 KB
Title: 1176 APPROVAL OF DISCONTINUE OF GW MONITORING REQUEST DATED NOV 23,2005
Title Link: http://geotracker.waterboards.ca.gov/site_documents/3320927262/1176%20%20Approval%20of%20Discontinue%20of%20GW%20Monitoring%20request%20dated%20Nov%2023%2C2005%20011006%2Epdf
Type:

Document Type: Site Documents **Submitted:**
Document Date: 11/2/2005 **Submitted By:** ADRIANA RODRIGUEZ (REGULATOR)
Size : 46 KB
Title: APPROVAL LETTER FOR JUNE 03,2005 CAP LETTER 090205
Title Link: http://geotracker.waterboards.ca.gov/site_documents/5982365250/1176%20Approval%20Letter%20for%20June%203%2C%202005%20CAP%20090205%2Epdf
Type:

Cleanup Program Sites from GeoTracker Search - Site Maps(as of Apr 9, 2019)

Title: GEO_MAP **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 524 KB **Submitted:** 5/29/2007*
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/2426405191/SL0603724783.pdf

Title: GEO_BORE (PB-10) **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 24 KB **Submitted:** 5/15/2007*
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1643217325/SL0603724783.pdf

Title: GEO_BORE (PB-4) **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 25 KB **Submitted:** 5/15/2007*
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9316741049/SL0603724783.pdf

Title: GEO_BORE (PB-7) **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 33 KB **Submitted:** 5/15/2007*
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4189518809/SL0603724783.pdf

Title: GEO_BORE (PB-11) **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 26 KB **Submitted:** 5/15/2007*
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4743146598/SL0603724783.pdf

Title: GEO_BORE (PB-14) **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 24 KB **Submitted:** 5/15/2007*
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1294361710/SL0603724783.pdf

Title: GEO_BORE (PB-8) **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 28 KB **Submitted:** 5/15/2007*
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1432128012/SL0603724783.pdf

Title: GEO_BORE (PB-9) **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 27 KB **Submitted:** 5/15/2007*
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6425565421/SL0603724783.pdf

Title: GEO_BORE (PB-1) **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 29 KB **Submitted:** 5/15/2007*
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4165128946/SL0603724783.pdf

Title: GEO_BORE (PB-12) **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 25 KB **Submitted:** 5/15/2007*
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4465975701/SL0603724783.pdf

Title: GEO_BORE (PB-13) **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 25 KB **Submitted:** 5/15/2007*
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/8910796225/SL0603724783.pdf

Title: GEO_BORE (PB-15) **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 26 KB **Submitted:** 5/15/2007*
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5146345376/SL0603724783.pdf

Title: GEO_BORE (PB-3) **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 25 KB **Submitted:** 5/15/2007*
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3738818109/SL0603724783.pdf

Title: GEO_BORE (PB-5) **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 28 KB **Submitted:** 5/15/2007*
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5924804508/SL0603724783.pdf

Title: GEO_BORE (PB-6) **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 23 KB **Submitted:** 5/15/2007*
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2755129754/SL0603724783.pdf

Title: GEO_BORE (PB-2) **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 28 KB **Submitted:** 5/15/2007*
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7208287119/SL0603724783.pdf

Title: GEO_BORE (MW-2) **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 32 KB **Submitted:** 5/8/2007*
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6013126969/SL0603724783.pdf

Title: GEO_BORE (MW-3) **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 30 KB **Submitted:** 5/8/2007*
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3703565835/SL0603724783.pdf

Title: GEO_BORE (MW-4) **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 30 KB **Submitted:** 5/8/2007*
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3889371573/SL0603724783.pdf

Title: GEO_BORE (MW-1) **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 35 KB **Submitted:** 5/8/2007*
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9652346551/SL0603724783.pdf

Title: GEO_MAP **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 175 KB **Submitted:** 3/27/2006
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/7759266495/SL0603724783.pdf

Cleanup Program Sites from GeoTracker Search - Cleanup Action Report(as of Apr 9, 2019)

Status: Completed - Case Closed
Date : 10/24/2012

Status: Open - Remediation
Date : 5/10/2007

Status: Open - Reopen Case
Date : 9/2/2005

Status: Open - Site Assessment
Date : 3/17/2005

Status: Open - Case Begin Date
Date : 3/17/2005

42	1 of 1	SE	0.19 / 1,018.42	190.79 / -4	812 S ORANGE LLC 812 S ORANGE DR LOS ANGELES CA 90036	RCRA NON GEN

EPA Handler ID: CAC003000003
Gen Status Universe: No Report
Contact Name: RON LEVI
Contact Address: 812 S ORANGE DR , , LOS ANGELES , CA, 90036 ,
Contact Phone No and Ext: 626-702-1030
Contact Email: RONLEVI825@GMAIL.COM

Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 20190206

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20190206
Handler Name: 812 S ORANGE LLC
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: 812 S ORANGE LLC
Date Became Current:
Date Ended Current:
Phone: 626-702-1030
Source Type: Implementer
Street No:
Street 1: 812 S ORANGE DR
Street 2:
City: LOS ANGELES
State: CA
Country:
Zip Code: 90036

Owner/Operator Ind: Current Operator
Type: Other
Name: RON LEVI
Date Became Current:
Date Ended Current:
Phone: 626-702-1030
Source Type: Implementer
Street No:
Street 1: 812 S ORANGE DR
Street 2:
City: LOS ANGELES
State: CA
Country:
Zip Code: 90036

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43 | ***1 of 1*** | ***E*** | ***0.19 / 1,026.90*** | ***200.77 / 6*** | ***LOU EHLERS CADILLAC***
5151 WILSHIRE BLVD
PARK LA BREA CA 90036 | ***LUST***

Global ID: T0603700882
Status: COMPLETED - CASE CLOSED
Status Date: 1996-08-22 00:00:00
Case Type: LUST CLEANUP SITE
County: LOS ANGELES
Latitude: 34.0622415
Longitude: -118.341885

Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 900360016
Local Case No:
Begin Date: 1987-07-10 00:00:00
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Local Agency: LOS ANGELES, CITY OF
CUF Case: YES
Potential COC: Gasoline
How Discovered:
Stop Method:
Stop Description:
Case Worker: YR
File Location:
Potential Media of Concern: Aquifer used for drinking water supply
How Discovered Description:
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
DWR GW Subbasin Name: Coastal Plain Of Los Angeles - Central (4-011.04)
Disadvantaged Community:
Site History:

Regulatory Activity

Action Type: Other
Date : 1988-01-01 00:00:00
Action: Leak Reported

Regulatory Contacts

Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
City: Los Angeles
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
Email: yrong@waterboards.ca.gov
Phone No:

Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
City: LOS ANGELES
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
Email: eloy.luna@lacity.org
Phone No:

Status History

Status: Completed - Case Closed
Status Date: 1996-08-22 00:00:00

Status: Open - Verification Monitoring
Status Date: 1990-02-20 00:00:00

Status: Open - Remediation
Status Date: 1989-04-20 00:00:00

Status: Open - Remediation
Status Date: 1988-01-29 00:00:00

Status: Open - Site Assessment
Status Date: 1988-01-05 00:00:00

Status: Open - Case Begin Date
Status Date: 1987-07-10 00:00:00

Status: Open - Site Assessment
Status Date: 1987-07-10 00:00:00

LUST Cleanup Sites from GeoTracker Search - Regulatory Profile(as of Apr 9, 2019)

Site Facility Name: LOU EHLERS CADILLAC
Address: 5151 WILSHIRE BLVD

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

Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
Potential COC: GASOLINE
WDR Place Type:
WDR File:
WDR Order:
File Location:
City: PARK LA BREA
Zip: 90036
County: LOS ANGELES
CUF Claim: 1568
CUF Priority Assig: C
CUF Amount Paid: $58,752

Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: http://geotracker.waterboards.ca.gov/profile_report?global_id=T0603700882
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 8/22/1996
Cleanup History Link: http://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603700882&tabname=regulatoryhistory
Potential Media of Concern: AQUIFER USED FOR DRINKING WATER SUPPLY
User Defined Beneficial Use:
DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04)
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 900360016
CASEWORKER: YUE RONG
LOS ANGELES, CITY OF
CASEWORKER: ELOY LUNA
Site History:

No site history available

LUST Cleanup Sites from GeoTracker Search - Cleanup Status History(as of Apr 9, 2019)

Status: Completed - Case Closed
Date : 8/22/1996

Status: Open - Verification Monitoring
Date : 2/20/1990

Status: Open - Remediation
Date : 4/20/1989

Status: Open - Remediation
Date : 1/29/1988

Status: Open - Site Assessment
Date : 1/5/1988

Status: Open - Case Begin Date
Date : 7/10/1987

Status: Open - Site Assessment
Date : 7/10/1987

LUST Cleanup Sites from GeoTracker Search - Regulatory Activities(as of Apr 9, 2019)

Action Type: Leak Action
Action Date: 1/1/1988
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

44	1 of 4	S	0.20 / 1,031.89	185.82 / -9	METROPOLITAN CAR WASH 900 SO. LA BREA LOS ANGELES CA 90036	HHSS

County: Los Angeles

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

Pdf File Url: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00027bd9.pdf

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44 | 2 of 4 | S | 0.20 / 1,031.89 | 185.82 / -9 | METROPOLITAN CAR WASH, 900 SO. LA BREA, LOS ANGELES CA | HIST TANK

Owner Name: METROPOLITAN CAR WASH
Owner Street: 900 SO. LA BREA AVE.
Owner City: LOS ANGELES
Owner State: CA
Owner Zip: 90038
No of Containers: 1
County: LOS ANGELES
Facility State: CA
Facility Zip: 90036

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44 | 3 of 4 | S | 0.20 / 1,031.89 | 185.82 / -9 | METROPOLITAN CAR WASH, 900 S. LA BREA, LOS ANGELES CA | HIST TANK

Owner Name: METROPOLITAN CAR WASH INC.
Owner Street: 900 S. LA BREA
Owner City: LOS ANGELES
Owner State: CA
Owner Zip: 90036
No of Containers: 3
County: LOS ANGELES
Facility State: CA
Facility Zip: 90036

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44 | 4 of 4 | S | 0.20 / 1,031.89 | 185.82 / -9 | EXPERT CAR WASH, 900 S LA BREA AVE, LOS ANGELES CA 90036 | UST LA CITY

Facility ID: FA0024634
Last Run Date: 6/3/2019
Source Name: In-Active Underground Storage Tanks (UST) Inventory List

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45 | 1 of 8 | NNE | 0.20 / 1,038.63 | 201.87 / 7 | MIRACLE MILE 76, 5436 W 6TH ST, LOS ANGELES CA 90036 | CERS TANK

Site ID: 49346
Latitude: 34.064860
Longitude: -118.344289

Regulated Programs

EI Description: Chemical Storage Facilities
EI ID: 10240150

EI Description: Underground Storage Tank
EI ID: 10240150

EI Description: Hazardous Waste Generator
EI ID: 10240150

Violations

Violation Date: 08/07/2018
Violation Program: UST
Violation Source: CERS
Violation Division: Los Angeles City Fire Department
Citation: 23 CCR 16 2632(d)(1)(c),2641(h),2711(a)(8) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2632(d)(1)(c),2641(h),2711(a)(8)

Violation Notes:

OBSERVATION: Owner/Operator did not maintain and/or submit a current facility plot plan. CORRECTIVE ACTION: Maintain and/or submit a current facility plot plan.

Violation Description:

Failure to submit or maintain a current facility plot plan.

Violations

Violation Date: 08/07/2018 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Los Angeles City Fire Department
Citation: 23 CCR 16 2712 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712
Violation Notes:

OBSERVATION: Owner/Operator did not comply with all operating permit requirements. CORRECTIVE ACTION: Comply with all operating permit requirements. Submit verification.

Violation Description:

Failure to comply with any of the applicable requirements of the permit issued for the operation of the UST system.

Violations

Violation Date: 11/29/2016 ***Violation Source:*** CERS
Violation Program: HW ***Violation Division:*** Los Angeles County Fire Department
Citation: HSC 6.5 25250.19(c) - California Health and Safety Code, Chapter 6.5, Section(s) 25250.19(c)
Violation Notes:

Returned to compliance on 12/21/2016. OBSERVATION: The Owner/Operator failed to retain paperwork documenting disposal of used oil for 3 years. Disposal records not available to review at time of the inspection. CORRECTIVE ACTION: The Owner/Operator shall maintain copies documenting disposal of used oil for minimum of 3 years.

Violation Description:

Failure to record in an operating log and retain for three years the following information for each shipment of recycled or exempted oil:
1) The name and address of the used oil recycling facility or
generator claiming the oil meets the requirements of HSC 6.5 25250.1.
2) The name and address of the facility receiving the shipment.
3) The quantity of oil delivered.
4) The date of shipment or delivery.
5) A cross-reference to the records and documentation required under HSC 6.5 25250.1.

Violations

Violation Date: 08/07/2018 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Los Angeles City Fire Department
Citation: 23 CCR 16 2641(h) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(h)
Violation Notes:

OBSERVATION: Facility does not have an approved Response Plan. CORRECTIVE ACTION: Maintain an approved Response Plan.

Violation Description:

Failure to have an approved UST Response Plan.

Violations

Violation Date: 03/28/2013 ***Violation Source:*** CERS
Violation Program: HW ***Violation Division:*** Los Angeles County Fire Department
Citation: HSC 6.5 25250.19(c) - California Health and Safety Code, Chapter 6.5, Section(s) 25250.19(c)
Violation Notes:

provide disposal documentation

Violation Description:

Failure to retain paperwork documenting disposal of used oil for three years.

Violations

Violation Date: 08/07/2018 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.7 25284, 25286 - California Health and Safety Code, Chapter 6.7, Section(s) 25284, 25286
Violation Notes:

OBSERVATION: UST tank information is not current in CERS. Update info to reflect what is actually installed and how tanks are actually monitored. Any change of information must be updated in CERS within 30 days of the change. CORRECTIVE ACTION: Immediately update the required information in CERS and submit for review by the CUPA.

Violation Description:

Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.

Violations

Violation Date: 08/07/2018 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Los Angeles City Fire Department
Citation: 23 CCR 16 2641(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(a)
Violation Notes:

Returned to compliance on 08/07/2018. OBSERVATION: The Waste Oil sump sensor was located on top of the saddle of the tank sump and not located to detect a leak at the earliest opportunity. Monitoring equipment shall be maintained to be able to detect a leak at the earliest possible opportunity. CORRECTIVE ACTION: Corrected during inspection.

Violation Description:

Failure of leak detection equipment to be located such that equipment is capable of detecting a leak at the earliest possible opportunity.

Violations

Violation Date: 08/07/2018 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Los Angeles City Fire Department
Citation: 23 CCR 16 2712(i), 2632(d)(2), 2634(e), 2641(h) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i), 2632(d)(2), 2634(e), 2641(h)
Violation Notes:

OBSERVATION: Owner/Operator did not submit a current UST response plan. CORRECTIVE ACTION: Submit a current UST response plan to CERS.

Violation Description:

Failure to submit a current UST Response Plan available on site.

Violations

Violation Date: 08/07/2018 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Notes:

OBSERVATION: Financial responsibility documents have not been submitted to the CUPA. Current financial responsibility documents are required to be submitted annually. CORRECTIVE ACTION: Complete and submit a copy of the financial responsibility by [9/19/18, 30 days from now].

Violation Description:

Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.

Violations

Violation Date: 08/07/2018
Violation Source: CERS
Violation Program: UST
Violation Division: Los Angeles City Fire Department
Citation: HSC 6.7 25284(a)(3)(A)&(B) - California Health and Safety Code, Chapter 6.7, Section(s) 25284(a)(3)(A)&(B)
Violation Notes:

OBSERVATION: Owner/Operator failed to implement or maintain a written agreement between the UST owner and the operator (owner/operator agreement). If owner is operator, then state Exempt. CORRECTIVE ACTION: Implement/Maintain written agreement between the UST owner and the operator (owner/operator agreement)

Violation Description:

Failure to implement or maintain a written agreement between the UST owner and operator.

Violations

Violation Date: 08/07/2018
Violation Source: CERS
Violation Program: UST
Violation Division: Los Angeles City Fire Department
Citation: 23 CCR 16 2641(j) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(j)
Violation Notes:

Returned to compliance on 08/07/2018. OBSERVATION: Owner/Operator did not properly install, calibrate, operate and/or maintain leak detection equipment. Waste Oil Fill Sump sensor not at lowest point. Corrected during inspection. CORRECTIVE ACTION: Properly install, calibrate, operate and/or maintain leak detection equipment.

Violation Description:

Failure of the leak detection equipment to be installed, calibrated, operated, and/or maintained properly.

Evaluations

Eval Date: 08/20/2018
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

SCT 3/18/16 & 1/3/18 MC; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/03/2017
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 11/29/2016
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

Joseph Tedzhrian ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/08/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

LINE LEAK DETECTOR TEST - CALIBRATE PROPER LEAK RATE 3.0 GPM (189 ml / minute) PASSED; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/08/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

MONITOR CERTIFICATION BY SERVICE TECHNICIAN ARSLAN KHAN OF ADVANCED COMPLIANCE ENGINEERING - PASSED DONE LAST - 1/8/2013 ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 08/07/2018
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

Inspector Shane Bystrom, LAFD, onsite this date to conduct routine inspection of underground storage tank. Consent to enter, inspect and take photographs was given on this date by Armen Meymarian, owner. Monitoring system certification was not conducted at this time. Monitoring certification was performed by Arslan Khan, Advanced Compliance on 1/3/18. Tester provided the following certifications: ICC: 5284201 EXP: 04-23-20 VR: B35263 EXP: 05-22-19. VMI: 2280 EXP: 05-16-20 The UST monitoring panel showed all functions normal. The monitoring set up and alarm history were provided for review. The sumps and UDCs were opened for inspection and the sensors were observed positioned to detect a leak at the earliest opportunity. The spill buckets were also visually inspected. The Monitoring Plan was compared to the equipment onsite. The operation of the UST system was compared to the conditions of the operating permit. Monitoring Console - VR TLS-350 Tank 1 - 87 [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/08/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

SPILL BUCKETS HOLDING WATER FOR DURATION OF TEST - PASSED; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/03/2017
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

Inspector Lawrence Kim with the LAFD, onsite 5436 W 6TH ST to conduct routine inspection of underground storage tank. Consent to enter, inspect and

take photographs was given on this date by STORE CLERK MONITOR CERTIFICATION was conducted at this time. Monitoring certification was performed by ARSLAN KHAN WITH ADVANCED COMPLIANCE Tester provided the following certifications: ARSLAN KHAN ICC: 5284201 EXP: 4-25-18 The UST monitoring panel showed all functions normal. The monitoring set up and alarm history were provided for review. The sumps and UDCs were opened for inspection and the sensors were observed positioned to detect a leak at the earliest opportunity. The spill buckets were also visually inspected. The Monitoring Plan was compared to the equipment onsite. The operation of the UST system was compared to the conditions of the operating permit. Ensure submittal of monitor certification test results within 30 days using one of the following options in [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 12/21/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

Eval Date: 01/08/2014
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

05/09/2016 Changed service code 106 to 006 per Royce Long request.MET WITH FACILITY MANAGER ARMEN MEYMARIAN, REVIEWED STATE REQUIRED FORMS, ESUBMIT THROUGH LAFD CUPA PORTAL - IN PROCESS. DISCUSSED CONCERNS. . FACILITY INSPECTION PASS; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/28/2013
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

Inspected by M. Mekasha, HMS II Consent by Joseph Tevgorian; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/28/2016
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

PERMISSION GRANTED BY STORE OWNER ARMEN MEYMARIAN ARSLAN KHAN ICC: 5284201 EXP: 4-25-2016; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc: Legal Owner
Entity Name: MEYMARIAN BROTHERS INC
Entity Title:
Address: 5436 W. 6TH ST
City: LOS ANGELES
State: CA
Country: United States
Zip Code: 90036
Phone: (323) 938-3286

Affil Type Desc: Parent Corporation
Entity Name: MIRACLE MILE 76
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Identification Signer
Entity Name: ARMEN MEYMARIAN
Entity Title: OWNER
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Environmental Contact
Entity Name: ARMEN MEYMARIAN
Entity Title:
Address: 5436 WEST 6TH ST
City: LOS ANGELES
State: CA
Country:
Zip Code: 90036
Phone:

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 5436 W 6TH ST
City: LOS ANGELES
State: CA
Country:
Zip Code: 90036
Phone:

Affil Type Desc: UST Tank Operator
Entity Name: Meymarian Brothers INC.
Entity Title:
Address: 5436 West 6th Street
City: Los Angeles
State: CA
Country: United States
Zip Code: 90036
Phone: (323) 938-3286

Affil Type Desc: UST Permit Applicant
Entity Name: armen meymarian
Entity Title: owner
Address:
City:
State:
Country:
Zip Code:
Phone: (818) 913-6370

Affil Type Desc: CUPA District
Entity Name: Los Angeles City Fire Department
Entity Title:
Address: 200 North Main Street, Room 1780
City: Los Angeles
State: CA
Country:
Zip Code: 90012

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

Phone: (213) 978-3680

Affil Type Desc: UST Property Owner Name
Entity Name: Ben Soroudi, Somito Capital LP
Entity Title:
Address: 661 N. Harper Avenue #200
City: Los Angeles
State: CA
Country: United States
Zip Code: 90048
Phone: (310) 273-2228

Affil Type Desc: UST Tank Owner
Entity Name: MEYMARIAN BROTHERS INC
Entity Title:
Address: 5436 West 6th Street
City: Los Angeles
State: CA
Country: United States
Zip Code: 90036
Phone: (323) 938-3286

Affil Type Desc: Operator
Entity Name: ARMEN MEYMARIAN
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (818) 913-6370

Coordinates

Env Int Type Code: HWG
Program ID: 10240150
Latitude: 34.064860
Longitude: -118.344290
Coord Name:
Ref Point Type Desc: Center of a facility or station.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
45	2 of 8	NNE	0.20 / 1,038.63	201.87 / 7	MEYMARIAN BROTHERS INC. DBA MIRACLE MILE 5436 W 6TH ST LOS ANGELES CA 90036	EMISSIONS

2017 Toxic Data

Facility ID: 162110
Facility SIC Code: 5541
CO: 19
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
45	3 of 8	NNE	0.20 / 1,038.63	201.87 / 7	UNION OIL SERVICE STATION 111 5436 WEST SIXTH STREET LOS ANGELES CA 90036	HHSS

County: Los Angeles
Pdf File Url: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000282a9.pdf

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
45	4 of 8	NNE	0.20 / 1,038.63	201.87 / 7	SERVICE STATION 1116 5436 W 6TH ST LOS ANGELES CA 90036	HHSS

County: Los Angeles
Pdf File Url: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00028f3f.pdf

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
45	5 of 8	NNE	0.20 / 1,038.63	201.87 / 7	SERVICE STATION 1116 5436 W 6TH ST LOS ANGELES CA	HIST TANK

Owner Name: UNION OIL COMPANY OF CALIFORNI
Owner Street: 3701 WILSHIRE BOULEVARD - SUITE
Owner City: LOS ANGELES
Owner State: CA
Owner Zip: 90010
No of Containers: 3
County: LOS ANGELES
Facility State: CA
Facility Zip: 90036

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
45	6 of 8	NNE	0.20 / 1,038.63	201.87 / 7	UNION OIL SERVICE STATION #111 5436 WEST SIXTH STREET LOS ANGELES CA	HIST TANK

Owner Name: UNION OIL COMPANY OF CALIFORNI
Owner Street: 3701 WILSHIRE BOULEVARD - SUIT
Owner City: LOS ANGELES
Owner State: CA
Owner Zip: 90010
No of Containers: 1
County: LOS ANGELES
Facility State: CA
Facility Zip: 90036

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
45	7 of 8	NNE	0.20 / 1,038.63	201.87 / 7	MEYMARIAN BROTHERS INC DBA MIRACLE MILE 76 5436 W 6TH ST LOS ANGELES CA 90036-4105	RCRA NON GEN

EPA Handler ID: CAL000347911
Gen Status Universe: No Report
Contact Name: ARMEN MEYMARIAN
Contact Address: 5436 W 6TH ST , , LOS ANGELES , CA, 90036 ,
Contact Phone No and Ext: 818-913-6370
Contact Email: AMEYMARIAN@YAHOO.COM
Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 20091110

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No

Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20091110
Handler Name: MEYMARIAN BROTHERS INC DBA MIRACLE MILE 76
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: MEYMARIAN BROTHERS INC
Date Became Current:
Date Ended Current:
Phone: 323-938-3286
Source Type: Implementer
Street No:
Street 1: 5436 W 6TH ST
Street 2:
City: LOS ANGELES
State: CA
Country:
Zip Code: 90036-4105

Owner/Operator Ind: Current Operator
Type: Other
Name: ARMEN MEYMARIAN
Date Became Current:
Date Ended Current:
Phone: 818-913-6370
Source Type: Implementer
Street No:
Street 1: 5436 W 6TH ST
Street 2:
City: LOS ANGELES
State: CA
Country:
Zip Code: 90036

45	8 of 8	NNE	0.20 / 1,038.63	201.87 / 7	MIRACLE MILE 76 5436 W 6TH ST LOS ANGELES CA 90036	UST LA CITY

Facility ID: FA0001196
Last Run Date: 6/1/2019
Source Name: Underground Storage Tanks (UST) Inventory List

46	1 of 1	NNE	0.20 / 1,041.43	201.86 / 7	MIRACLE MILE 76 5436 W 6TH ST LOS ANGELES CA 90036	UST

Facility ID:
CERS ID: 10240150
County: Los Angeles
Latitude: 34.06486
Longitude: -118.34429
Permitting Agency: Los Angeles City Fire Department
Note: Information related to facilities can be searched on Geo Tracker Website: https://geotracker.waterboards.ca.gov/search

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47	1 of 1	NNE	0.20 / 1,051.36	201.88 / 7	TOSCO S.S. #1116 5436 6TH ST W LOS ANGELES CA 90036	LUST

Global ID: T0603700902
Status: COMPLETED - CASE CLOSED
Status Date: 2000-05-05 00:00:00
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download
County: LOS ANGELES
Latitude: 34.0648803
Longitude: -118.3442573

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 900360216
Local Case No:
Begin Date: 1997-09-09 00:00:00
Lead Agency: LOS ANGELES, CITY OF
Local Agency: LOS ANGELES, CITY OF
CUF Case: NO
Potential Media of Concern: Soil
How Discovered Description:
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
DWR GW Subbasin Name: Coastal Plain Of Los Angeles - Central (4-011.04)
Disadvantaged Community: Disadvantaged Community
Site History:

Potential COC: Gasoline
How Discovered: Subsurface Monitoring
Stop Method:
Stop Description:
Case Worker: EL
File Location:

Regulatory Activity

Action Type: Other
Date : 1997-09-09 00:00:00
Action: Leak Reported

Action Type: Other
Date : 1997-09-09 00:00:00
Action: Leak Discovery

Regulatory Contacts

Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
City: Los Angeles
Organization Name: LOS ANGELES RWQCB (REGION 4)

Address: 320 W. 4TH ST., SUITE 200
Email: yrong@waterboards.ca.gov
Phone No:

Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
City: LOS ANGELES
Organization Name: LOS ANGELES, CITY OF

Address: 200 North Main Street, Suite 1780
Email: eloy.luna@lacity.org
Phone No:

Status History

Status: Completed - Case Closed
Status Date: 2000-05-05 00:00:00

Status: Open - Case Begin Date
Status Date: 1997-09-09 00:00:00

Status: Open - Site Assessment
Status Date: 1997-09-09 00:00:00

LUST Cleanup Sites from GeoTracker Search - Regulatory Profile(as of Apr 9, 2019)

Site Facility Name: TOSCO S.S. #1116
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
Potential COC: GASOLINE
WDR Place Type:
WDR File:
WDR Order:
File Location:
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:

Address: 5436 6TH ST W
City: LOS ANGELES
Zip: 90036
County: LOS ANGELES
CUF Claim:
CUF Priority Assig:
CUF Amount Paid:

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

Report Link: http://geotracker.waterboards.ca.gov/profile_report?global_id=T0603700902
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 5/5/2000
Cleanup History Link: http://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603700902&tabname=regulatoryhistory
Potential Media of Concern: SOIL
User Defined Beneficial Use:
DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04)
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: LOS ANGELES, CITY OF (LEAD)
CASEWORKER: ELOY LUNA
LOS ANGELES RWQCB (REGION 4) - CASE #: 900360216
CASEWORKER: YUE RONG
Site History:

No site history available

LUST Cleanup Sites from GeoTracker Search - Cleanup Status History(as of Apr 9, 2019)

Status: Completed - Case Closed
Date : 5/5/2000

Status: Open - Case Begin Date
Date : 9/9/1997

Status: Open - Site Assessment
Date : 9/9/1997

LUST Cleanup Sites from GeoTracker Search - Regulatory Activities(as of Apr 9, 2019)

Action Type: Leak Action
Action Date: 9/9/1997
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 9/9/1997
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

48	1 of 1	S	0.21 / 1,109.58	184.25 / -10	METROPOLITAN CAR WASH 900 S. LA BHEA LOS ANGELES CA 90036	HHSS

County: Los Angeles
Pdf File Url: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00027bdb.pdf

49	1 of 1	S	0.22 / 1,144.96	183.11 / -11	MOLE-RICHARDSON COMPANY 926 LA BREA AVE PARK LA BREA CA 90036	LUST

Global ID: T0603700890
Status: COMPLETED - CASE CLOSED
Status Date: 1996-07-30 00:00:00
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download
County: LOS ANGELES
Latitude: 34.0583396
Longitude: -118.3453891

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 900360098
Local Case No:
Begin Date: 1994-04-04 00:00:00
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Local Agency: LOS ANGELES, CITY OF
CUF Case: NO
Potential COC: Gasoline
How Discovered:
Stop Method:
Stop Description:
Case Worker: YR
File Location:
Potential Media of Concern: Aquifer used for drinking water supply
How Discovered Description:
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
DWR GW Subbasin Name: Coastal Plain Of Los Angeles - Central (4-011.04)
Disadvantaged Community:
Site History:

Regulatory Activity

Action Type: Other
Date : 1994-04-04 00:00:00
Action: Leak Reported

Regulatory Contacts

Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
City: Los Angeles
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
Email: yrong@waterboards.ca.gov
Phone No:

Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
City: LOS ANGELES
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
Email: eloy.luna@lacity.org
Phone No:

Status History

Status: Completed - Case Closed
Status Date: 1996-07-30 00:00:00

Status: Open - Case Begin Date
Status Date: 1994-04-04 00:00:00

LUST Cleanup Sites from GeoTracker Search - Regulatory Profile(as of Apr 9, 2019)

Site Facility Name: MOLE-RICHARDSON COMPANY
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
Potential COC: GASOLINE
WDR Place Type:
WDR File:
WDR Order:
File Location:
Address: 926 LA BREA AVE
City: PARK LA BREA
Zip: 90036
County: LOS ANGELES
CUF Claim:
CUF Priority Assig:
CUF Amount Paid:
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: http://geotracker.waterboards.ca.gov/profile_report?global_id=T0603700890
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 7/30/1996
Cleanup History Link: http://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603700890&tabname=regulatoryhistory
Potential Media of Concern: AQUIFER USED FOR DRINKING WATER SUPPLY
User Defined Beneficial Use:
DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04)
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
Post Closure Site Management:

Future Land Use:
Cleanup Oversight Agencies: LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 900360098
CASEWORKER: YUE RONG
LOS ANGELES, CITY OF
CASEWORKER: ELOY LUNA
Site History:

No site history available

LUST Cleanup Sites from GeoTracker Search - Cleanup Status History(as of Apr 9, 2019)

Status: Completed - Case Closed
Date : 7/30/1996

Status: Open - Case Begin Date
Date : 4/4/1994

LUST Cleanup Sites from GeoTracker Search - Regulatory Activities(as of Apr 9, 2019)

Action Type: Leak Action
Action Date: 4/4/1994
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

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50 | ***1 of 1*** | ***W*** | ***0.22 / 1,168.53*** | ***197.62 / 3*** | ***5550 Wilshire by Windsor***
5550 Wilshire Blvd
Los Angeles CA 90036 | ***ALT FUELS***

ID: 122757
Federal Agency ID:
Federal Agency:
Fed Agency Name:
Status: Open: The station is open.
Facility Type:
Fuel Type Code: ELEC: Electric
Owner Type Desc:
Expected Date:
Dt Last Confirmed: 2019-10-01
Open Date:
Updated at: 2019-10-01 08:08:07 UTC
BD Blends:
NG PSI:
NG Fill Type Code:
NG Fill Type Desc:
NG Vehicle Class:
NG Vehicle Class Desc:
E85 Blender Pump:
E85 Blender Pump Desc:
E85 Other Ethanol Blends:
EV Pricing: Level 2: $0.59 per kWh
EV Pricing French:
EV on Site Renewable Source:
LPG Primary:
LPG Primary Desc:
Intersection Directions:
Geocode Status Desc: The location is from a real GPS readout at the station.
Hydrogen Status Link:

CNG Dispenser No:
CNG Fill Type Code:
CNG Site Renew Src:
CNG PSI:
CNG Storage Cap:
CNG Tot Compr Cap:
CNG Vehicle Class:
LPG Nozzle Types:
LNG Site Renew Src:
LNG Vehicle Class:
Hydrogen is Retail:
Hydrogen Pressures:
Hydrogen Standards:
Station Phone: 888-998-2546
Latitude: 34.061771
Longitude: -118.350166

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51 | ***1 of 1*** | ***NNE*** | ***0.23 / 1,189.97*** | ***203.23 / 9*** | ***LIZ'S ANTIQUE HARDWARE***
453 S LA BREA AVENUE | ***ENVIROSTOR***

LOS ANGELES CA 90036

Estor/EPA ID:	60001631	***Permit Renewal Lead:***	
Site Code:	301558	***Project Manager:***	
Nat Priority List:	NO	***Supervisor:***	JAVIER HINOJOSA
Acres:	0.1 ACRES	***Public Partici Spclst:***	
Special Program:		***Census Tract:***	6037215102
Funding:	RESPONSIBLE PARTY	***County:***	LOS ANGELES
Assembly District:	50	***Latitude:***	34.0652974
Senate District:	26	***Longitude:***	-118.3443562
School District:			

APN:	5508-006-012
Cleanup Status:	NO FURTHER ACTION AS OF 5/15/2012
Cleanup Oversight Agencies:	DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
Site Type:	EVALUATION
Office:	CLEANUP CHATSWORTH
Past Use that Caused Contam:	DRY CLEANING
Potential Media Affected:	SOIL, SOIL VAPOR
Potential Contamin of Concern:	

TETRACHLOROETHYLENE (PCE)

Site History:

The property was occupied by Liz's Antique Hardware, a retail store selling household fixtures (door knobs, handles, lamps, chandeliers, etc.). No hazardous materials, unusual stains, USTs, clarifiers, or other suspect environmental conditions were noted by Sierra Delta. Liz's Antiques had been on-site for approximately 20 years, and prior tenants had included a dry cleaner in the early 1980's and an electrical contractor. Several off-site sources of contamination are present in the nearby vicinity, including leaking USTs at a 76station 150 feet to the south, at "Horowitz Property" 1,000 feet to the north, and at La Brea Motors property over 400 feet to the north, and several SLIC sites. Research has indicated a commercial property across La Brea A venue northeast of the subject property (400 S. La Brea Ave.) is also impacted by volatile organic compounds (VOCs such as PCE and TCE) in soil and groundwater, and La Brea Motors also identified VOCs in groundwater below its site, which were determined to be migrating from an upgradient location to the north. Groundwater is present at 14-18 feet below ground surface.

The reported short-term occupancy by a dry cleaner in the early-1980's raised concerns of possible Tetrachloroethene (PCE), the dry cleaning solvent, releases to soils at the site. A limited soil vapor survey was conducted on November 18, 2011. Soil vapor samples were collected from three locations, including near the middle of the store (SV-3) where it was believed the dry cleaning machine may have been located, in the rear storage and delivery area (SV -2), and in the middle of the rear alley adjacent to a concrete ribbon drain (SV-1). Samples were collected and analyzed on-site including at depths of 5 feet bgs in all three locations and also at 10 feet bgs in the alley. The analytical results identified PCE at 0.21-0.42 ug/L in the three 5-foot samples and at 1.20 ug/L in the 10-foot sample from the alley. Low concentrations of toluene were also detected below the alley in SV-1-5'. No other VOCs were detected in the four samples. Based on the findings, it was concluded PCE detected at 10 feet bgs in the alley exceeded the California Human Health Screening Level (CHHSL) for PCE in a commercial-industrial property (0.603 ug/L), and further action was recommended. The information was initially forwarded to the Los Angeles City Fire Department for review then to DTSC.

Status:	NO FURTHER ACTION
Program Type:	EVALUATION
CalEnviroScreen Score:	31-35%
Summary Link:	http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60001631

Completed Activities

Title:	VCA
Title Link:	http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001631&enforcement_id=60292495
Area Name:	
Area Link:	
Sub Area:	
Sub Area Link:	
Document Type:	Voluntary Cleanup Agreement
Date Completed:	2/24/2012
Comments:	VCA

Title:	VCA End Letter
Title Link:	http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001631&doc_id=60295185
Area Name:	
Area Link:	
Sub Area:	
Sub Area Link:	
Document Type:	Voluntary Cleanup Agreement Termination Notification

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

Date Completed: 4/12/2012
Comments: Sent out VCA end letter

Title: PEA Equivalent Documents
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001631&doc_id=60292496
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Report
Date Completed: 4/4/2012
Comments: NFA Letter issued

Title: NFA Letter
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001631&enforcement_id=60295184
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: No Further Action Letter
Date Completed: 4/4/2012
Comments: NFA Letter issued

52	1 of 1	NE	0.23 / 1,207.44	203.30 / 9	PACIFIC BELL (H4-100) 666 S LA BREA AVE LOS ANGELES CA 90036	DELISTED TNK

Delisted Storage Tanks

Facility ID: 24435
County: Los Angeles
Permitting Agency: LOS ANGELES, CITY OF
Original Source: UST
Record Date: 30-JAN-2017
Latitude: 34.0645261
Longitude: -118.3425304

53	1 of 1	WNW	0.23 / 1,207.52	197.07 / 3	SMART & FINAL #371 5555 WILSHIRE BLVD LOS ANGELES CA 90036	RCRA NON GEN

EPA Handler ID: CAL000379476
Gen Status Universe: No Report
Contact Name: DARRYL DINSON
Contact Address: 600 CITADEL DR , , COMMERCE , CA, 90040-1562 ,
Contact Phone No and Ext: 323-869-7704
Contact Email: DARRYL.DINSON@SMARTANDFINAL.COM
Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 20121105

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No

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

Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20121105
Handler Name:	SMART & FINAL #371
Generator Status Universe:	No Report
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	600 CITADEL DR
Name:	DARRYL DINSON	**Street 2:**	
Date Became Current:		**City:**	COMMERCE
Date Ended Current:		**State:**	CA
Phone:	323-869-7704	**Country:**	
Source Type:	Implementer	**Zip Code:**	90040-1562
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	600 CITADEL DR
Name:	SMART & FINAL STORES CORP	**Street 2:**	
Date Became Current:		**City:**	COMMERCE
Date Ended Current:		**State:**	CA
Phone:	323-869-6210	**Country:**	
Source Type:	Implementer	**Zip Code:**	90040-0000

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
54	1 of 1	E	0.23 / 1,209.17	200.51 / 6	AVALON WILSHIRE 5115 WILSHIRE BLVD LOS ANGELES CA 90036	RCRA LQG

EPA Handler ID:	CAR000164145
Gen Status Universe:	Large Quantity Generator
Contact Name:	BRAD TEETERS
Contact Address:	4440 VON KARMAN AVENUE , SUITE 300 , NEWPORT BEACH , CA, 92660 , US
Contact Phone No and Ext:	949-955-6227
Contact Email:	
Contact Country:	US
County Name:	LOS ANGELES
EPA Region:	09
Land Type:	Private
Receive Date:	20050720

Violation/Evaluation Summary

Note:	NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No

Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20050720
Handler Name:	AVALON WILSHIRE
Generator Status Universe:	Large Quantity Generator
Source Type:	Notification

Waste Code Details

Hazardous Waste Code:	D002
Waste Code Description:	CORROSIVE WASTE
Hazardous Waste Code:	D003
Waste Code Description:	REACTIVE WASTE

Owner/Operator Details

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street 1:**	
Name:	AVALON BAY COMMUNITIES INC	**Street 2:**	
Date Became Current:	20050101	**City:**	
Date Ended Current:		**State:**	
Phone:		**Country:**	US
Source Type:	Notification	**Zip Code:**	
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street 1:**	4440 VON KARMAN AVENUE
Name:	AVALON BAY COMMUNITIES INC	**Street 2:**	SUITE 300
Date Became Current:	20050101	**City:**	NEWPORT BEACH
Date Ended Current:		**State:**	CA
Phone:		**Country:**	US
Source Type:	Notification	**Zip Code:**	92660

55 | ***1 of 1*** | ***E*** | ***0.23 / 1,212.27*** | ***197.20 / 3*** | ***MANSFIELD 5100 Wilshire Blvd Los Angeles CA 90036*** | ***ALT FUELS***

ID:	119023	**CNG Dispenser No:**	
Federal Agency ID:		**CNG Fill Type Code:**	
Federal Agency:		**CNG Site Renew Src:**	
Fed Agency Name:		**CNG PSI:**	
Status:	Open: The station is open.	**CNG Storage Cap:**	
Facility Type:		**CNG Tot Compr Cap:**	
Fuel Type Code:	ELEC: Electric	**CNG Vehicle Class:**	
Owner Type Desc:		**LPG Nozzle Types:**	
Expected Date:		**LNG Site Renew Src:**	
Dt Last Confirmed:	2019-10-01	**LNG Vehicle Class:**	
Open Date:		**Hydrogen is Retail:**	
Updated at:	2019-10-01 09:10:28 UTC	**Hydrogen Pressures:**	
BD Blends:		**Hydrogen Standards:**	
NG PSI:		**Station Phone:**	888-758-4389

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

NG Fill Type Code:		**Latitude:**	34.061844
NG Fill Type Desc:		**Longitude:**	-118.34115
NG Vehicle Class:			
NG Vehicle Class Desc:			
E85 Blender Pump:			
E85 Blender Pump Desc:			
E85 Other Ethanol Blends:			
EV Pricing:	$1.25 per hour		
EV Pricing French:			
EV on Site Renewable Source:			
LPG Primary:			
LPG Primary Desc:			
Intersection Directions:	RETAILPARKING 1; Near to the entrance RETAILPARKING 2; Near to the entrance RETAILPARKING 3; Near to the entrance RETAILPARKING 4; Near main front entrance		
Geocode Status Desc:	Premise (building name, property name, shopping center, etc.) level accuracy.		
Hydrogen Status Link:			

56	1 of 1	NNE	0.23 / 1,215.22	203.22 / 9	**LOS ALTOS CLEANERS** **453 S LA BREA** **LOS ANGELES CA 90036**	EMISSIONS

1987 Criteria Data

Facility ID:	36789	**CERR Code:**	
Facility SIC Code:	7216	**TOGT:**	2
CO:	19	**ROGT:**	0
Air Basin:	SC	**COT:**	
District:	SC	**NOXT:**	
COID:	LA	**SOXT:**	
DISN:	SOUTH COAST AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

1987 Toxic Data

Facility ID:	36789	**COID:**	LA
Facility SIC Code:	7216	**DISN:**	SOUTH COAST AQMD
CO:	19	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1990 Criteria Data

Facility ID:	36789	**CERR Code:**	
Facility SIC Code:	7216	**TOGT:**	2
CO:	19	**ROGT:**	0
Air Basin:	SC	**COT:**	
District:	SC	**NOXT:**	
COID:	LA	**SOXT:**	
DISN:	SOUTH COAST AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

1990 Toxic Data

Facility ID:	36789	**COID:**	LA
Facility SIC Code:	7216	**DISN:**	SOUTH COAST AQMD
CO:	19	**CHAPIS:**	

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

Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
CERR Code:

57	1 of 1	WNW	0.23 / 1,221.47	197.23 / 3	LYNN CRURCHUY 652 S BURNSIDE AVE. LOS ANGELES CA 90036	RCRA NON GEN

EPA Handler ID: CAC002990572
Gen Status Universe: No Report
Contact Name: LYNN CRURCHUY
Contact Address: 652 S BURNSIDE AVE. , , LOS ANGELES , CA, 90036 ,
Contact Phone No and Ext: 760-636-0534
Contact Email: CRISTAL.TEECOR@YAHOO.COM
Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 20181127

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20181127
Handler Name: LYNN CRURCHUY
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: LYNN CRURCHUY
Date Became Current:
Date Ended Current:
Phone: 760-636-0534
Source Type: Implementer
Street No:
Street 1: 652 S BURNSIDE AVE.
Street 2:
City: LOS ANGELES
State: CA
Country:
Zip Code: 90036

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

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	652 S BURNSIDE AVE.
Name:	LYNN CRURCHUY	**Street 2:**	
Date Became Current:		**City:**	LOS ANGELES
Date Ended Current:		**State:**	CA
Phone:	760-636-0534	**Country:**	
Source Type:	Implementer	**Zip Code:**	90036

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
58	1 of 1	E	0.24 / 1,275.10	200.34 / 6	CARNATION OFFICE (FORMER) 5115 WILSHIRE BLVD PARK LA BREA CA 90036	LUST

Global ID:	T0603700897	**County:**	LOS ANGELES
Status:	COMPLETED - CASE CLOSED	**Latitude:**	34.0622255
Status Date:	1996-07-31 00:00:00	**Longitude:**	-118.341047
Case Type:	LUST CLEANUP SITE		
Date Source:	LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:	900360161	**Potential COC:**	Other Solvent or Non-Petroleum Hydrocarbon
Local Case No:		**How Discovered:**	
Begin Date:	1992-01-27 00:00:00	**Stop Method:**	
Lead Agency:	LOS ANGELES RWQCB (REGION 4)	**Stop Description:**	
Local Agency:	LOS ANGELES, CITY OF	**Case Worker:**	YR
CUF Case:	NO	**File Location:**	
Potential Media of Concern:	Aquifer used for drinking water supply		
How Discovered Description:			
Calwater Watershed Name:	Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)		
DWR GW Subbasin Name:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Disadvantaged Community:			
Site History:			

Regulatory Activity

Action Type:	Other
Date :	1992-01-27 00:00:00
Action:	Leak Reported

Regulatory Contacts

Contact Type:	Local Agency Caseworker	**Address:**	200 North Main Street, Suite 1780
Contact Name:	ELOY LUNA	**Email:**	eloy.luna@lacity.org
City:	LOS ANGELES	**Phone No:**	
Organization Name:	LOS ANGELES, CITY OF		
Contact Type:	Regional Board Caseworker	**Address:**	320 W. 4TH ST., SUITE 200
Contact Name:	YUE RONG	**Email:**	yrong@waterboards.ca.gov
City:	Los Angeles	**Phone No:**	
Organization Name:	LOS ANGELES RWQCB (REGION 4)		

Status History

Status:	Completed - Case Closed
Status Date:	1996-07-31 00:00:00
Status:	Open - Case Begin Date
Status Date:	1992-01-27 00:00:00
Status:	Open - Site Assessment
Status Date:	1992-01-27 00:00:00

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

LUST Cleanup Sites from GeoTracker Search - Regulatory Profile(as of Apr 9, 2019)

Site Facility Name: CARNATION OFFICE (FORMER)
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
Potential COC: OTHER SOLVENT OR NON-PETROLEUM HYDROCARBON
WDR Place Type:
WDR File:
WDR Order:
File Location:
Address: 5115 WILSHIRE BLVD
City: PARK LA BREA
Zip: 90036
County: LOS ANGELES
CUF Claim:
CUF Priority Assig:
CUF Amount Paid:
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: http://geotracker.waterboards.ca.gov/profile_report?global_id=T0603700897
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 7/31/1996
Cleanup History Link: http://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603700897&tabname=regulatoryhistory
Potential Media of Concern: AQUIFER USED FOR DRINKING WATER SUPPLY
User Defined Beneficial Use:
DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04)
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 900360161
CASEWORKER: YUE RONG
LOS ANGELES, CITY OF
CASEWORKER: ELOY LUNA
Site History:

No site history available

LUST Cleanup Sites from GeoTracker Search - Cleanup Status History(as of Apr 9, 2019)

Status: Completed - Case Closed
Date : 7/31/1996

Status: Open - Site Assessment
Date : 1/27/1992

Status: Open - Case Begin Date
Date : 1/27/1992

LUST Cleanup Sites from GeoTracker Search - Regulatory Activities(as of Apr 9, 2019)

Action Type: Leak Action
Action Date: 1/27/1992
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

59	1 of 1	S	0.25 / 1,316.40	181.53 / -13	ROSITO BISANI IMPORTS INC 940 S LA BREA AVE LOS ANGELES CA 90036	RCRA NON GEN

EPA Handler ID: CAL000403813
Gen Status Universe: No Report
Contact Name: LEONARDO MELGAR
Contact Address: 940 S LA BREA AVE , , LOS ANGELES , CA, 90036 ,
Contact Phone No and Ext: 323-937-1888
Contact Email: ROSANNAR@ROSITO-BISANI.COM
Contact Country:

County Name:	LOS ANGELES
EPA Region:	09
Land Type:	
Receive Date:	20150116

Violation/Evaluation Summary

Note:	NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	Yes
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20150116
Handler Name:	ROSITO BISANI IMPORTS INC
Generator Status Universe:	No Report
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	940 S LA BREA AVE
Name:	LEONARDO MELGAR	***Street 2:***	
Date Became Current:		***City:***	LOS ANGELES
Date Ended Current:		***State:***	CA
Phone:	323-937-1888	***Country:***	
Source Type:	Implementer	***Zip Code:***	90036

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	940 S LA BREA AVE
Name:	ROSITO BISANI IMPORTS INC	***Street 2:***	
Date Became Current:		***City:***	LOS ANGELES
Date Ended Current:		***State:***	CA
Phone:	323-937-1888	***Country:***	
Source Type:	Implementer	***Zip Code:***	90036

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
61	1 of 1	E	0.29 / 1,506.68	197.18 / 3	***LOU EHLERS CADILLAC (FORMER)*** ***5050-5070 WILSHIRE BLVD*** ***LOS ANGELES CA 90036***	***LUST***

Global ID:	T10000000665	***County:***	LOS ANGELES
Status:	COMPLETED - CASE CLOSED	***Latitude:***	34.061681
Status Date:	2009-12-21 00:00:00	***Longitude:***	-118.340325
Case Type:	LUST CLEANUP SITE		

Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 900360298
Local Case No: 37057
Begin Date: 2008-10-15 00:00:00
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Local Agency: LOS ANGELES, CITY OF
CUF Case: NO
Potential COC: Waste Oil / Motor / Hydraulic / Lubricating
How Discovered: Other Means
Stop Method:
Stop Description:
Case Worker: DPP
File Location: Regional Board
Potential Media of Concern: Soil
How Discovered Description:
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
DWR GW Subbasin Name: Coastal Plain Of Los Angeles - Central (4-011.04)
Disadvantaged Community:
Site History:

Regulatory Activity

Action Type: ENFORCEMENT
Date : 2009-12-21 00:00:00
Action: Closure/No Further Action Letter

Action Type: ENFORCEMENT
Date : 2009-12-03 00:00:00
Action: Notification - Preclosure

Action Type: RESPONSE
Date : 2009-02-16 00:00:00
Action: Other Report / Document

Action Type: ENFORCEMENT
Date : 2009-01-13 00:00:00
Action: Staff Letter

Action Type: Other
Date : 2008-10-22 00:00:00
Action: Leak Stopped

Action Type: Other
Date : 2008-10-15 00:00:00
Action: Leak Discovery

Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
City: LOS ANGELES
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
Email: eloy.luna@lacity.org
Phone No:

Contact Type: Regional Board Caseworker
Contact Name: DANIEL PIROTTON
City: R4 UNKNOWN
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address:
Email: dpirotton@waterboards.ca.gov
Phone No: 2135766714

Status History

Status: Completed - Case Closed
Status Date: 2009-12-21 00:00:00

Status: Open - Referred
Status Date: 2008-12-10 00:00:00

Status: Open - Case Begin Date
Status Date: 2008-10-15 00:00:00

LUST Cleanup Sites from GeoTracker Search - Regulatory Profile(as of Apr 9, 2019)

Site Facility Name: LOU EHLERS CADILLAC (FORMER)
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
Potential COC: WASTE OIL / MOTOR / HYDRAULIC / LUBRICATING
WDR Place Type:
WDR File:
WDR Order:
Address: 5050-5070 WILSHIRE BLVD
City: LOS ANGELES
Zip: 90036
County: LOS ANGELES
CUF Claim:
CUF Priority Assig:
CUF Amount Paid:
File Location: REGIONAL BOARD
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000000665
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 12/21/2009
Cleanup History Link: http://geotracker.waterboards.ca.gov/profile_report_include?global_id=T10000000665&tabname=regulatoryhistory
Potential Media of Concern: SOIL
User Defined Beneficial Use:
DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04)
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 900360298
CASEWORKER: DANIEL PIROTTON
LOS ANGELES, CITY OF - CASE #: 37057
CASEWORKER: ELOY LUNA
Site History:

No site history available

LUST Cleanup Sites from GeoTracker Search - Cleanup Status History(as of Apr 9, 2019)

Status: Completed - Case Closed
Date : 12/21/2009

Status: Open - Referred
Date : 12/10/2008

Status: Open - Case Begin Date
Date : 10/15/2008

LUST Cleanup Sites from GeoTracker Search - Regulatory Activities(as of Apr 9, 2019)

Action Type: Other Regulatory Actions
Action Date: 12/21/2009
Received Issue Date: 12/21/2009
Action: Closure/No Further Action Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000665&enforcement_id=6038801&temptable=ENFORCEMENT
Title Description Comments:

Action Type: Notices
Action Date: 12/3/2009
Received Issue Date: 12/3/2009
Action: Notification - Preclosure
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000665&enforcement_id=6037486&temptable=ENFORCEMENT
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 2/16/2009
Received Issue Date: 2/16/2009
Action: Other Report / Document
Doc Link:
Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 1/13/2009
Received Issue Date: 1/13/2009
Action: Staff Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000665&enforcement_id=5999311&temptable=ENFORCEMENT
Title Description Comments:

30 Day Letter

Action Type: Leak Action
Action Date: 10/22/2008
Received Issue Date:
Action: Leak Stopped
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 10/15/2008
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

LUST Cleanup Sites from GeoTracker Search - Documents(as of Apr 9, 2019)

Document Type: Site Documents
Document Date: 12/21/2009
Type: CLOSURE/NO FURTHER ACTION LETTER
Title: UNKNOWN
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000665&enforcement_id=6038801
Size :
Submitted By: (REGULATOR)
Submitted:

Document Type: Site Documents
Document Date: 12/3/2009
Type: NOTIFICATION - PRECLOSURE
Title: UNKNOWN
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000665&enforcement_id=6037486
Size :
Submitted By: (REGULATOR)
Submitted:

Document Type: Site Documents
Document Date: 2/2/2009
Type: SITE ASSESSMENT REPORT
Title: SITE ASSESSMENT REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5274374723/T10000000665.PDF
Size : 1,509 KB
Submitted By: MICHAEL TIFFANY (AUTH_RP)
Submitted:

Document Type: Site Documents
Document Date: 1/13/2009
Type: STAFF LETTER
Title: 30 DAY LETTER
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000665&enforcement_id=5999311
Size :
Submitted By: (REGULATOR)
Submitted:

Document Type: Site Documents
Document Date: 11/19/2008
Type: TANK REMOVAL REPORT / UST SAMPLING REPORT
Title: SOILS REPORT - REMOVAL OF ONE UNDERGROUND STORAGE TANK
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1063536703/T10000000665.PDF
Size : 1,646 KB
Submitted By: MICHAEL TIFFANY (AUTH_RP)
Submitted:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
62	1 of 1	S	0.29 / 1,516.50	182.14 / -12	UNOCAL #1074 5301 OLYMPIC BLVD W PARK LA BREA CA 90036	LUST

Global ID: T0603700894
Status: COMPLETED - CASE CLOSED
Status Date: 1997-06-12 00:00:00
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download
County: LOS ANGELES
Latitude: 34.0572486
Longitude: -118.3460641

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 900360134
Local Case No:
Begin Date: 1992-08-30 00:00:00
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Local Agency: LOS ANGELES, CITY OF
CUF Case: NO
Potential Media of Concern: Aquifer used for drinking water supply
How Discovered Description:
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
DWR GW Subbasin Name: Coastal Plain Of Los Angeles - Central (4-011.04)
Disadvantaged Community:
Site History:
Potential COC: Gasoline
How Discovered: Other Means
Stop Method:
Stop Description:
Case Worker: YR
File Location:

Regulatory Activity

Action Type: Other
Date : 1992-10-20 00:00:00
Action: Leak Reported

Action Type: Other
Date : 1992-08-30 00:00:00
Action: Leak Discovery

Regulatory Contacts

Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
City: Los Angeles
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
Email: yrong@waterboards.ca.gov
Phone No:

Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
City: LOS ANGELES
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
Email: eloy.luna@lacity.org
Phone No:

Status History

Status: Completed - Case Closed
Status Date: 1997-06-12 00:00:00

Status: Open - Site Assessment
Status Date: 1992-10-20 00:00:00

Status: Open - Case Begin Date
Status Date: 1992-08-30 00:00:00

LUST Cleanup Sites from GeoTracker Search - Regulatory Profile(as of Apr 9, 2019)

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

Site Facility Name: UNOCAL #1074
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
Potential COC: GASOLINE
WDR Place Type:
WDR File:
WDR Order:
File Location:
Address: 5301 OLYMPIC BLVD W
City: PARK LA BREA
Zip: 90036
County: LOS ANGELES
CUF Claim:
CUF Priority Assig:
CUF Amount Paid:
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: http://geotracker.waterboards.ca.gov/profile_report?global_id=T0603700894
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 6/12/1997
Cleanup History Link: http://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603700894&tabname=regulatoryhistory
Potential Media of Concern: AQUIFER USED FOR DRINKING WATER SUPPLY
User Defined Beneficial Use:
DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04)
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 900360134
CASEWORKER: YUE RONG
LOS ANGELES, CITY OF
CASEWORKER: ELOY LUNA
Site History:

No site history available

LUST Cleanup Sites from GeoTracker Search - Cleanup Status History(as of Apr 9, 2019)

Status: Completed - Case Closed
Date : 6/12/1997

Status: Open - Site Assessment
Date : 10/20/1992

Status: Open - Case Begin Date
Date : 8/30/1992

LUST Cleanup Sites from GeoTracker Search - Regulatory Activities(as of Apr 9, 2019)

Action Type: Leak Action
Action Date: 10/20/1992
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 8/30/1992
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
63	1 of 1	SSE	0.31 / 1,642.51	178.77 / -16	LAUSD/WILSHIRE CREST ELEMENTARY SCHOOL 5241 W OLYMPIC BLVD LOS ANGELES CA 90036-0000	RCRA TSD

EPA Handler ID: CAR000198457
Gen Status Universe: No Report
Contact Name: PAT SCHAENEN

Contact Address: 333 S. BEAUDRY AVE, 21ST FLOOR , , LOS ANGELES , CA, 90017 ,
Contact Phone No and Ext: 213-241-3356
Contact Email: PAT.SCHANEN@LAUSD.NET
Contact Country:
Land Type:
County Name: LOS ANGELES
EPA Region: 09
Receive Date: 20090312

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Smelting, Melting and Refining: No
Underground Injection Control: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20090203
Handler Name: WILSHIRE CREST ELEMENTARY SCHOOL
Generator Status Universe: No Report
Source Type: Notification

Waste Code Details

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20090312
Handler Name: LAUSD/WILSHIRE CREST ELEMENTARY SCHOOL
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Date Became Current:
Date Ended Current:
Phone: 213-241-3356
Source Type: Implementer
Street No:
Street 1: 333 S BEAUDRY AVE FL 21
Street 2: LAUSD OEHS
City: LOS ANGELES
State: CA
Country:
Zip Code: 90017-0000

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

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	District	**Street 1:**	333 S BEAUDRY AVE
Name:	LAUSD	**Street 2:**	
Date Became Current:	19891114	**City:**	LOS ANGELES
Date Ended Current:		**State:**	CA
Phone:		**Country:**	US
Source Type:	Notification	**Zip Code:**	90017
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	333 S. BEAUDRY AVE, 21ST FLOOR
Name:	PAT SCHAENEN	**Street 2:**	
Date Became Current:		**City:**	LOS ANGELES
Date Ended Current:		**State:**	CA
Phone:	213-241-3356	**Country:**	
Source Type:	Implementer	**Zip Code:**	90017
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	District	**Street 1:**	
Name:	WILSHIRE CREST ELEMENTARY SCHOOL	**Street 2:**	
Date Became Current:	19891114	**City:**	
Date Ended Current:		**State:**	
Phone:		**Country:**	
Source Type:	Notification	**Zip Code:**	

64	1 of 1	NNE	0.32 / 1,693.20	207.97 / 13	LA BREA AVENUE MOTORS - 401 S. LA BREA PROPERTY 401 SOUTH LA BREA AVENUE LA BREA CA 90036	ENVIROSTOR

Estor/EPA ID:	60001610	**Permit Renewal Lead:**	
Site Code:	301552	**Project Manager:**	
Nat Priority List:	NO	**Supervisor:**	JAVIER HINOJOSA
Acres:	1.25 ACRES	**Public Partici Spclst:**	
Special Program:	VOLUNTARY CLEANUP PROGRAM	**Census Tract:**	6037215102
Funding:	RESPONSIBLE PARTY	**County:**	LOS ANGELES
Assembly District:	50	**Latitude:**	34.0666852455628
Senate District:	26	**Longitude:**	-118.344206213951
School District:			

APN: NONE SPECIFIED
Cleanup Status: NO FURTHER ACTION AS OF 4/3/2012
Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
Site Type: EVALUATION
Office: CLEANUP CHATSWORTH
Past Use that Caused Contam: RETAIL - VEHICLES, VEHICLE MAINTENANCE
Potential Media Affected: OTHER GROUNDWATER AFFECTED (USES OTHER THAN DRINKING WATER), SOIL, SOIL VAPOR
Potential Contamin of Concern:

TPH-GAS, TETRACHLOROETHYLENE (PCE), TRICHLOROETHYLENE (TCE)

Site History:

SITE BACKGROUND INFORMATION:
The property located at 401 S. La Brea Avenue is currently unoccupied. Sine the 1930s, past site use includes a former gas station at the northeast corner and a car dealership with an existing auto repair area including a wash rack, floor and trench drains, and a three stage clarifier. The Site is approximately 1.25 acres and is operated as an automobile dealership facility. A building occupying approximately 21,252 square feet is situated on the Site and contains a showroom, offices, a waiting area, a parts department and a service area. An asphalt paved parking lot is located at the south end of the building.

PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA) AND LIMITED PHASE II SITE INVESTIGATION:
Conducted Phase I ESA and Limited Phase II site investigation in December 2008 without DTSC oversight. Subsurface investigation included four soil borings in the vicinity of the aboveground storage tank (AST) room, parts washer/drum storage, drum storage/equipment storage and oil water separator (OWS).

PHASE I ESA AND LIMITED PHASE II SITE INVESTIGATION:
Conducted Phase I ESA in February 2011 and Limited Phase II site investigation in July 2011 without DTSC oversight. Subsurface investigation included nine soil borings adjacent to the AST storage room, floor drains in the service area, the wash rack, OWS, in the southern portion of the property and the northeast corner of the property. Groundwater was encountered between 16 and 20 feet bgs. Two hydropunch groundwater samples were collected.

INSTALLATION OF GROUNDWATER MONITORING WELLS AND SAMPLING:
Conducted installation of three groundwater monitoring wells to 25' bgs without DTSC oversight. During this investigation, the shallow waterbearing zone was encountered between 14 feet and 21 feet bgs. The groundwater beneath the Sites flows in a southerly direction based on water level measurements.

VOLUNTARY CLEANUP AGREEMENT EXECUTED:
DTSC and Chrysler Group Realty Co. LLC entered into a VCA dated December 9, 2011.

PRELIMINARY ENDANGERMENT ASSESSMENT EQUIVALENT DOCUMENTS:
DTSC reviewed PEAE documents and determined further action is warranted at the Site.

WORK PLAN FOR SOIL VAPOR SURVEY AND GROUNDWATER SAMPLING:
DTSC reviewed the work plan dated February 16, 2012 and subsequently approved the work plan for implementation. Six soil vapor sampling probes to 5' and 10' bgs are proposed to be installed and analyzed for VOCs. Groundwater samples from existing wells to be collected and analyzed for VOCs.

SOIL VAPOR SURVEY & GROUNDWATER SAMPLING REPORT:
DTSC reviewed the supplemental site investigation report dated March 30, 2012. Soil gas sampling and groundwater samples were collected. A Vapor Intrusion Risk Evaluation (VIRE) was conducted and concludes that residual soil gas concentrations detected do not pose a significant risk to future Site occupants. DTSC generally concurs with the findings of the risk evaluation. The contaminants detected in groundwater are not consistent with those detected in the soil and soil gas and appears to be regional rather than Site related. DTSC concurs with the conclusion of the SSI Report that further environmental investigation of the Site is not required and approves the Report.

DTSC issued No Further Action Determination Letter on April 3, 2012.

Status: NO FURTHER ACTION
Program Type: EVALUATION
CalEnviroScreen Score: 31-35%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60001610

Completed Activities

Title: Supplemental Site Investigation Work Plan
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001610&doc_id=60291575
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Characterization Workplan
Date Completed: 2/21/2012
Comments:

Title: Voluntary Cleanup Agreement
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001610&enforcement_id=60287151
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Voluntary Cleanup Agreement
Date Completed: 12/9/2011
Comments: VCA executed

Title: Supplemental Site Investigation Report
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001610&doc_id=60291898
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Characterization Report
Date Completed: 4/3/2012
Comments: DTSC concurs with the conclusion of the SSI Report that further environmental investigation of the Site is not required and approves the Report.
DTSC issued No Further Action Determination Letter on April 3, 2012.

Title: No Further Action Determination
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001610&enforcement_id=60294825
Area Name:
Area Link:
Sub Area:

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

Sub Area Link:
Document Type: No Further Action Letter
Date Completed: 4/3/2012
Comments: DTSC issued NFA Determination Letter April 3, 2012.

Title: PEA Equivalent Documents
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001610&doc_id=60287127
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Report
Date Completed: 2/10/2012
Comments: DTSC determined FA is required.

Title: VCA Termination Notification
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001610&doc_id=60294821
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Voluntary Cleanup Agreement Termination Notification
Date Completed: 4/12/2012
Comments: VCA Termination Letter. NFA determination

65	1 of 1	E	0.32 / 1,708.16	194.16 / 0	**Beverly Hills BMW (Sales)** **5070 WILSHIRE BLVD** **LOS ANGELES CA 90036**	**DELISTED HAZ**

Siteid: 98499
Latitude: 34.062084
Longitude: -118.340138
Original Source: CHAZ
Record Date: 09-JUL-2018

66	1 of 1	W	0.33 / 1,760.78	194.80 / 0	**CHANNEL GATEWAY PROJECT** **1092 PRINCETON DR** **LOS ANGELES CA 90036**	**CLEANUP SITES**

Global ID: SL184071390
Status: COMPLETED - CASE CLOSED
Status Date: 1998-12-01 00:00:00
Longitude: -118.351705
Site Facility Type: CLEANUP PROGRAM SITE
County: LOS ANGELES
Latitude: 34.062384
Data Source: Cleanup Program Sites from GeoTracker Search; Cleanup Sites from GeoTracker Cleanup Sites Data Download

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 0016
Local Case No:
Begin Date: 1993-09-01 00:00:00
Stop Method:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Local Agency: LOS ANGELES, CITY OF
Potential COC:
Potential Media of Concern:
How Discovered:
How Discovered Description:
Stop Description:
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
DWR GW Subbasin Name: Coastal Plain Of Los Angeles - Central (4-011.04)
Disadvantaged Community:
Site History:
CUF Case: NO
Case Worker:
File Location:

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

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Completed - Case Closed
Status Date: 1998-12-01 00:00:00

Status: Open - Case Begin Date
Status Date: 1993-09-01 00:00:00

Cleanup Program Sites from GeoTracker Search - Regulatory Profile(as of Apr 9, 2019)

Project Status:
CUF Claim:
CUF Priority Assign:
CUF Amount Paid:
User Defined Beneficial Use:
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: http://geotracker.waterboards.ca.gov/profile_report?global_id=SL184071390
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 12/1/1998
Cleanup History Link: http://geotracker.waterboards.ca.gov/profile_report_include?global_id=SL184071390&tabname=regulatoryhistory
Potential COC: NONE SPECIFIED
Potential Media of Concern: NONE SPECIFIED
DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04)
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 0016
Site History:

WDR Place Type:
WDR File:
WDR Order:
File Location:

No site history available

Cleanup Program Sites from GeoTracker Search - Cleanup Action Report(as of Apr 9, 2019)

Status: Completed - Case Closed
Date : 12/1/1998

Status: Open - Case Begin Date
Date : 9/1/1993

67	1 of 1	NNE	0.33 / 1,766.67	208.81 / 14	VACANT BUILDING 400 LA BREA AVE. LOS ANGELES CA 90036	LUST

Global ID: T0603705714
Status: COMPLETED - CASE CLOSED
Status Date: 2008-09-29 00:00:00
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download

County: LOS ANGELES
Latitude: 34.066859
Longitude: -118.344018

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 900360281
Local Case No: F22104
Begin Date: 1989-07-03 00:00:00
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Local Agency: LOS ANGELES, CITY OF
CUF Case: NO
Potential Media of Concern: Aquifer used for drinking water supply
How Discovered Description: TANK REMOVAL
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
DWR GW Subbasin Name: Coastal Plain Of Los Angeles - Central (4-011.04)
Disadvantaged Community:
Site History:

Potential COC: Other Solvent or Non-Petroleum Hydrocarbon
How Discovered: Other Means
Stop Method: Close and Remove Tank
Stop Description:
Case Worker:
File Location:

Regulatory Activity

Action Type: ENFORCEMENT
Date : 2008-09-29 00:00:00
Action: Closure/No Further Action Letter

Action Type: ENFORCEMENT
Date : 2008-09-28 00:00:00
Action: Site Visit / Inspection / Sampling

Action Type: RESPONSE
Date : 2008-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date : 2008-01-29 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2008-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2007-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date : 2007-05-04 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2007-04-15 00:00:00
Action: Soil and Water Investigation Workplan

Action Type: RESPONSE
Date : 2007-04-15 00:00:00
Action: Other Report / Document

Action Type: ENFORCEMENT
Date : 2007-02-01 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2006-11-15 00:00:00
Action: Other Report / Document

Action Type: RESPONSE
Date : 2006-09-15 00:00:00
Action: Other Report / Document

Action Type: ENFORCEMENT
Date : 2006-09-15 00:00:00
Action: Staff Letter

Action Type: Other
Date : 2006-01-27 00:00:00
Action: Leak Reported

Action Type: Other
Date : 1989-07-03 00:00:00
Action: Leak Discovery

Regulatory Contacts

Contact Type: Local Agency Caseworker ***Address:*** 200 North Main Street, Suite 1780

Contact Name: ELOY LUNA
Email: eloy.luna@lacity.org
City: LOS ANGELES
Phone No:
Organization Name: LOS ANGELES, CITY OF

Status History

Status: Completed - Case Closed
Status Date: 2008-09-29 00:00:00

Status: Open - Site Assessment
Status Date: 2007-04-20 00:00:00

Status: Open - Site Assessment
Status Date: 2006-01-27 00:00:00

Status: Open - Case Begin Date
Status Date: 1989-07-03 00:00:00

LUST Cleanup Sites from GeoTracker Search - Regulatory Profile(as of Apr 9, 2019)

Site Facility Name: VACANT BUILDING
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
Potential COC: OTHER SOLVENT OR NON-PETROLEUM HYDROCARBON
WDR Place Type:
WDR File:
WDR Order:
File Location:
Address: 400 LA BREA AVE.
City: LOS ANGELES
Zip: 90036
County: LOS ANGELES
CUF Claim:
CUF Priority Assig:
CUF Amount Paid:
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: http://geotracker.waterboards.ca.gov/profile_report?global_id=T0603705714
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 9/29/2008
Cleanup History Link: http://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603705714&tabname=regulatoryhistory
Potential Media of Concern: AQUIFER USED FOR DRINKING WATER SUPPLY
User Defined Beneficial Use:
DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04)
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 900360281
LOS ANGELES, CITY OF - CASE #: F22104
CASEWORKER: ELOY LUNA
Site History:

No site history available

LUST Cleanup Sites from GeoTracker Search - Cleanup Status History(as of Apr 9, 2019)

Status: Completed - Case Closed
Date : 9/29/2008

Status: Open - Site Assessment
Date : 4/20/2007

Status: Open - Site Assessment
Date : 1/27/2006

Status: Open - Case Begin Date
Date : 7/3/1989

LUST Cleanup Sites from GeoTracker Search - Regulatory Activities(as of Apr 9, 2019)

Action Type: Other Regulatory Actions
Action Date: 9/29/2008
Received Issue Date: 9/29/2008
Action: Closure/No Further Action Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603705714&enforcement_id=5989491&tempt able=ENFORCEMENT
Title Description Comments:

Case Closure

Action Type: Other Regulatory Actions
Action Date: 9/28/2008
Received Issue Date: 9/28/2008
Action: Site Visit / Inspection / Sampling
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 4/15/2008
Received Issue Date: 4/15/2008
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Other Regulatory Actions
Action Date: 1/29/2008
Received Issue Date: 1/29/2008
Action: Staff Letter
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 1/15/2008
Received Issue Date: 1/8/2008
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Response Requested - Reports
Action Date: 10/15/2007
Received Issue Date: 1/8/2008
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Other Regulatory Actions
Action Date: 5/4/2007
Received Issue Date: 5/4/2007
Action: Staff Letter
Doc Link:
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 4/15/2007
Received Issue Date: 4/20/2007
Action: Other Report / Document
Doc Link:

Title Description Comments:

Additional Information Report - 681 INF.

Action Type: Response Requested - Workplans
Action Date: 4/15/2007
Received Issue Date: 4/20/2007
Action: Soil and Water Investigation Workplan
Doc Link:
Title Description Comments:

Soil and Water Investigation Workplan

Action Type: Other Regulatory Actions
Action Date: 2/1/2007
Received Issue Date: 2/1/2007
Action: Staff Letter
Doc Link:
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 11/15/2006
Received Issue Date: 11/15/2006
Action: Other Report / Document
Doc Link:
Title Description Comments:

Additional Information Report - 30 DAY LTR.

Action Type: Other Regulatory Actions
Action Date: 9/15/2006
Received Issue Date: 9/15/2006
Action: Staff Letter
Doc Link:
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 9/15/2006
Received Issue Date: 9/15/2006
Action: Other Report / Document
Doc Link:
Title Description Comments:

Technical Report

Action Type: Leak Action
Action Date: 1/27/2006
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 7/3/1989
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

LUST Cleanup Sites from GeoTracker Search - Site Maps(as of Apr 9, 2019)

Title: GEO_BORE (MW3)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3926533579/T0603705714.pdf
Size : 68 KB
Submitted By: SMITH-EMERY GEOSERVICES (AUTH_RP)
Submitted: 6/19/2008

Title: GEO_BORE (MW1)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9868489146/T0603705714.pdf
Size : 70 KB
Submitted By: SMITH-EMERY GEOSERVICES (AUTH_RP)
Submitted: 6/19/2008

Title: GEO_BORE (MW2)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3815297007/T0603705714.pdf
Size : 55 KB
Submitted By: SMITH-EMERY GEOSERVICES (AUTH_RP)
Submitted: 6/19/2008

Title: GEO_MAP
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/8227681040/T0603705714.pdf
Size : 48 KB
Submitted By: SMITH-EMERY GEOSERVICES (AUTH_RP)
Submitted: 6/19/2008

LUST Cleanup Sites from GeoTracker Search - Documents(as of Apr 9, 2019)

Document Type: Site Documents
Size :
Document Date: 9/29/2008
Submitted By: (REGULATOR)
Type: CLOSURE/NO FURTHER ACTION LETTER
Submitted:
Title: CASE CLOSURE
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603705714&enforcement_id=5989491

Document Type: Site Documents
Size : 1,055 KB
Document Date: 6/19/2008
Submitted By: SMITH-EMERY GEOSERVICES (AUTH_RP)
Type: WORKPLANS - OTHER WP
Submitted:
Title: SITE ASSESSMENT WORKPLAN
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2759001791/T0603705714.PDF

Document Type: Monitoring Reports
Size : 2,285 KB
Document Date: 6/19/2008
Submitted By: SMITH-EMERY GEOSERVICES (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY
Submitted:
Title: 2ND QTR GW MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3924118518/T0603705714.PDF

Document Type: Site Documents
Size : 9,440 KB
Document Date: 6/19/2008
Submitted By: SMITH-EMERY GEOSERVICES (AUTH_RP)
Type: REPORTS - INVESTIGATION RPT.
Submitted:
Title: GROUNDWATER WELL INSTALLATION, SOIL AND GROUNDWATER SAMPLING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7063679575/T0603705714.PDF

Document Type: Monitoring Reports
Size : 2,272 KB
Document Date: 6/19/2008
Submitted By: SMITH-EMERY GEOSERVICES (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY
Submitted:
Title: 1ST QTR 2008 GW MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2959364950/T0603705714.PDF

68	1 of 1	NNE	0.35 / 1,857.14	209.67 / 15	**LA BREA AVENUE MOTORS - 359 S. LA BREA PROPERTY** **359 SOUTH LA BREA AVENUE** **LA BREA CA 90036**	ENVIROSTOR

Estor/EPA ID: 60001611
Permit Renewal Lead:
Site Code: 301551
Project Manager:
Nat Priority List: NO
Supervisor: JAVIER HINOJOSA
Acres: 0.31 ACRES
Public Partici Spclst:
Special Program: VOLUNTARY CLEANUP PROGRAM
Census Tract: 6037215102
Funding: RESPONSIBLE PARTY
County: LOS ANGELES

Assembly District:	50	***Latitude:***	34.0671474005171
Senate District:	26	***Longitude:***	-118.344233036041
School District:			

APN: NONE SPECIFIED
Cleanup Status: NO FURTHER ACTION AS OF 4/3/2012
Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
Site Type: EVALUATION
Office: CLEANUP CHATSWORTH
Past Use that Caused Contam: VEHICLE MAINTENANCE
Potential Media Affected: OTHER GROUNDWATER AFFECTED (USES OTHER THAN DRINKING WATER), SOIL, SOIL VAPOR
Potential Contamin of Concern:

PETROLEUM, UNDER INVESTIGATION, VOLATILE ORGANICS (8260B VOCS)

Site History:

SITE BACKGROUND INFORMATION:
The property located at 359 S. La Brea Avenue is currently unoccupied. The subject site is an asphalt paved parking lot with a concrete block office and auto service building at the northwest corner. Since the 1930s, past site uses include a used car lot, former gas station and auto repair facilities, including former underground storage tanks (USTs) and an existing underground hydraulic lift.

PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA) AND LIMITED PHASE II SITE INVESTIGATION:
Conducted Phase I ESA and Limited Phase II site investigation in December 2008 without DTSC oversight. Limited subsurface investigation was not conducted at this time at 359 S. La Brea Avenue.

PHASE I ESA AND LIMITED PHASE II SITE INVESTIGATION:
Conducted Phase I ESA in February 2011 and Limited Phase II site investigation in July 2011 without DTSC oversight. Subsurface investigation included four soil borings in the vicinity of the hydraulic lift and former gas station.

INSTALLATION OF GROUNDWATER MONITORING WELLS AND SAMPLING:
Conducted installation of three groundwater monitoring wells to 25' bgs without DTSC oversight. During this investigation, the shallow waterbearing zone was encountered between 14 feet and 21 feet bgs. The groundwater beneath the Sites flows in a southerly direction based on water level measurements.

VOLUNTARY CLEANUP AGREEMENT EXECUTED:
DTSC and Chrysler Group Realty Co. LLC entered into a VCA dated December 9, 2011.

PRELIMINARY ENDANGERMENT ASSESSMENT EQUIVALENT DOCUMENTS:
DTSC reviewed PEAE documents and determined further action is warranted at the Site.

WORK PLAN FOR SOIL VAPOR SURVEY AND GROUNDWATER SAMPLING:
DTSC reviewed the work plan dated February 16, 2012 and subsequently approved the work plan for implementation. Three soil vapor sampling probes to 5' and 10' bgs are proposed to be installed and analyzed for VOCs. Groundwater samples from existing wells to be collected and analyzed for VOCs.

SOIL VAPOR SURVEY & GROUNDWATER SAMPLING REPORT:
DTSC reviewed the supplemental site investigation report dated March 30, 2012. Soil gas sampling and groundwater samples were collected. A Vapor Intrusion Risk Evaluation (VIRE) was conducted and concludes that residual soil gas concentrations detected do not pose a significant risk to future Site occupants. DTSC generally concurs with the findings of the risk evaluation. The contaminants detected in groundwater are not consistent with those detected in the soil and soil gas and appears to be regional rather than Site related. DTSC concurs with the conclusion of the SSI Report that further environmental investigation of the Site is not required and approves the Report.

DTSC issued No Further Action Determination Letter on April 3, 2012.

Status: NO FURTHER ACTION
Program Type: EVALUATION
CalEnviroScreen Score: 31-35%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60001611

Completed Activities

Title: Supplemental Site Investigation Work Plan
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001611&doc_id=60291573
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Characterization Workplan
Date Completed: 2/21/2012

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

Comments: DTSC approved the work plan on 02/21/2012

Title: Response to DTSC Comments
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001611&doc_id=60291914
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: *Correspondence - Received
Date Completed: 2/15/2012
Comments:

Title: PEA Equivalent Documents
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001611&doc_id=60286986
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Report
Date Completed: 2/10/2012
Comments: DTSC determined FA is required to fully assess potential site impacts. Additional soil gas investigation and GW assessment is necessary.

Title: No Further Action Determination
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001611&enforcement_id=60294817
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: No Further Action Letter
Date Completed: 4/3/2012
Comments: DTSC issued No Further Action Determination Letter on April 3, 2012.

Title: Voluntary Cleanup Agreement
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001611&enforcement_id=60286985
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Voluntary Cleanup Agreement
Date Completed: 12/9/2011
Comments: VCA executed.

Title: VCA Termination Notification
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001611&doc_id=60294818
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Voluntary Cleanup Agreement Termination Notification
Date Completed: 4/12/2012
Comments: VCA Termination. NFA required.

Title: Supplemental Site Investigation Report
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001611&doc_id=60292779
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Characterization Report
Date Completed: 4/3/2012
Comments: DTSC concurs with the conclusion of the SSI Report that further environmental investigation of the Site is not required and approves the Report.
DTSC issued No Further Action Determination Letter on April 3, 2012.

69	1 of 1	E	0.35 / 1,863.39	194.55 / 0	HIGHLAND EXPRESS CLEANERS 5034 WILSHIRE BOULEVARD LOS ANGELES CA 90036-4315	CLEANUP SITES

Global ID: SLT410412836
Site Facility Type: CLEANUP PROGRAM SITE
Status: COMPLETED - CASE CLOSED
County: LOS ANGELES
Status Date: 2013-08-16 00:00:00
Latitude: 34.061802
Longitude: -118.339131
Data Source: Cleanup Program Sites from GeoTracker Search; Cleanup Sites from GeoTracker Cleanup Sites Data Download

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 1041
CUF Case: NO
Local Case No:
Case Worker: COR
Begin Date: 2001-04-16 00:00:00
File Location: Regional Board
Stop Method:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Local Agency:
Potential COC: Tetrachloroethylene (PCE)
Potential Media of Concern: Soil, Soil Vapor
How Discovered:
How Discovered Description:
Stop Description:
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
DWR GW Subbasin Name: Coastal Plain Of Los Angeles - Central (4-011.04)
Disadvantaged Community:
Site History:

The property is located on the southeastern corner of Citrus Avenue and Wilshire Boulevard in Los Angeles. The property was previously used as a gas station (Phillips Petroleum Company) from 1934 to 1979. The subject property is currently comprised of a two-story commercial building , which houses several different businesses including the dry cleaning store (5028 -5044 Wilshire Boulevard), and two one-story buildings, consisting of a Starbucks Coffee store (5020 Wilshire Boulevard) and a flower shop (5032 Wilshire Boulevard). In addition, based on the records obtained from the City of Los Angeles Building & Safety Department, the adjacent property at 5000 Wilshire Boulevard (7-11 Store) was a gas station (Union Oil Company) from 1941 to 1961.

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Acitivity

Action Type: ENFORCEMENT
Date : 2013-05-13 00:00:00
Action: Closure/No Further Action Letter

Action Type: ENFORCEMENT
Date : 2011-09-23 00:00:00
Action: Staff Letter

Action Type: ENFORCEMENT
Date : 2010-10-14 00:00:00
Action: Staff Letter

Action Type: ENFORCEMENT
Date : 2010-07-27 00:00:00
Action: Staff Letter

Action Type: ENFORCEMENT
Date : 2010-05-05 00:00:00
Action: Staff Letter

Action Type: ENFORCEMENT
Date : 2009-03-05 00:00:00
Action: Staff Letter

Action Type: ENFORCEMENT
Date : 2008-10-27 00:00:00
Action: Amendment to Order

Action Type: Other
Date : 1965-01-02 00:00:00
Action: Leak Reported

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Completed - Case Closed
Status Date: 2013-08-16 00:00:00

Status: Open - Assessment & Interim Remedial Action
Status Date: 2009-06-18 00:00:00

Status: Open - Site Assessment
Status Date: 2001-04-16 00:00:00

Status: Open - Case Begin Date
Status Date: 2001-04-16 00:00:00

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type: Regional Board Caseworker
Contact Name: CARLOS ORTEZ
Phone No:
Organization Name: LOS ANGELES RWQCB (REGION 4)
Email: carlos.ortez@waterboards.ca.gov
Address: 320 W. 4TH ST., SUITE 200
City: LOS ANGELES

Cleanup Program Sites from GeoTracker Search - Regulatory Profile(as of Apr 9, 2019)

Project Status:
CUF Claim:
CUF Priority Assign:
CUF Amount Paid:
User Defined Beneficial Use:
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: http://geotracker.waterboards.ca.gov/profile_report?global_id=SLT410412836
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 8/16/2013
Cleanup History Link: http://geotracker.waterboards.ca.gov/profile_report_include?global_id=SLT410412836&tabname=regulatoryhistory
Potential COC: TETRACHLOROETHYLENE (PCE)
Potential Media of Concern: SOIL, SOIL VAPOR
DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04)
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 1041
CASEWORKER: CARLOS ORTEZ
WDR Place Type:
WDR File:
WDR Order:
File Location: REGIONAL BOARD
Site History:

The property is located on the southeastern corner of Citrus Avenue and Wilshire Boulevard in Los Angeles. The property was previously used as a gas station (Phillips Petroleum Company) from 1934 to 1979. The subject property is currently comprised of a two-story commercial building , which houses several different businesses including the dry cleaning store (5028 -5044 Wilshire Boulevard), and two one-story buildings, consisting of a Starbucks Coffee store (5020 Wilshire Boulevard) and a flower shop (5032 Wilshire Boulevard). In addition, based on the records obtained from the City of Los Angeles Building & Safety Department, the adjacent property at 5000 Wilshire Boulevard (7-11 Store) was a gas station (Union Oil Company) from 1941 to 1961.

Cleanup Program Sites from GeoTracker Search - Regulatory Activities(as of Apr 9, 2019)

Action Type: Other Regulatory Actions
Action Date: 5/13/2013
Received Issue Date: 5/13/2013
Action: Closure/No Further Action Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SLT410412836&enforcement_id=6160210&temptable=ENFORCEMENT
Title Description Comments:

CLOSURE LETTER

Action Type: Other Regulatory Actions
Action Date: 9/23/2011
Received Issue Date: 9/23/2011
Action: Staff Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SLT410412836&enforcement_id=6099387&temptable=ENFORCEMENT
Title Description Comments:

Approval of Workplan for One (1) Temporary Groundwater Monitoring Well Installation

Action Type: Other Regulatory Actions
Action Date: 10/14/2010
Received Issue Date: 10/14/2010
Action: Staff Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SLT410412836&enforcement_id=6066691&temptable=ENFORCEMENT
Title Description Comments:

REVIEW OF REBOUND TEST REPORT FOR SOIL VAPOR EXTRACTION

Action Type: Other Regulatory Actions
Action Date: 7/27/2010
Received Issue Date: 7/27/2010
Action: Staff Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SLT410412836&enforcement_id=6058837&temptable=ENFORCEMENT
Title Description Comments:

REMEDIATION STATUS REPORT REVIEW

Action Type: Other Regulatory Actions
Action Date: 5/5/2010
Received Issue Date: 5/5/2010
Action: Staff Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SLT410412836&enforcement_id=6050108&temptable=ENFORCEMENT
Title Description Comments:

REMEDIATION STATUS REPORTS REVIEW

Action Type: Other Regulatory Actions
Action Date: 3/5/2009
Received Issue Date: 3/5/2009
Action: Staff Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SLT410412836&enforcement_id=6036223&temptable=ENFORCEMENT
Title Description Comments:

REVIEW OF REVISED REMEDIAL ACTION PLAN

Action Type: Enforcement/Orders
Action Date: 10/27/2008
Received Issue Date: 10/27/2008
Action: Amendment to Order
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SLT410412836&enforcement_id=6036215&temptable=ENFORCEMENT
Title Description Comments:

REVIEW OF REVISED REMEDIAL ACTION PLAN

Action Type: Leak Action
Action Date: 1/2/1965
Received Issue Date:
Action: Leak Reported
Doc Link:

Title Description Comments:

Cleanup Program Sites from GeoTracker Search - Documents(as of Apr 9, 2019)

Document Type: Site Documents
Document Date: 8/13/2013
Size : 302 KB
Title: WELL ABANDONMENT REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4098758757/SLT410412836.PDF
Type: REQUEST FOR CLOSURE
Submitted:
Submitted By: JAMES YOON (AUTH_RP)

Document Type: Site Documents
Document Date: 5/13/2013
Size :
Title: CLOSURE LETTER
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SLT410412836&enforcement_id=6160210
Type: CLOSURE/NO FURTHER ACTION LETTER
Submitted:
Submitted By: CARLOS ORTEZ (REGULATOR)

Document Type: Site Documents
Document Date: 4/27/2012
Size : 681 KB
Title: HEALTH RISK EVALUATION REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1570159852/SLT410412836.PDF
Type: RISK ASSESSMENT REPORT
Submitted:
Submitted By: JAMES YOON (AUTH_RP)

Document Type: Site Documents
Document Date: 2/6/2012
Size : 2,040 KB
Title: TEMPORARY GROUNDWATER MONITORING WELL INSTALLATION AND 1ST QUARTER 2012 GROUNDWATER MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5359619081/SLT410412836.PDF
Type: SOIL AND WATER INVESTIGATION REPORT
Submitted:
Submitted By: JAMES YOON (AUTH_RP)

Document Type: Site Documents
Document Date: 9/23/2011
Size :
Title: APPROVAL OF WORKPLAN FOR ONE (1) TEMPORARY GROUNDWATER MONITORING WELL INSTALLATION
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SLT410412836&enforcement_id=6099387
Type: STAFF LETTER
Submitted:
Submitted By: CARLOS ORTEZ (REGULATOR)

Document Type: Site Documents
Document Date: 1/4/2011
Size : 2,373 KB
Title: CONFIRMATION SOIL SAMPLE REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3896347999/SLT410412836.PDF
Type: REMEDIAL INVESTIGATION REPORT
Submitted:
Submitted By: JAMES YOON (AUTH_RP)

Document Type: Monitoring Reports
Document Date: 10/25/2010
Size : 2,525 KB
Title: 1ST QUARTER 2006 GROUNDWATER MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9633263707/SLT410412836.PDF
Type: MONITORING REPORT - QUARTERLY
Submitted:
Submitted By: JAMES YOON (AUTH_RP)

Document Type: Monitoring Reports
Document Date: 10/25/2010
Size : 2,135 KB
Title: 3RD QUARTER 2006 GROUNDWATER MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1568253874/SLT410412836.PDF
Type: MONITORING REPORT - QUARTERLY
Submitted:
Submitted By: JAMES YOON (AUTH_RP)

Document Type: Site Documents
Document Date: 10/25/2010
Size : 5,994 KB
Title: PHASS II ENVIRONMENTAL SITE ASSESSMENT & GROUNDWATER WELL INSTALLATION REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1186238110/SLT410412836.PDF
Submitted:
Submitted By: JAMES YOON (AUTH_RP)

Type: SOIL AND WATER INVESTIGATION REPORT

Document Type: Monitoring Reports **Submitted:**
Document Date: 10/25/2010 **Submitted By:** JAMES YOON (AUTH_RP)
Size : 2,243 KB
Title: 4TH QUARTER 2006 GROUNDWATER MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7948038756/SLT410412836.PDF
Type: MONITORING REPORT - QUARTERLY

Document Type: Site Documents **Submitted:**
Document Date: 10/14/2010 **Submitted By:** CARLOS ORTEZ (REGULATOR)
Size :
Title: REVIEW OF REBOUND TEST REPORT FOR SOIL VAPOR EXTRACTION
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SLT410412836&enforcement_id=6066691
Type: STAFF LETTER

Document Type: Site Documents **Submitted:**
Document Date: 7/27/2010 **Submitted By:** CARLOS ORTEZ (REGULATOR)
Size :
Title: REMEDIATION STATUS REPORT REVIEW
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SLT410412836&enforcement_id=6058837
Type: STAFF LETTER

Document Type: Site Documents **Submitted:**
Document Date: 7/9/2010 **Submitted By:** JAMES YOON (AUTH_RP)
Size : 4,225 KB
Title: 2ND QUARTER 2010 REMEDIATION STATUS REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3371545374/SLT410412836.PDF
Type: REMEDIAL PROGRESS REPORT

Document Type: Site Documents **Submitted:**
Document Date: 6/11/2010 **Submitted By:** JAMES YOON (AUTH_RP)
Size : 2,429 KB
Title: 4TH QUARTER 2009 REMEDIATION STATUS REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3775369107/SLT410412836.PDF
Type: REMEDIAL PROGRESS REPORT

Document Type: Site Documents **Submitted:**
Document Date: 6/11/2010 **Submitted By:** JAMES YOON (AUTH_RP)
Size : 2,708 KB
Title: 1ST QUARTER 2010 REMEDIATION PROGRESS REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1693871915/SLT410412836.PDF
Type: REMEDIAL PROGRESS REPORT

Document Type: Site Documents **Submitted:**
Document Date: 6/11/2010 **Submitted By:** JAMES YOON (AUTH_RP)
Size : 4,232 KB
Title: INSTALLATION OF SOIL VAPOR EXTRACTION SYSTEM AND REMEDIATION PROGRESS REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3933701515/SLT410412836.PDF
Type: REMEDIAL PROGRESS REPORT

Document Type: Site Documents **Submitted:**
Document Date: 6/11/2010 **Submitted By:** JAMES YOON (AUTH_RP)
Size : 2,103 KB
Title: REVISED REMEDIAL ACTION PLAN
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3831162810/SLT410412836.PDF
Type: CORRECTIVE ACTION PLAN / REMEDIAL ACTION PLAN

Document Type: Site Documents **Submitted:**
Document Date: 5/5/2010 **Submitted By:** CARLOS ORTEZ (REGULATOR)
Size :
Title: REMEDIATION STATUS REPORTS REVIEW
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SLT410412836&enforcement_id=6050108
Type: STAFF LETTER

Document Type: Site Documents **Submitted:**
Document Date: 3/5/2009 **Submitted By:** CARLOS ORTEZ (REGULATOR)
Size :
Title: REVIEW OF REVISED REMEDIAL ACTION PLAN

Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SLT410412836&enforcement_id=6036223
Type: STAFF LETTER

Document Type: Site Documents **Submitted:**
Document Date: 10/27/2008 **Submitted By:** CARLOS ORTEZ (REGULATOR)
Size :
Title: REVIEW OF REVISED REMEDIAL ACTION PLAN
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SLT410412836&enforcement_id=6036215
Type: AMENDMENT TO ORDER

Document Type: Site Documents **Submitted:**
Document Date: 12/1/2006 **Submitted By:** (REGULATOR)
Size : 924 KB
Title: APPROVAL OF WORKPLAN FOR REVISED SITE ASSESSMENT DATED JUNE 9 2005 101906
Title Link: http://geotracker.waterboards.ca.gov/site_documents/2960438370/1041%20Approval%20of%20Workplan%20for%20Revised%20Site%20Assessment%20dated%20June%209%202005%20101906%2Epdf
Type: LETTER

Document Type: Site Documents **Submitted:**
Document Date: 9/15/2006 **Submitted By:** (REGULATOR)
Size : 1,966 KB
Title: DELINQUENT INVOICES UNDER SLIC PROGRAM 090806
Title Link: http://geotracker.waterboards.ca.gov/site_documents/9307240128/1041%20Delinquent%20Invoices%20Under%20SLIC%20Program%20090806%2Epdf
Type: LETTER

Document Type: Site Documents **Submitted:**
Document Date: 7/27/2006 **Submitted By:** (REGULATOR)
Size : 5,009 KB
Title: CWC 13267 ORDER LETTER 041006
Title Link: http://geotracker.waterboards.ca.gov/site_documents/9752873063/1041%20CWC%2013267%20Order%20Letter%20041006%2Epdf
Type: LETTER

Document Type: Site Documents **Submitted:**
Document Date: 2/15/2006 **Submitted By:** ADRIANA RODRIGUEZ (REGULATOR)
Size : 293 KB
Title: 1041 SLIC OVERSIGHT LETTER 081005
Title Link: http://geotracker.waterboards.ca.gov/site_documents/5217422306/1041%20SLIC%20Oversight%20Letter%20081005%2Epdf
Type:

Cleanup Program Sites from GeoTracker Search - Site Maps(as of Apr 9, 2019)

Title: GEO_MAP **Submitted By:** JAMES YOON (AUTH_RP)
Size : 147 KB **Submitted:** 2/6/2012
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/6407480895/SLT410412836.PDF

Title: GEO_MAP **Submitted By:** JAMES YOON (AUTH_RP)
Size : 70 KB **Submitted:** 6/11/2010
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/8199326872/SLT410412836.PDF

Cleanup Program Sites from GeoTracker Search - Cleanup Action Report(as of Apr 9, 2019)

Status: Completed - Case Closed
Date : 8/16/2013

Status: Open - Assessment & Interim Remedial Action
Date : 6/18/2009

Status: Open - Case Begin Date
Date : 4/16/2001

Status: Open - Site Assessment
Date : 4/16/2001

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
70	1 of 1	E	0.36 / 1,883.21	195.29 / 1	TIDEWATER SERVICE STATION (FORMER) 5020 WILSHIRE BOULEVARD LOS ANGELES CA 90036-4315	LUST

Global ID: SL0603709506
Status: COMPLETED - CASE CLOSED
Status Date: 2014-02-21 00:00:00
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download
County: LOS ANGELES
Latitude: 34.0618981050027
Longitude: -118.339059449074

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 900360316
Local Case No:
Begin Date: 2000-10-18 00:00:00
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Local Agency:
CUF Case: NO
Potential Media of Concern: Aquifer used for drinking water supply
How Discovered Description:
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
DWR GW Subbasin Name: Coastal Plain Of Los Angeles - Central (4-011.04)
Disadvantaged Community:
Site History:
Potential COC: Other Solvent or Non-Petroleum Hydrocarbon
How Discovered:
Stop Method:
Stop Description:
Case Worker: DMB
File Location: Regional Board

Regulatory Activity

Action Type: RESPONSE
Date : 2014-06-15 00:00:00
Action: Well Destruction Report

Action Type: ENFORCEMENT
Date : 2014-02-21 00:00:00
Action: Closure/No Further Action Letter

Action Type: ENFORCEMENT
Date : 2013-12-18 00:00:00
Action: Notification - Preclosure

Action Type: ENFORCEMENT
Date : 2013-09-11 00:00:00
Action: Referral to Regional Board

Action Type: RESPONSE
Date : 2013-08-13 00:00:00
Action: Site Investigation Workplan - Regulator Responded

Action Type: RESPONSE
Date : 2013-05-17 00:00:00
Action: Request for Closure - Regulator Responded

Action Type: ENFORCEMENT
Date : 2013-05-13 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: RESPONSE
Date : 2013-05-13 00:00:00
Action: Request for Closure

Action Type: ENFORCEMENT
Date : 2013-04-23 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT

Date : 2012-01-25 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2012-01-18 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2011-10-24 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2011-07-05 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2011-04-25 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2011-01-12 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2010-11-08 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2006-10-19 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: Other
Date : 1965-01-02 00:00:00
Action: Leak Reported

Regulatory Contacts

Contact Type: Regional Board Caseworker
Contact Name: DAVID M. BJOSTAD
City: Los Angeles
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4th Street, Suite 200
Email: dave.bjostad@waterboards.ca.gov
Phone No:

Status History

Status: Completed - Case Closed
Status Date: 2014-02-21 00:00:00

Status: Open - Eligible for Closure
Status Date: 2013-10-25 00:00:00

Status: Open - Site Assessment
Status Date: 2009-07-07 00:00:00

Status: Open - Site Assessment
Status Date: 2000-10-18 00:00:00

Status: Open - Case Begin Date
Status Date: 2000-10-18 00:00:00

LUST Cleanup Sites from GeoTracker Search - Regulatory Profile(as of Apr 9, 2019)

Site Facility Name: TIDEWATER SERVICE STATION (FORMER)
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
Address: 5020 WILSHIRE BOULEVARD
City: LOS ANGELES
Zip: 90036-4315
County: LOS ANGELES

Potential COC: OTHER SOLVENT OR NON-PETROLEUM HYDROCARBON
CUF Claim:
WDR Place Type:
CUF Priority Assig:
WDR File:
CUF Amount Paid:
WDR Order:
File Location: REGIONAL BOARD
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: http://geotracker.waterboards.ca.gov/profile_report?global_id=SL0603709506
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 2/21/2014
Cleanup History Link: http://geotracker.waterboards.ca.gov/profile_report_include?global_id=SL0603709506&tabname=regulatoryhistory
Potential Media of Concern: AQUIFER USED FOR DRINKING WATER SUPPLY
User Defined Beneficial Use:
DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04)
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 900360316
CASEWORKER: DAVID M. BJOSTAD
Site History:

No site history available

LUST Cleanup Sites from GeoTracker Search - Cleanup Status History(as of Apr 9, 2019)

Status: Completed - Case Closed
Date : 2/21/2014

Status: Open - Eligible for Closure
Date : 10/25/2013

Status: Open - Site Assessment
Date : 7/7/2009

Status: Open - Site Assessment
Date : 10/18/2000

Status: Open - Case Begin Date
Date : 10/18/2000

LUST Cleanup Sites from GeoTracker Search - Regulatory Activities(as of Apr 9, 2019)

Action Type: Response Requested - Reports
Action Date: 6/15/2014
Received Issue Date: 6/6/2014
Action: Well Destruction Report
Doc Link:
Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 2/21/2014
Received Issue Date: 2/21/2014
Action: Closure/No Further Action Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6193415&temptable=ENFORCEMENT
Title Description Comments:

Action Type: Notices
Action Date: 12/18/2013
Received Issue Date: 12/18/2013
Action: Notification - Preclosure
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6186453&temptable=ENFORCEMENT
Title Description Comments:

Action Type: Referral to Other Agency
Action Date: 9/11/2013
Received Issue Date: 9/11/2013
Action: Referral to Regional Board
Doc Link:
Title Description Comments:

case transferred from Site Cleanup Program to UST Program

Action Type: Response Requested - Workplans
Action Date: 8/13/2013
Received Issue Date: 8/13/2013
Action: Site Investigation Workplan - Regulator Responded
Doc Link: http://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL0603709506&doc_id=5785399
Title Description Comments:

Response to Approval of Revised Supplemental Site Assessment Work Plan - RP rescinded work plan. RWQCB UST program received case 9/11/2013, will review closure request not work plan

Action Type: Response Requested - Other
Action Date: 5/17/2013
Received Issue Date: 5/17/2013
Action: Request for Closure - Regulator Responded
Doc Link: http://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL0603709506&doc_id=5792791
Title Description Comments:

Conceptual Site Model and Low Threat Closure Evaluation

Action Type: Response Requested - Other
Action Date: 5/13/2013
Received Issue Date: 9/11/2013
Action: Request for Closure
Doc Link:
Title Description Comments:

(received by SLC 5/17/13, received by UST Program 9/11/13)

Action Type: Other Regulatory Actions
Action Date: 5/13/2013
Received Issue Date: 5/13/2013
Action: Technical Correspondence / Assistance / Other
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6160109&temp table=ENFORCEMENT
Title Description Comments:

Workplan Approval

Action Type: Other Regulatory Actions
Action Date: 4/23/2013
Received Issue Date: 4/23/2013
Action: Technical Correspondence / Assistance / Other
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6160200&temp table=ENFORCEMENT
Title Description Comments:

Report Review

Action Type: Other Regulatory Actions
Action Date: 1/25/2012
Received Issue Date: 1/25/2012
Action: Technical Correspondence / Assistance / Other
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6111948&temp table=ENFORCEMENT

Title Description Comments:

Time Extension Approval

Action Type: Other Regulatory Actions
Action Date: 1/18/2012
Received Issue Date: 1/18/2012
Action: Technical Correspondence / Assistance / Other
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6109031&temp table=ENFORCEMENT
Title Description Comments:

Report Review

Action Type: Other Regulatory Actions
Action Date: 10/24/2011
Received Issue Date: 10/24/2011
Action: Technical Correspondence / Assistance / Other
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6101561&temp table=ENFORCEMENT
Title Description Comments:

Workplans Approval

Action Type: Other Regulatory Actions
Action Date: 7/5/2011
Received Issue Date: 7/5/2011
Action: Technical Correspondence / Assistance / Other
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6091193&temp table=ENFORCEMENT
Title Description Comments:

Response to Site Assessment Report

Action Type: Other Regulatory Actions
Action Date: 4/25/2011
Received Issue Date: 4/25/2011
Action: Technical Correspondence / Assistance / Other
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6085019&temp table=ENFORCEMENT
Title Description Comments:

Letter Response

Action Type: Other Regulatory Actions
Action Date: 1/12/2011
Received Issue Date: 1/12/2011
Action: Technical Correspondence / Assistance / Other
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6085016&temp table=ENFORCEMENT
Title Description Comments:

Time Extensiom

Action Type: Other Regulatory Actions
Action Date: 11/8/2010
Received Issue Date: 11/8/2010
Action: Technical Correspondence / Assistance / Other
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6068661&temp table=ENFORCEMENT
Title Description Comments:

APPROVAL OF WORKPLAN FOR ADDITIONAL SITE ASSESSMENT

Action Type: Other Regulatory Actions
Action Date: 10/19/2006
Received Issue Date: 10/19/2006
Action: Technical Correspondence / Assistance / Other
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6036319&temptable=ENFORCEMENT
Title Description Comments:

WORKPLAN APPROVAL

Action Type: Leak Action
Action Date: 1/2/1965
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

LUST Cleanup Sites from GeoTracker Search - Site Maps(as of Apr 9, 2019)

Title: MW-6 (MW-6)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1062641918/SL0603709506.PDF
Size : 195 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 5/9/2011

Title: MW-5 (MW-5)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/8347116053/SL0603709506.PDF
Size : 210 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 5/9/2011

Title: GEO_MAP
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/5312348365/SL0603709506.PDF
Size : 459 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 5/9/2011

Title: MW-4 (MW-4)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9971372246/SL0603709506.PDF
Size : 187 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 5/9/2011

Title: MW-8 (MW-8)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1171738624/SL0603709506.PDF
Size : 186 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 5/9/2011

Title: MW-7 (MW-7)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5334151506/SL0603709506.PDF
Size : 218 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 5/9/2011

Title: GEO_MAP
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/3784589469/SL0603709506.pdf
Size : 114 KB
Submitted By: STANTEC (AUTH_RP)
Submitted: 1/9/2007

Title: GEO_BORE (B-12)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5721575677/SL0603709506.pdf
Size : 57 KB
Submitted By: STANTEC (AUTH_RP)
Submitted: 1/9/2007

Title: GEO_BORE (B-11)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4744383096/SL0603709506.pdf
Size : 58 KB
Submitted By: STANTEC (AUTH_RP)
Submitted: 1/9/2007

Title: GEO_BORE (B-15)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4658787369/SL0603709506.pdf
Size : 769 KB
Submitted By: STANTEC (AUTH_RP)
Submitted: 1/9/2007

Title: GEO_BORE (B-9)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3642138421/SL0603709506.pdf
Size : 57 KB
Submitted By: STANTEC (AUTH_RP)
Submitted: 1/9/2007

Title: GEO_BORE (B-17)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7785755991/SL0603709506.pdf
Size : 59 KB
Submitted By: STANTEC (AUTH_RP)
Submitted: 1/9/2007

Title: GEO_BORE (B-19)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3131452798/SL0603709506.pdf
Size : 58 KB
Submitted By: STANTEC (AUTH_RP)
Submitted: 1/9/2007

Title: GEO_BORE (B-16)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9628217399/SL0603709506.pdf
Size : 73 KB
Submitted By: STANTEC (AUTH_RP)
Submitted: 1/9/2007

Title: GEO_BORE (B-21)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2216918766/SL0603709506.pdf
Size : 60 KB
Submitted By: STANTEC (AUTH_RP)
Submitted: 1/9/2007

Title: GEO_BORE (B-10)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3348982095/SL0603709506.pdf
Size : 59 KB
Submitted By: STANTEC (AUTH_RP)
Submitted: 1/9/2007

Title: GEO_BORE (B-14)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6163542032/SL0603709506.pdf
Size : 58 KB
Submitted By: STANTEC (AUTH_RP)
Submitted: 1/9/2007

Title: GEO_BORE (B-18)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7181384027/SL0603709506.pdf
Size : 59 KB
Submitted By: STANTEC (AUTH_RP)
Submitted: 1/9/2007

Title: GEO_BORE (B-13)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9827481925/SL0603709506.pdf
Size : 58 KB
Submitted By: STANTEC (AUTH_RP)
Submitted: 1/9/2007

Title: GEO_BORE (B-22)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6491149723/SL0603709506.pdf

Size : 63 KB
Submitted By: STANTEC (AUTH_RP)
Submitted: 1/9/2007

LUST Cleanup Sites from GeoTracker Search - Documents(as of Apr 9, 2019)

Document Type: Site Documents — ***Size :*** 421 KB
Document Date: 7/3/2014* — ***Submitted By:*** GHD (CONTRACTOR)
Type: CORRESPONDENCE — ***Submitted:***
Title: WASTE MANIFEST
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2043642163/SL0603709506.PDF

Document Type: Site Documents — ***Size :*** 1,989 KB
Document Date: 6/6/2014 — ***Submitted By:*** GHD (CONTRACTOR)
Type: WELL DESTRUCTION REPORT — ***Submitted:***
Title: WELL DESTRUCTION REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2347826123/SL0603709506.PDF

Document Type: Site Documents — ***Size :*** 8,778 KB
Document Date: 4/28/2014* — ***Submitted By:*** GHD (CONTRACTOR)
Type: WELL DESTRUCTION WORKPLAN — ***Submitted:***
Title: WORK PLAN FOR WELL DESTRUCTION
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5910209000/SL0603709506.PDF

Document Type: Site Documents — ***Size :*** 90 KB
Document Date: 3/12/2014* — ***Submitted By:*** GHD (CONTRACTOR)
Type: CORRESPONDENCE — ***Submitted:***
Title: NOTIFICATION OF PROJECT MANAGER CHANGE
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7936021924/SL0603709506.PDF

Document Type: Site Documents — ***Size :***
Document Date: 2/21/2014 — ***Submitted By:*** DALIA AHMED (REGULATOR)
Type: CLOSURE/NO FURTHER ACTION LETTER — ***Submitted:***
Title: UNKNOWN
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6193415

Document Type: Monitoring Reports — ***Size :*** 5,084 KB
Document Date: 1/13/2014* — ***Submitted By:*** GHD (CONTRACTOR)
Type: MONITORING REPORT - SEMI-ANNUALLY — ***Submitted:***
Title: SECOND SEMI-ANNUAL 2013 GROUNDWATER MONITORING AND SAMPLING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7286658585/SL0603709506.PDF

Document Type: Site Documents — ***Size :***
Document Date: 12/18/2013 — ***Submitted By:*** DAVE BJOSTAD (REGULATOR)
Type: NOTIFICATION - PRECLOSURE — ***Submitted:***
Title: UNKNOWN
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6186453

Document Type: Site Documents — ***Size :*** 74 KB
Document Date: 8/26/2013 — ***Submitted By:*** GHD (CONTRACTOR)
Type: CORRESPONDENCE — ***Submitted:***
Title: NOTIFICATION OF SITE ACCESS
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5712966859/SL0603709506.PDF

Document Type: Site Documents — ***Size :*** 273 KB
Document Date: 8/13/2013 — ***Submitted By:*** GHD (CONTRACTOR)
Type: SITE INVESTIGATION WORKPLAN — ***Submitted:***
Title: RESPONSE TO APPROVAL OF REVISED SUPPLEMENTAL SITE ASSESSMENT WORK PLAN
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2244678556/SL0603709506.PDF

Document Type: Site Documents — ***Size :*** 87 KB
Document Date: 6/11/2013 — ***Submitted By:*** GHD (CONTRACTOR)
Type: CORRESPONDENCE — ***Submitted:***
Title: NOTIFICATION OF RESPONSIBLE PARTY CONTACT CHANGE
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2526471972/SL0603709506.PDF

Document Type: Site Documents — ***Size :***
Document Date: 5/17/2013 — ***Submitted By:*** DAVE BJOSTAD (REGULATOR)

Type: REQUEST FOR CLOSURE **Submitted:**
Title: CONCEPTUAL SITE MODEL AND LOW THREAT CLOSURE EVALUATION - REGULATOR RESPONSE
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&document_id=5792791

Document Type: Site Documents **Size :** 15,236 KB
Document Date: 5/17/2013 **Submitted By:** GHD (CONTRACTOR)
Type: REQUEST FOR CLOSURE **Submitted:**
Title: CONCEPTUAL SITE MODEL AND LOW THREAT CLOSURE EVALUATION
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2574990451/SL0603709506.PDF

Document Type: Site Documents **Size :**
Document Date: 5/13/2013 **Submitted By:** CARLOS ORTEZ (REGULATOR)
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER **Submitted:**
Title: WORKPLAN APPROVAL
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6160109

Document Type: Site Documents **Size :** 85 KB
Document Date: 5/9/2013 **Submitted By:** GHD (CONTRACTOR)
Type: CORRESPONDENCE **Submitted:**
Title: CONFIRMATION OF UPDATED GROUNDWATER MONITORING AND REPORTING SCHEDULE
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1243859469/SL0603709506.PDF

Document Type: Site Documents **Size :** 795 KB
Document Date: 5/2/2013 **Submitted By:** GHD (CONTRACTOR)
Type: CORRESPONDENCE **Submitted:**
Title: WASTE MANIFEST
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2376115918/SL0603709506.PDF

Document Type: Site Documents **Size :**
Document Date: 4/23/2013 **Submitted By:** CARLOS ORTEZ (REGULATOR)
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER **Submitted:**
Title: REPORT REVIEW
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6160200

Document Type: Monitoring Reports **Size :** 6,472 KB
Document Date: 4/8/2013 **Submitted By:** GHD (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: FIRST QUARTER 2013 GROUNDWATER MONITORING AND SAMPLING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1270448207/SL0603709506.PDF

Document Type: Site Documents **Size :** 77 KB
Document Date: 2/13/2013 **Submitted By:** GHD (CONTRACTOR)
Type: CORRESPONDENCE **Submitted:**
Title: NOTIFICATION OF SITE ACCESS
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9596297502/SL0603709506.PDF

Document Type: Monitoring Reports **Size :** 6,048 KB
Document Date: 1/9/2013 **Submitted By:** GHD (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: FOURTH QUARTER 2012 GROUNDWATER MONITORING AND SAMPLING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4577468156/SL0603709506.PDF

Document Type: Site Documents **Size :** 61 KB
Document Date: 11/16/2012 **Submitted By:** GHD (CONTRACTOR)
Type: CORRESPONDENCE **Submitted:**
Title: NOTIFICATION OF SITE ACCESS
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3670823574/SL0603709506.PDF

Document Type: Monitoring Reports **Size :** 5,815 KB
Document Date: 10/4/2012 **Submitted By:** GHD (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: THIRD QUARTER 2012 GROUNDWATER MONITORING AND SAMPLING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7164762377/SL0603709506.PDF

Document Type: Site Documents **Size :** 92 KB
Document Date: 8/3/2012 **Submitted By:** GHD (CONTRACTOR)
Type: CORRESPONDENCE **Submitted:**

Title: NOTIFICATION OF SITE ACCESS
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7388486504/SL0603709506.PDF

Document Type: Site Documents | **Size :** 71 KB
Document Date: 8/3/2012 | **Submitted By:** GHD (CONTRACTOR)
Type: CORRESPONDENCE | **Submitted:**
Title: NOTIFICATION OF CHANGE IN CONSULTANT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4998826026/SL0603709506.PDF

Document Type: Site Documents | **Size :** 68 KB
Document Date: 8/3/2012 | **Submitted By:** GHD (CONTRACTOR)
Type: CORRESPONDENCE | **Submitted:**
Title: NOTIFICATION OF SITE ACCESS
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6832199037/SL0603709506.PDF

Document Type: Site Documents | **Size :** 69 KB
Document Date: 8/3/2012 | **Submitted By:** GHD (CONTRACTOR)
Type: CORRESPONDENCE | **Submitted:**
Title: NOTIFICATION OF PHILLIPS 66 COMPANY CONTACT CHANGE
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9269653260/SL0603709506.PDF

Document Type: Monitoring Reports | **Size :** 5,799 KB
Document Date: 7/10/2012 | **Submitted By:** GHD (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY | **Submitted:**
Title: QUARTERLY GROUNDWATER MONITORING AND SAMPLING REPORT - APRIL THROUGH JUNE 2012
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5759240329/SL0603709506.PDF

Document Type: Site Documents | **Size :** 20,308 KB
Document Date: 3/29/2012 | **Submitted By:** STANTEC (CONTRACTOR)
Type: PRELIMINARY SITE ASSESSMENT WORKPLAN - ADDENDUM | **Submitted:**
Title: REVISED SUPPLEMENTAL SITE ASSESSMENT WORK PLAN
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7537184953/SL0603709506.PDF

Document Type: Monitoring Reports | **Size :** 5,121 KB
Document Date: 3/29/2012 | **Submitted By:** STANTEC (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY | **Submitted:**
Title: 1Q12 QUARTERLY GROUNDWATER MONITORING REPORT - JANUARY THROUGH MARCH 2012
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9102613329/SL0603709506.PDF

Document Type: Site Documents | **Size :**
Document Date: 1/25/2012 | **Submitted By:** CARLOS ORTEZ (REGULATOR)
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER | **Submitted:**
Title: TIME EXTENSION APPROVAL
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6111948

Document Type: Site Documents | **Size :**
Document Date: 1/18/2012 | **Submitted By:** CARLOS ORTEZ (REGULATOR)
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER | **Submitted:**
Title: REPORT REVIEW
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6109031

Document Type: Monitoring Reports | **Size :** 4,959 KB
Document Date: 1/10/2012 | **Submitted By:** STANTEC (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY | **Submitted:**
Title: TW WILSHIRE-HIGHLAND 4Q11 QUARTERLY GROUNDWATER MONITORING REPORT - OCTOBER THROUGH DECEMBER 2011
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9039814770/SL0603709506.PDF

Document Type: Site Documents | **Size :** 425 KB
Document Date: 1/9/2012 | **Submitted By:** STANTEC (CONTRACTOR)
Type: CORRESPONDENCE | **Submitted:**
Title: TW WILSHIRE-HIGHLAND - RESPONSE TO APPROVAL OF SUPPLEMENTAL SITE ASSESSMENT WORK PLAN
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6909345269/SL0603709506.PDF

Document Type: Site Documents | **Size :**

Document Date: 10/24/2011 **Submitted By:** CARLOS ORTEZ (REGULATOR)
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER **Submitted:**
Title: WORKPLANS APPROVAL
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6101561

Document Type: Monitoring Reports **Size :** 3,552 KB
Document Date: 10/13/2011 **Submitted By:** STANTEC (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: QUARTERLY GROUNDWATER MONITORING REPORT- JULY THROUGH SEPTEMBER 2011
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2059983253/SL0603709506.PDF

Document Type: Site Documents **Size :** 18,088 KB
Document Date: 9/2/2011 **Submitted By:** STANTEC (CONTRACTOR)
Type: SITE ASSESSMENT REPORT **Submitted:**
Title: FORMER TIDEWATER SERVICE STATION - SUPPLEMENTAL SITE ASSESSMENT WORK PLAN
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8563008129/SL0603709506.PDF

Document Type: Monitoring Reports **Size :** 4,937 KB
Document Date: 7/14/2011 **Submitted By:** STANTEC (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: QUARTERLY GROUNDWATER MONITORING REPORT - APRIL THROUGH JUNE 2011
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7304549455/SL0603709506.PDF

Document Type: Site Documents **Size :**
Document Date: 7/5/2011 **Submitted By:** CARLOS ORTEZ (REGULATOR)
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER **Submitted:**
Title: RESPONSE TO SITE ASSESSMENT REPORT
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6091193

Document Type: Site Documents **Size :** 10,974 KB
Document Date: 5/6/2011 **Submitted By:** STANTEC (CONTRACTOR)
Type: SITE ASSESSMENT REPORT **Submitted:**
Title: TW WILSHIRE HIGHLAND SAR DRAFT APPENDICES
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9642743706/SL0603709506.PDF

Document Type: Site Documents **Size :** 16,036 KB
Document Date: 5/6/2011 **Submitted By:** STANTEC (CONTRACTOR)
Type: SITE ASSESSMENT REPORT **Submitted:**
Title: TW WILSHIRE HIGHLAND SAR DRAFT TEXT TABLES FIGURES
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6166330993/SL0603709506.PDF

Document Type: Site Documents **Size :**
Document Date: 4/25/2011 **Submitted By:** CARLOS ORTEZ (REGULATOR)
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER **Submitted:**
Title: LETTER RESPONSE
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6085019

Document Type: Site Documents **Size :**
Document Date: 1/12/2011 **Submitted By:** CARLOS ORTEZ (REGULATOR)
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER **Submitted:**
Title: TIME EXTENSIOM
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6085016

Document Type: Site Documents **Size :**
Document Date: 11/8/2010 **Submitted By:** CARLOS ORTEZ (REGULATOR)
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER **Submitted:**
Title: APPROVAL OF WORKPLAN FOR ADDITIONAL SITE ASSESSMENT
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6068661

Document Type: Site Documents **Size :** 47 KB
Document Date: 4/30/2009 **Submitted By:** STANTEC (CONTRACTOR)
Type: CORRESPONDENCE **Submitted:**
Title: COP PM CHANGE NOTIFICATION
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7443001866/SL0603709506.PDF

Document Type: Site Documents | **Size :** 8,837 KB
Document Date: 2/21/2008 | **Submitted By:** STANTEC (CONTRACTOR)
Type: WORKPLANS - OTHER WP | **Submitted:**
Title: WORK PLAN FOR ADDITIONAL SITE ASSESSMENT (2 OF 2)
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8992329478/SL0603709506.PDF

Document Type: Site Documents | **Size :** 27 KB
Document Date: 1/14/2008 | **Submitted By:** STANTEC (CONTRACTOR)
Type: CORRESPONDENCE - OTHER | **Submitted:**
Title: RWQCB MEETING NOTES
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8374938070/SL0603709506.PDF

Document Type: Site Documents | **Size :** 507 KB
Document Date: 1/2/2008 | **Submitted By:** STANTEC (CONTRACTOR)
Type: CORRESPONDENCE - OTHER | **Submitted:**
Title: REQUEST FOR MEETING & TIME EXTENSION
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3806384027/SL0603709506.PDF

Document Type: Site Documents | **Size :** 424 KB
Document Date: 12/3/2007 | **Submitted By:** STANTEC (CONTRACTOR)
Type: CORRESPONDENCE - OTHER | **Submitted:**
Title: MOC NOTIFICATION LETTER
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3969022989/SL0603709506.PDF

Document Type: Site Documents | **Size :** 1,947 KB
Document Date: 11/13/2007 | **Submitted By:** (REGULATOR)
Type: | **Submitted:**
Title:
Title Link: http://geotracker.waterboards.ca.gov/site_documents/1869084000/1041B%20Review%20of%20Site%20Assessment%20Report%20dated%20January%2012%202007%20110907%2Epdf

Document Type: Site Documents | **Size :** 13,581 KB
Document Date: 1/18/2007 | **Submitted By:** STANTEC (AUTH_RP)
Type: REPORTS - RISK ASSESSMENT RELATED RPT. | **Submitted:**
Title: SITE ASSESSMENT REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5637942254/SL0603709506.PDF

Document Type: Site Documents | **Size :** 7,919 KB
Document Date: 11/30/2006 | **Submitted By:** STANTEC (AUTH_RP)
Type: WORKPLANS - OTHER WP | **Submitted:**
Title: WORK PLAN FOR SITE ASSESSMENT 03/10/05
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5075208902/SL0603709506.PDF

Document Type: Site Documents | **Size :** 30 KB
Document Date: 11/30/2006 | **Submitted By:** STANTEC (AUTH_RP)
Type: CORRESPONDENCE - OTHER | **Submitted:**
Title: REQUEST FOR TIME EXTENSION
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3129763543/SL0603709506.PDF

Document Type: Site Documents | **Size :** 11 KB
Document Date: 11/30/2006 | **Submitted By:** STANTEC (AUTH_RP)
Type: CORRESPONDENCE - DIRECTIVE RELATED | **Submitted:**
Title: REQUEST FOR TIME EXTENSION 01/26/05
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4235028922/SL0603709506.PDF

Document Type: Site Documents | **Size :** 12 KB
Document Date: 11/30/2006 | **Submitted By:** STANTEC (AUTH_RP)
Type: CORRESPONDENCE - DIRECTIVE RELATED | **Submitted:**
Title: REQUEST FOR TIME EXTENSION 12/09/2004
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4038726627/SL0603709506.PDF

Document Type: Site Documents | **Size :** 15,347 KB
Document Date: 11/2/2006 | **Submitted By:** STANTEC (AUTH_RP)
Type: WORKPLANS - OTHER WP | **Submitted:**
Title: REVISED WORK PLAN

Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2559339225/SL0603709506.PDF

Document Type: Site Documents
Size : 25 KB
Document Date: 11/2/2006
Submitted By: STANTEC (AUTH_RP)
Type: CORRESPONDENCE - DIRECTIVE RELATED
Submitted:
Title: REQUEST FOR EXTENSION
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8376188516/SL0603709506.PDF

Document Type: Site Documents
Size :
Document Date: 10/19/2006
Submitted By: CARLOS ORTEZ (REGULATOR)
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER
Submitted:
Title: WORKPLAN APPROVAL
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6036319

Document Type: Site Documents
Size : 345 KB
Document Date: 9/15/2006
Submitted By: (REGULATOR)
Type:
Submitted:
Title:
Title Link: http://geotracker.waterboards.ca.gov/site_documents/2876392960/1041B%20SLIC%20Oversight%20Cost%20Reimbursement%20Account%20081106%2Epdf

Document Type: Site Documents
Size : 345 KB
Document Date: 8/17/2006
Submitted By: (REGULATOR)
Type:
Submitted:
Title:
Title Link: http://geotracker.waterboards.ca.gov/site_documents/9210697770/1041B%20SLIC%20Oversight%20Cost%20Reimbursement%20Account%20081106%2Epdf

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71	1 of 1	S	0.36 / 1,904.44	179.59 / -15	**HARRY'S AUTO BODY INC.** **1023 &1027 S. REDONDO BLVD** **LOS ANGELES CA 90019**	**CLEANUP SITES**

Global ID: SLT43705703
Site Facility Type: CLEANUP PROGRAM SITE
Status: COMPLETED - CASE CLOSED
County: LOS ANGELES
Status Date: 2003-02-11 00:00:00
Latitude: 34.056477
Longitude: -118.346235
Data Source: Cleanup Program Sites from GeoTracker Search; Cleanup Sites from GeoTracker Cleanup Sites Data Download

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 1073
CUF Case: NO
Local Case No:
Case Worker:
Begin Date: 2001-03-05 00:00:00
File Location:
Stop Method:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Local Agency:
Potential COC:
Potential Media of Concern:
How Discovered:
How Discovered Description:
Stop Description:
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
DWR GW Subbasin Name: Coastal Plain Of Los Angeles - Central (4-011.04)
Disadvantaged Community:
Site History:

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Acitivity

Action Type: ENFORCEMENT
Date : 2003-02-11 00:00:00
Action: Closure/No Further Action Letter

Action Type: ENFORCEMENT

Date : 2003-01-29 00:00:00
Action: * No Action

Action Type: RESPONSE
Date : 2003-01-28 00:00:00
Action: Soil and Water Investigation Report

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Completed - Case Closed
Status Date: 2003-02-11 00:00:00

Status: Open - Verification Monitoring
Status Date: 2003-02-11 00:00:00

Status: Open - Site Assessment
Status Date: 2001-03-05 00:00:00

Status: Open - Case Begin Date
Status Date: 2001-03-05 00:00:00

Cleanup Program Sites from GeoTracker Search - Regulatory Profile(as of Apr 9, 2019)

Project Status:
CUF Claim:
CUF Priority Assign:
CUF Amount Paid:
WDR Place Type:
WDR File:
WDR Order:
File Location:
User Defined Beneficial Use:
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: http://geotracker.waterboards.ca.gov/profile_report?global_id=SLT43705703
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 2/11/2003
Cleanup History Link: http://geotracker.waterboards.ca.gov/profile_report_include?global_id=SLT43705703&tabname=regulatoryhistory
Potential COC: NONE SPECIFIED
Potential Media of Concern: NONE SPECIFIED
DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04)
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 1073
Site History:

No site history available

Cleanup Program Sites from GeoTracker Search - Regulatory Activities(as of Apr 9, 2019)

Action Type: Other Regulatory Actions
Action Date: 2/11/2003
Received Issue Date: 2/11/2003
Action: Closure/No Further Action Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SLT43705703&enforcement_id=6156360&tmptable=ENFORCEMENT
Title Description Comments:

No Further Action - SOIL ONLY

Action Type: Enforcement - Other
Action Date: 1/29/2003
Received Issue Date: 1/29/2003
Action: * No Action
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 1/28/2003
Received Issue Date: 1/28/2003
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Soil and Water Investigation Report

Cleanup Program Sites from GeoTracker Search - Documents(as of Apr 9, 2019)

Document Type: Site Documents
Document Date: 2/11/2003
Size :
Submitted:
Submitted By: ASHEEKA PRASAD (REGULATOR)
Title: NO FURTHER ACTION - SOIL ONLY
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SLT43705703&enforcement_id=6156360
Type: CLOSURE/NO FURTHER ACTION LETTER

Cleanup Program Sites from GeoTracker Search - Cleanup Action Report(as of Apr 9, 2019)

Status: Open - Verification Monitoring
Date : 2/11/2003

Status: Completed - Case Closed
Date : 2/11/2003

Status: Open - Site Assessment
Date : 3/5/2001

Status: Open - Case Begin Date
Date : 3/5/2001

72	1 of 1	W	0.37 / 1,947.29	193.86 / -1	5670 WILSHIRE OWNER LLC 5670 WILSHIRE BLVD. LOS ANGELES CA 90036	RCRA TSD

EPA Handler ID: CAC003013191
Gen Status Universe: No Report
Contact Name: ALAN HARTLEY
Contact Address: 2515 W. EMPIRE AVE , , BURBANK , CA, 91504 ,
Contact Phone No and Ext: 818-843-2010
Contact Email: ALAN.HARTLEY@MCC-INTERIORS.COM
Contact Country:
Land Type:
County Name: LOS ANGELES
EPA Region: 09
Receive Date: 20190502

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Smelting, Melting and Refining: No
Underground Injection Control: No
Commercial TSD: No

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

Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20190502
Handler Name: 5670 WILSHIRE OWNER LLC
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Other
Name: ALAN HARTLEY
Date Became Current:
Date Ended Current:
Phone: 818-843-2010
Source Type: Implementer
Street No:
Street 1: 2515 W. EMPIRE AVE
Street 2:
City: BURBANK
State: CA
Country:
Zip Code: 91504

Owner/Operator Ind: Current Owner
Type: Other
Name: 5670 WILSHIRE OWNER LLC
Date Became Current:
Date Ended Current:
Phone: 415-438-3337
Source Type: Implementer
Street No:
Street 1: ONE BUSH ST. SUITE 1450
Street 2:
City: SAN FRANCISCO
State: CA
Country:
Zip Code: 94104

73	1 of 1	S	0.38 / 1,991.91	179.30 / -15	RAYMOND 1038 S REDONDO BLVD LOS ANGELES CA 90019	RCRA TSD

EPA Handler ID: CAC003009011
Gen Status Universe: No Report
Contact Name: DEVIN RAYMOND
Contact Address: 1038 S REDONDO BLVD , , LOS ANGELES , CA, 90019 ,
Contact Phone No and Ext: 518-488-9941
Contact Email: ATIOFFICE@YAHOO.COM
Contact Country:
Land Type:
County Name: LOS ANGELES
EPA Region: 09
Receive Date: 20190405

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Smelting, Melting and Refining: No

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

Underground Injection Control: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20190405
Handler Name: RAYMOND
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Other
Name: DEVIN RAYMOND
Date Became Current:
Date Ended Current:
Phone: 518-488-9941
Source Type: Implementer
Street No:
Street 1: 1038 S REDONDO BLVD
Street 2:
City: LOS ANGELES
State: CA
Country:
Zip Code: 90019

Owner/Operator Ind: Current Owner
Type: Other
Name: DANIEL GREENWALD
Date Became Current:
Date Ended Current:
Phone: 201-895-6577
Source Type: Implementer
Street No:
Street 1: 310 W 55TH ST
Street 2:
City: NEW YORK
State: NY
Country:
Zip Code: 10019

74	1 of 1	NNE	0.38 / 1,993.10	210.66 / 16	**LEKFIT LLC** **346 S. LA BREA AVE.** **LOS ANGELES CA 90036**	RCRA TSD

EPA Handler ID: CAC003010034
Gen Status Universe: No Report
Contact Name: LEKFIT LLC
Contact Address: 615 S. ARDEN BLVD. , , LOS ANGELES , CA, 90005 ,
Contact Phone No and Ext: 310-766-9800
Contact Email: CRISTAL.TEECOR@YAHOO.COM
Contact Country:
Land Type:
County Name: LOS ANGELES
EPA Region: 09
Receive Date: 20190412

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No

Onsite Burner Exemption:	No
Smelting, Melting and Refining:	No
Underground Injection Control:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20190412
Handler Name:	LEKFIT LLC
Generator Status Universe:	No Report
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	615 S. ARDEN BLVD.
Name:	LEKFIT LLC	***Street 2:***	
Date Became Current:		***City:***	LOS ANGELES
Date Ended Current:		***State:***	CA
Phone:	310-766-9800	***Country:***	
Source Type:	Implementer	***Zip Code:***	90005
Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	615 S. ARDEN BLVD.
Name:	LEKFIT LLC	***Street 2:***	
Date Became Current:		***City:***	LOS ANGELES
Date Ended Current:		***State:***	CA
Phone:	310-766-9800	***Country:***	
Source Type:	Implementer	***Zip Code:***	90005

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
75	1 of 1	SSE	0.38 / 1,997.29	184.39 / -10	SHELL STATION (FORMER) 5160 OLYMPIC BLVD LOS ANGELES CA 90022	LUST

Global ID:	T0603739146	***County:***	LOS ANGELES
Status:	COMPLETED - CASE CLOSED	***Latitude:***	34.0161418444027
Status Date:	2012-02-16 00:00:00	***Longitude:***	-118.159039914608
Case Type:	LUST CLEANUP SITE		
Date Source:	LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:	I-06224A	***Potential COC:***	Gasoline
Local Case No:	006010-026297	***How Discovered:***	Other Means
Begin Date:	2002-05-03 00:00:00	***Stop Method:***	Close and Remove Tank
Lead Agency:	LOS ANGELES RWQCB (REGION 4)	***Stop Description:***	
Local Agency:	LOS ANGELES COUNTY	***Case Worker:***	CET
CUF Case:	NO	***File Location:***	Regional Board
Potential Media of Concern:	Aquifer used for drinking water supply		
How Discovered Description:	TANK REMOVAL		
Calwater Watershed Name:	Los Angeles River - Los Angeles (412.10)		
DWR GW Subbasin Name:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Disadvantaged Community:			
Site History:			

Regulatory Activity

Action Type: ENFORCEMENT
Date : 2012-02-16 00:00:00
Action: Closure/No Further Action Letter

Action Type: RESPONSE
Date : 2012-01-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 2012-01-15 00:00:00
Action: Conceptual Site Model

Action Type: ENFORCEMENT
Date : 2012-01-10 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2011-09-27 00:00:00
Action: Request for Closure

Action Type: RESPONSE
Date : 2011-09-27 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 2011-09-27 00:00:00
Action: Site Assessment Report

Action Type: RESPONSE
Date : 2011-07-15 00:00:00
Action: Conceptual Site Model

Action Type: RESPONSE
Date : 2011-07-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 2011-01-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 2010-12-15 00:00:00
Action: Soil and Water Investigation Report

Action Type: ENFORCEMENT
Date : 2010-11-23 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2010-10-20 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 2010-10-20 00:00:00
Action: Correspondence

Action Type: RESPONSE
Date : 2010-10-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: ENFORCEMENT
Date : 2010-07-26 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2010-07-15 00:00:00

Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 2010-07-15 00:00:00
Action: Conceptual Site Model

Action Type: RESPONSE
Date : 2010-05-10 00:00:00
Action: Soil and Water Investigation Workplan

Action Type: ENFORCEMENT
Date : 2010-04-15 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2010-04-15 00:00:00
Action: Conceptual Site Model

Action Type: RESPONSE
Date : 2010-01-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 2010-01-15 00:00:00
Action: Conceptual Site Model

Action Type: RESPONSE
Date : 2010-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2009-12-23 00:00:00
Action: Soil and Water Investigation Workplan

Action Type: RESPONSE
Date : 2009-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2009-10-15 00:00:00
Action: Conceptual Site Model

Action Type: RESPONSE
Date : 2009-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2009-07-15 00:00:00
Action: Conceptual Site Model

Action Type: ENFORCEMENT
Date : 2009-06-15 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2009-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2009-04-15 00:00:00
Action: Conceptual Site Model

Action Type: RESPONSE
Date : 2009-01-22 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 2009-01-15 00:00:00
Action: Conceptual Site Model

Action Type: RESPONSE
Date : 2009-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2009-01-15 00:00:00
Action: Other Report / Document

Action Type: RESPONSE
Date : 2008-10-15 00:00:00
Action: Conceptual Site Model

Action Type: RESPONSE
Date : 2008-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2008-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2008-07-15 00:00:00
Action: Sensitive Receptor Survey Report

Action Type: RESPONSE
Date : 2008-07-15 00:00:00
Action: Conceptual Site Model

Action Type: RESPONSE
Date : 2008-04-15 00:00:00
Action: Conceptual Site Model

Action Type: RESPONSE
Date : 2008-04-15 00:00:00
Action: Remedial Progress Report

Action Type: RESPONSE
Date : 2008-04-15 00:00:00
Action: Other Report / Document

Action Type: RESPONSE
Date : 2008-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date : 2008-03-27 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2008-01-15 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 2008-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2007-10-15 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 2007-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2007-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2007-07-15 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 2007-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2007-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2006-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2006-10-15 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 2006-07-15 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 2006-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2006-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2006-04-15 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 2006-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2006-01-15 00:00:00
Action: Soil and Water Investigation Report

Action Type: REMEDIATION
Date : 2005-12-15 00:00:00
Action: Soil Vapor Extraction (SVE)

Action Type: RESPONSE
Date : 2005-10-15 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 2005-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2005-09-14 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 2005-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2005-07-15 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE

Date : 2005-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2005-04-15 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 2005-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2005-01-15 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 2004-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2004-10-15 00:00:00
Action: Soil and Water Investigation Report

Action Type: ENFORCEMENT
Date : 2004-09-30 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2004-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2004-07-15 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 2004-04-15 00:00:00
Action: Soil and Water Investigation Workplan

Action Type: RESPONSE
Date : 2004-04-15 00:00:00
Action: Interim Remedial Action Plan

Action Type: RESPONSE
Date : 2004-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2004-04-15 00:00:00
Action: Soil and Water Investigation Report

Action Type: ENFORCEMENT
Date : 2004-02-02 00:00:00
Action: 13267 Requirement

Action Type: RESPONSE
Date : 2004-01-15 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 2004-01-15 00:00:00
Action: CAP/RAP - Other Report

Action Type: RESPONSE
Date : 2004-01-15 00:00:00
Action: CAP/RAP - Final Remediation / Design Plan

Action Type: RESPONSE
Date : 2004-01-15 00:00:00

Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date : 2003-10-30 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2003-09-11 00:00:00
Action: Other Report / Document

Action Type: RESPONSE
Date : 2003-09-09 00:00:00
Action: Soil and Water Investigation Workplan

Action Type: ENFORCEMENT
Date : 2003-09-09 00:00:00
Action: * No Action

Action Type: ENFORCEMENT
Date : 2003-08-11 00:00:00
Action: Staff Letter

Action Type: Other
Date : 2003-06-04 00:00:00
Action: Leak Reported

Action Type: REMEDIATION
Date : 2002-06-01 00:00:00
Action: Excavation

Action Type: Other
Date : 2002-05-03 00:00:00
Action: Leak Discovery

Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: ROBERT GETMAN
City: ALHAMBRA
Organization Name: LOS ANGELES COUNTY
Address:
Email:
Phone No: 6264583513

Contact Type: Regional Board Caseworker
Contact Name: CHANDRA TYLER
City: R4 UNKNOWN
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address:
Email: cetyler@waterboards.ca.gov
Phone No:

Status History

Status: Completed - Case Closed
Status Date: 2012-02-16 00:00:00

Status: Open - Verification Monitoring
Status Date: 2010-07-26 00:00:00

Status: Open - Site Assessment
Status Date: 2008-03-04 00:00:00

Status: Open - Remediation
Status Date: 2004-09-23 00:00:00

Status: Open - Remediation
Status Date: 2004-02-02 00:00:00

Status: Open - Site Assessment
Status Date: 2003-10-30 00:00:00

Status: Open - Site Assessment

Status Date: 2003-09-09 00:00:00

Status: Open - Site Assessment
Status Date: 2003-06-04 00:00:00

Status: Open - Case Begin Date
Status Date: 2002-05-03 00:00:00

LUST Cleanup Sites from GeoTracker Search - Regulatory Profile(as of Apr 9, 2019)

Site Facility Name: SHELL STATION (FORMER)
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
Potential COC: GASOLINE
WDR Place Type:
WDR File:
WDR Order:
Address: 5160 OLYMPIC BLVD
City: LOS ANGELES
Zip: 90022
County: LOS ANGELES
CUF Claim:
CUF Priority Assig:
CUF Amount Paid:
File Location: REGIONAL BOARD
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: http://geotracker.waterboards.ca.gov/profile_report?global_id=T0603739146
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 2/16/2012
Cleanup History Link: http://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603739146&tabname=regulatoryhistory
Potential Media of Concern: AQUIFER USED FOR DRINKING WATER SUPPLY
User Defined Beneficial Use:
DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04)
Calwater Watershed Name: Los Angeles River - Los Angeles (412.10)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: I-06224A
CASEWORKER: CHANDRA TYLER
LOS ANGELES COUNTY - CASE #: 006010-026297
CASEWORKER: ROBERT GETMAN
Site History:

No site history available

LUST Cleanup Sites from GeoTracker Search - Cleanup Status History(as of Apr 9, 2019)

Status: Completed - Case Closed
Date : 2/16/2012

Status: Open - Verification Monitoring
Date : 7/26/2010

Status: Open - Site Assessment
Date : 3/4/2008

Status: Open - Remediation
Date : 9/23/2004

Status: Open - Remediation
Date : 2/2/2004

Status: Open - Site Assessment
Date : 10/30/2003

Status: Open - Site Assessment
Date : 9/9/2003

Status: Open - Site Assessment
Date : 6/4/2003

Status: Open - Case Begin Date
Date : 5/3/2002

LUST Cleanup Sites from GeoTracker Search - Cleanup Action(as of Apr 9, 2019)

Action Type: SOIL VAPOR EXTRACTION (SVE) ***Begin Date:*** 12/15/2005
Phase: Soil ***End Date:*** 12/14/2009
Contaminant Mass Removed: 77,633 Pounds
Description:

Action Type: EXCAVATION ***Begin Date:*** 6/1/2002
Phase: Soil ***End Date:*** 6/1/2002
Contaminant Mass Removed:
Description: Soil Excavation

LUST Cleanup Sites from GeoTracker Search - Regulatory Activities(as of Apr 9, 2019)

Action Type: Other Regulatory Actions
Action Date: 2/16/2012
Received Issue Date: 2/16/2012
Action: Closure/No Further Action Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603739146&enforcement_id=6113596&temptable=ENFORCEMENT
Title Description Comments:

Closure Letter

Action Type: Response Requested - Other
Action Date: 1/15/2012
Received Issue Date: 1/6/2012
Action: Conceptual Site Model
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 1/15/2012
Received Issue Date: 12/15/2011
Action: Monitoring Report - Semi-Annually
Doc Link:
Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 1/10/2012
Received Issue Date: 1/10/2012
Action: Staff Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603739146&enforcement_id=6109510&temptable=ENFORCEMENT
Title Description Comments:

Preclosure Notification

Action Type: Response Requested - Reports
Action Date: 9/27/2011
Received Issue Date: 9/27/2011
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 9/27/2011
Received Issue Date: 9/27/2011
Action: Site Assessment Report
Doc Link:
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 9/27/2011
Received Issue Date: 9/27/2011
Action: Request for Closure
Doc Link:
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 7/15/2011
Received Issue Date: 7/8/2011
Action: Conceptual Site Model
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 7/15/2011
Received Issue Date: 7/8/2011
Action: Monitoring Report - Semi-Annually
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 1/15/2011
Received Issue Date: 1/14/2011
Action: Monitoring Report - Semi-Annually
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: *12/15/2010
Received Issue Date: 1/14/2011
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

- Soil Boring Confirm RPT

Action Type: Response Requested - Reports
Action Date: 12/15/2010
Received Issue Date: 1/14/2011
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

- Soil Boring Conf Rpt - Ext

Action Type: Other Regulatory Actions
Action Date: 11/23/2010
Received Issue Date: 11/23/2010
Action: Staff Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603739146&enforcement_id=6070159&temptable=ENFORCEMENT
Title Description Comments:

Extension To Submit Technical Report

Action Type: Response Requested - Reports
Action Date: *10/20/2010
Received Issue Date: 1/14/2011
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Action Type: Response Requested - Other
Action Date: *10/20/2010
Received Issue Date: 10/20/2010
Action: Correspondence
Doc Link:
Title Description Comments:

Fee Title Holder

Action Type: Response Requested - Reports
Action Date: 10/15/2010
Received Issue Date: 1/12/2011
Action: Monitoring Report - Semi-Annually
Doc Link:
Title Description Comments:

- QMR 3/10 Due

Action Type: Other Regulatory Actions
Action Date: 7/26/2010
Received Issue Date: 7/26/2010
Action: Staff Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603739146&enforcement_id=6059430&temptable=ENFORCEMENT
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 7/15/2010
Received Issue Date: 7/15/2010
Action: Monitoring Report - Semi-Annually
Doc Link:
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 7/15/2010
Received Issue Date: 7/15/2010
Action: Conceptual Site Model
Doc Link:
Title Description Comments:

- SCMU 3Q10 Review

Action Type: Response Requested - Reports
Action Date: 7/15/2010
Received Issue Date: 7/15/2010
Action: Monitoring Report - Semi-Annually
Doc Link:
Title Description Comments:

- QMR 3Q10 Review

Action Type: Response Requested - Workplans
Action Date: 5/10/2010
Received Issue Date: 5/10/2010
Action: Soil and Water Investigation Workplan
Doc Link:
Title Description Comments:

- SAP Review

Action Type: Response Requested - Other
Action Date: 4/15/2010

Received Issue Date: 7/15/2010
Action: Conceptual Site Model
Doc Link:
Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 4/15/2010
Received Issue Date: 4/15/2010
Action: Staff Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603739146&enforcement_id=6049041&tempt able=ENFORCEMENT
Title Description Comments:

Workplan Approval

Action Type: Response Requested - Reports
Action Date: 1/15/2010
Received Issue Date: 1/19/2010
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 1/15/2010
Received Issue Date: 1/19/2010
Action: Monitoring Report - Semi-Annually
Doc Link:
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 1/15/2010
Received Issue Date: 1/19/2010
Action: Conceptual Site Model
Doc Link:
Title Description Comments:

Action Type: Response Requested - Workplans
Action Date: 12/23/2009
Received Issue Date: 12/29/2009
Action: Soil and Water Investigation Workplan
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 10/15/2009
Received Issue Date: 10/19/2009
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 10/15/2009
Received Issue Date: 10/19/2009
Action: Conceptual Site Model
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 7/15/2009
Received Issue Date: 7/15/2009
Action: Monitoring Report - Quarterly
Doc Link:

Title Description Comments:

Action Type: Response Requested - Other
Action Date: 7/15/2009
Received Issue Date: 7/15/2009
Action: Conceptual Site Model
Doc Link:
Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 6/15/2009
Received Issue Date: 6/15/2009
Action: Staff Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603739146&enforcement_id=6023961&temptable=ENFORCEMENT
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 4/15/2009
Received Issue Date: 4/7/2009
Action: Conceptual Site Model
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 4/15/2009
Received Issue Date: 4/7/2009
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 1/22/2009
Received Issue Date: 1/22/2009
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 1/15/2009
Received Issue Date: 1/22/2009
Action: Other Report / Document
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 1/15/2009
Received Issue Date: 1/9/2009
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 1/15/2009
Received Issue Date: 1/9/2009
Action: Conceptual Site Model
Doc Link:
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 10/15/2008

Received Issue Date: 10/14/2008
Action: Conceptual Site Model
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 10/15/2008
Received Issue Date: 10/14/2008
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 7/15/2008
Received Issue Date: 7/15/2008
Action: Conceptual Site Model
Doc Link:
Title Description Comments:

Site Conceptual Model Report

Action Type: Response Requested - Reports
Action Date: 7/15/2008
Received Issue Date: 7/15/2008
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 7/15/2008
Received Issue Date: 7/15/2008
Action: Sensitive Receptor Survey Report
Doc Link:
Title Description Comments:

Sensitive Receptor Survey Report

Action Type: Response Requested - Reports
Action Date: 4/15/2008
Received Issue Date: 4/15/2008
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Response Requested - Other
Action Date: 4/15/2008
Received Issue Date: 4/15/2008
Action: Conceptual Site Model
Doc Link:
Title Description Comments:

Site Conceptual Model Report

Action Type: Response Requested - Other
Action Date: 4/15/2008
Received Issue Date: 4/15/2008
Action: Other Report / Document
Doc Link:
Title Description Comments:

Additional Information Report

Action Type: Response Requested - Reports
Action Date: 4/15/2008
Received Issue Date: 4/15/2008
Action: Remedial Progress Report
Doc Link:
Title Description Comments:

Remedial Progress Report

Action Type: Other Regulatory Actions
Action Date: 3/27/2008
Received Issue Date: 3/27/2008
Action: Staff Letter
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 1/15/2008
Received Issue Date: 1/7/2008
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Site Conceptual Model Report

Action Type: Response Requested - Reports
Action Date: 1/15/2008
Received Issue Date: 1/7/2008
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Response Requested - Reports
Action Date: 10/15/2007
Received Issue Date: 10/11/2007
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Site Conceptual Model Report

Action Type: Response Requested - Reports
Action Date: 10/15/2007
Received Issue Date: 10/11/2007
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Response Requested - Reports
Action Date: 7/15/2007
Received Issue Date: 7/13/2007
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Site Conceptual Model Report

Action Type: Response Requested - Reports

Action Date: 7/15/2007
Received Issue Date: 7/13/2007
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Response Requested - Reports
Action Date: 4/15/2007
Received Issue Date: 4/13/2007
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Response Requested - Reports
Action Date: 1/15/2007
Received Issue Date: 1/11/2007
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Response Requested - Reports
Action Date: 10/15/2006
Received Issue Date: 10/23/2006
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Site Conceptual Model Report

Action Type: Response Requested - Reports
Action Date: 10/15/2006
Received Issue Date: 10/23/2006
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Response Requested - Reports
Action Date: 7/15/2006
Received Issue Date: 7/24/2006
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Response Requested - Reports
Action Date: 7/15/2006
Received Issue Date: 7/24/2006
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Site Conceptual Model Report

Action Type: Response Requested - Reports

Action Date: 4/15/2006
Received Issue Date: 4/21/2006
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Response Requested - Reports
Action Date: 4/15/2006
Received Issue Date: 4/21/2006
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Site Conceptual Model Report

Action Type: Response Requested - Reports
Action Date: 1/15/2006
Received Issue Date: 1/18/2006
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Site Conceptual Model Report - SCM

Action Type: Response Requested - Reports
Action Date: 1/15/2006
Received Issue Date: 1/18/2006
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly - QMR 4/05 REVIEW

Action Type: Response Requested - Reports
Action Date: 10/15/2005
Received Issue Date: 10/19/2005
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly - QMR 3/05 REVIEW

Action Type: Response Requested - Reports
Action Date: 10/15/2005
Received Issue Date: 10/19/2005
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Site Conceptual Model Report - SCM

Action Type: Response Requested - Reports
Action Date: 9/14/2005
Received Issue Date: 9/14/2005
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Soil and Water Investigation Report - SAR

Action Type: Response Requested - Reports

Action Date: 7/15/2005
Received Issue Date: 8/23/2005
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Estimated Plume Travel Time - PLUME TRAVEL TIME

Action Type: Response Requested - Reports
Action Date: 7/15/2005
Received Issue Date: 8/23/2005
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly - QMR 2/05 REVIEW

Action Type: Response Requested - Reports
Action Date: 7/15/2005
Received Issue Date: 8/23/2005
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Site Conceptual Model Report - SCM 2/05

Action Type: Response Requested - Reports
Action Date: 4/15/2005
Received Issue Date: 4/21/2005
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly - QMR 1/05 REVIEW

Action Type: Response Requested - Reports
Action Date: 4/15/2005
Received Issue Date: 4/21/2005
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Site Conceptual Model Report - SCM 1/05 REVIEW

Action Type: Response Requested - Reports
Action Date: *4/15/2005
Received Issue Date: 4/21/2005
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Soil and Water Investigation Report - SC REPORT

Action Type: Response Requested - Reports
Action Date: 1/15/2005
Received Issue Date: 1/20/2005
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Site Conceptual Model Report - SCM 4/04 REVIEW

Action Type: Response Requested - Reports

Action Date: 1/15/2005
Received Issue Date: 1/20/2005
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly - QMR 4/04 REVIEW

Action Type: Response Requested - Reports
Action Date: 10/15/2004
Received Issue Date: 10/20/2004
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Site Conceptual Model Report - SCM 3/04

Action Type: Response Requested - Reports
Action Date: 10/15/2004
Received Issue Date: 9/15/2004
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly - QMR 3/04 REVIEW

Action Type: Other Regulatory Actions
Action Date: 9/30/2004
Received Issue Date: 9/30/2004
Action: Staff Letter
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 7/15/2004
Received Issue Date: 7/28/2004
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Site Conceptual Model Report - SCM REPORT DUE

Action Type: Response Requested - Reports
Action Date: 7/15/2004
Received Issue Date: 7/23/2004
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly - QMR 2/04 REVIEW

Action Type: Response Requested - Workplans
Action Date: 4/15/2004
Received Issue Date: 4/19/2004
Action: Soil and Water Investigation Workplan
Doc Link:
Title Description Comments:

Soil and Water Investigation Workplan - CONFIRMATION SAP

Action Type: Response Requested - Reports
Action Date: 4/15/2004
Received Issue Date: 4/19/2004

Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Soil and Water Investigation Report - SC REPORT

Action Type: Response Requested - Workplans
Action Date: 4/15/2004
Received Issue Date: 4/16/2004
Action: Interim Remedial Action Plan
Doc Link:
Title Description Comments:

Interim Remedial Action Plan - IRA DUE

Action Type: Response Requested - Reports
Action Date: 4/15/2004
Received Issue Date: 4/16/2004
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Estimated Plume Travel Time - PLUME TRAVEL TIME DUE

Action Type: Response Requested - Reports
Action Date: 4/15/2004
Received Issue Date: 4/16/2004
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Site Conceptual Model Report - PSCM DUE

Action Type: Response Requested - Reports
Action Date: 4/15/2004
Received Issue Date: 4/15/2004
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly - QMR 1/04 REVIEW

Action Type: Enforcement/Orders
Action Date: 2/2/2004
Received Issue Date: 2/2/2004
Action: 13267 Requirement
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 1/15/2004
Received Issue Date: 1/15/2004
Action: CAP/RAP - Other Report
Doc Link:
Title Description Comments:

Corrective Action Report - RAR/VES PILOT TEST

Action Type: Response Requested - Reports
Action Date: 1/15/2004
Received Issue Date: 1/12/2004
Action: Monitoring Report - Quarterly
Doc Link:

Title Description Comments:

Monitoring Report - Quarterly - QMR REVIEW

Action Type: Response Requested - Reports
Action Date: 1/15/2004
Received Issue Date: 1/12/2004
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Soil and Water Investigation Report - SAR REVIEW

Action Type: Response Requested - Workplans
Action Date: 1/15/2004
Received Issue Date: 12/2/2003
Action: CAP/RAP - Final Remediation / Design Plan
Doc Link:
Title Description Comments:

CAP/RAP - Final Remediation / Design Plan - RAP REVIEW

Action Type: Other Regulatory Actions
Action Date: 10/30/2003
Received Issue Date: 10/30/2003
Action: Staff Letter
Doc Link:
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 9/11/2003
Received Issue Date: 8/20/2003
Action: Other Report / Document
Doc Link:
Title Description Comments:

Additional Information Report - 30-DAY LTR.

Action Type: Enforcement - Other
Action Date: 9/9/2003
Received Issue Date: 9/9/2003
Action: * No Action
Doc Link:
Title Description Comments:

Action Type: Response Requested - Workplans
Action Date: 9/9/2003
Received Issue Date: 9/9/2003
Action: Soil and Water Investigation Workplan
Doc Link:
Title Description Comments:

Soil and Water Investigation Workplan - SAP/IRAP REVIEW

Action Type: Other Regulatory Actions
Action Date: 8/11/2003
Received Issue Date: 8/11/2003
Action: Staff Letter
Doc Link:
Title Description Comments:

Action Type: Cleanup Action
Action Date: 12/15/2005

Received Issue Date:
Action: Soil Vapor Extraction (SVE)
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 6/4/2003
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Action Type: Cleanup Action
Action Date: 6/1/2002
Received Issue Date:
Action: Excavation
Doc Link:
Title Description Comments:

Soil Excavation

Action Type: Leak Action
Action Date: 5/3/2002
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

LUST Cleanup Sites from GeoTracker Search - Site Maps(as of Apr 9, 2019)

Title: CB-4 (CB-4)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4975148022/T0603739146.PDF
Size : 118 KB
Submitted By: WAYNE PERRY, INC. (CONTRACTOR)
Submitted: 11/23/2011

Title: CB-5 (CB-5)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1410825371/T0603739146.PDF
Size : 125 KB
Submitted By: WAYNE PERRY, INC. (CONTRACTOR)
Submitted: 11/23/2011

Title: GEO_MAP
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/7684091150/T0603739146.PDF
Size : 36 KB
Submitted By: WAYNE PERRY, INC. (CONTRACTOR)
Submitted: 4/5/2011*

Title: CB-2 (CB-2)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1592652320/T0603739146.PDF
Size : 120 KB
Submitted By: WAYNE PERRY, INC. (CONTRACTOR)
Submitted: 1/27/2011*

Title: CB-1A (CB-1A)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3375701189/T0603739146.PDF
Size : 107 KB
Submitted By: WAYNE PERRY, INC. (CONTRACTOR)
Submitted: 1/27/2011*

Title: CB-1 (CB-1)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2333485424/T0603739146.PDF
Size : 113 KB
Submitted By: WAYNE PERRY, INC. (CONTRACTOR)

Submitted: 1/27/2011*

Title: CB-3 (CB-3)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6363122522/T0603739146.PDF
Size : 113 KB
Submitted By: WAYNE PERRY, INC. (CONTRACTOR)
Submitted: 1/27/2011*

Title: GEO_BORE (MW-4)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/8647923111/T0603739146.pdf
Size : 44 KB
Submitted By: WGR SOUTHWEST (CONTRACTOR)
Submitted: 12/12/2005

Title: GEO_MAP
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/1836438834/T0603739146.pdf
Size : 76 KB
Submitted By: WGR SOUTHWEST (CONTRACTOR)
Submitted: 12/12/2005

Title: GEO_BORE (VEW-9)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2295805215/T0603739146.pdf
Size : 54 KB
Submitted By: WGR SOUTHWEST (CONTRACTOR)
Submitted: 12/12/2005

Title: GEO_MAP
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/8665265738/T0603739146.pdf
Size : 48 KB
Submitted By: WGR SOUTHWEST (CONTRACTOR)
Submitted: 7/26/2005

Title: GEO_MAP
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/3264798820/T0603739146.pdf
Size : 18 KB
Submitted By: WGR SOUTHWEST (CONTRACTOR)
Submitted: 1/13/2005

Title: GEO_MAP
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/5819669425/T0603739146.pdf
Size : 18 KB
Submitted By: WGR SOUTHWEST (CONTRACTOR)
Submitted: 1/13/2005

Title: GEO_MAP
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/2484906852/T0603739146.pdf
Size : 19 KB
Submitted By: WGR SOUTHWEST (CONTRACTOR)
Submitted: 1/13/2005

LUST Cleanup Sites from GeoTracker Search - Documents(as of Apr 9, 2019)

Document Type: Site Documents
Document Date: 7/10/2018*
Type: OTHER REPORT / DOCUMENT
Title: HISTORICAL SITE INVESTIGATION REPORT CORRESPONDENCE IN 7/2003
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7994989216/T0603739146.PDF
Size : 32 KB
Submitted By: PINNACLE EMS (CONTRACTOR)
Submitted:

Document Type: Site Documents
Document Date: 7/12/2012
Type: OTHER REPORT / DOCUMENT
Title: WELL ABANDONMENT REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5039319872/T0603739146.PDF
Size : 447 KB
Submitted By: WAYNE PERRY, INC. (CONTRACTOR)
Submitted:

Document Type: Site Documents
Document Date: 2/16/2012
Type: CLOSURE/NO FURTHER ACTION LETTER
Title: CLOSURE LETTER
Size :
Submitted By: (REGULATOR)
Submitted:

Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603739146&enforcement_id=6113596

Document Type: Site Documents
Document Date: 1/10/2012
Type: STAFF LETTER
Title: PRECLOSURE NOTIFICATION
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603739146&enforcement_id=6109510
Size :
Submitted By: CHANDRA TYLER (REGULATOR)
Submitted:

Document Type: Site Documents
Document Date: 1/4/2012
Type: SITE CONCEPTUAL MODEL
Title: 4Q2011-UPDATE TO THE SITE CONCEPTUAL MODEL
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3684417009/T0603739146.PDF
Size : 6,908 KB
Submitted By: WAYNE PERRY, INC. (CONTRACTOR)
Submitted:

Document Type: Site Documents
Document Date: 9/20/2011*
Type: REQUEST FOR CLOSURE
Title: CONFIRMATION BORING REPORT AND REQUEST FOR CLOSURE
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5030791521/T0603739146.PDF
Size : 9,384 KB
Submitted By: WAYNE PERRY, INC. (CONTRACTOR)
Submitted:

Document Type: Site Documents
Document Date: 7/5/2011*
Type: SITE CONCEPTUAL MODEL
Title: 2Q2011-UPDATE TO THE SITE CONCEPTUAL MODEL
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2638356029/T0603739146.PDF
Size : 6,083 KB
Submitted By: WAYNE PERRY, INC. (CONTRACTOR)
Submitted:

Document Type: Site Documents
Document Date: 5/11/2011*
Type: CORRESPONDENCE
Title: NOTIFICATION OF INTENT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7769784510/T0603739146.PDF
Size : 54 KB
Submitted By: WAYNE PERRY, INC. (CONTRACTOR)
Submitted:

Document Type: Site Documents
Document Date: 1/14/2011*
Type: OTHER WORKPLAN
Title: CONFIRMATION BORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3242432951/T0603739146.PDF
Size : 8,152 KB
Submitted By: WAYNE PERRY, INC. (CONTRACTOR)
Submitted:

Document Type: Site Documents
Document Date: 1/12/2011*
Type: SITE CONCEPTUAL MODEL
Title: 4Q10-UPDATE TO THE SITE CONCEPTUAL MODEL
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3315688371/T0603739146.PDF
Size : 5,913 KB
Submitted By: WAYNE PERRY, INC. (CONTRACTOR)
Submitted:

Document Type: Site Documents
Document Date: 1/6/2011*
Type: CORRESPONDENCE
Title: REQUEST FOR EXTENSION
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5713282287/T0603739146.PDF
Size : 43 KB
Submitted By: WAYNE PERRY, INC. (CONTRACTOR)
Submitted:

Document Type: Site Documents
Document Date: 11/23/2010
Type: STAFF LETTER
Title: EXTENSION TO SUBMIT TECHNICAL REPORT
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603739146&enforcement_id=6070159
Size :
Submitted By: (REGULATOR)
Submitted:

Document Type: Site Documents
Document Date: 10/27/2010*
Type: CORRESPONDENCE
Title: REQUEST FOR EXTENSION
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8741044044/T0603739146.PDF
Size : 45 KB
Submitted By: WAYNE PERRY, INC. (CONTRACTOR)
Submitted:

Document Type: Site Documents
Document Date: 7/26/2010
Type: STAFF LETTER
Title: UNKNOWN
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603739146&enforcement_id=6059430
Size :
Submitted By: (REGULATOR)
Submitted:

Document Type: Site Documents
Size : 5,943 KB

Document Date: 7/13/2010* **Submitted By:** WAYNE PERRY, INC. (CONTRACTOR)
Type: SITE CONCEPTUAL MODEL **Submitted:**
Title: 2Q2010-UPDATE TO SITE CONCEPTUAL MODEL
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1479676604/T0603739146.PDF

Document Type: Site Documents **Size :** 269 KB
Document Date: 4/30/2010* **Submitted By:** WAYNE PERRY, INC. (CONTRACTOR)
Type: OTHER WORKPLAN **Submitted:**
Title: REVISED WORK PLAN FOR CONFIRMATION BORINGS
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1110909879/T0603739146.PDF

Document Type: Site Documents **Size :**
Document Date: 4/15/2010 **Submitted By:** (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: WORKPLAN APPROVAL
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603739146&enforcement_id=6049041

Document Type: Site Documents **Size :** 6,055 KB
Document Date: 1/8/2010* **Submitted By:** WAYNE PERRY, INC. (CONTRACTOR)
Type: SITE CONCEPTUAL MODEL **Submitted:**
Title: 4Q09-UPDATE TO THE SITE CONCEPTUAL MODEL
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6758215665/T0603739146.PDF

Document Type: Site Documents **Size :** 263 KB
Document Date: 12/23/2009* **Submitted By:** WAYNE PERRY, INC. (CONTRACTOR)
Type: OTHER WORKPLAN **Submitted:**
Title: WORK PLAN FOR CONFIRMATION BORINGS
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4343911588/T0603739146.PDF

Document Type: Site Documents **Size :** 6,118 KB
Document Date: 10/15/2009* **Submitted By:** WAYNE PERRY, INC. (CONTRACTOR)
Type: SITE CONCEPTUAL MODEL **Submitted:**
Title: 3Q09-UPDATE TO THE SITE CONCEPTUAL MODEL
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4819017708/T0603739146.PDF

Document Type: Site Documents **Size :** 16,242 KB
Document Date: 7/13/2009* **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: HISTORICAL 2Q09 UPDATE TO SITE CONCEPTUAL MODEL REPORT IN 7/2009
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2266516566/T0603739146.PDF

Document Type: Site Documents **Size :**
Document Date: 6/15/2009 **Submitted By:** (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: UNKNOWN
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603739146&enforcement_id=6023961

Document Type: Site Documents **Size :** 6,981 KB
Document Date: 4/3/2009* **Submitted By:** WAYNE PERRY, INC. (CONTRACTOR)
Type: SITE CONCEPTUAL MODEL **Submitted:**
Title: 1Q09-UPDATE TO THE SITE CONCEPTUAL MODEL
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3420907139/T0603739146.PDF

Document Type: Site Documents **Size :** 7,098 KB
Document Date: 1/19/2009 **Submitted By:** WAYNE PERRY, INC. (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: REBOUND TEST REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5283214747/T0603739146.PDF

Document Type: Site Documents **Size :** 6,313 KB
Document Date: 1/6/2009 **Submitted By:** WAYNE PERRY, INC. (CONTRACTOR)
Type: SITE CONCEPTUAL MODEL **Submitted:**
Title: 4Q08-UPDATE TO THE SITE CONCEPTUAL MODEL
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4718392491/T0603739146.PDF

Document Type: Monitoring Reports **Size :** 7,375 KB
Document Date: 10/8/2008 **Submitted By:** WAYNE PERRY, INC. (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 3Q08-UPDATE TO THE SITE CONCEPTUAL MODEL

Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2596913218/T0603739146.PDF

Document Type: Monitoring Reports ***Size :*** 8,509 KB
Document Date: 7/13/2008 ***Submitted By:*** WAYNE PERRY, INC. (CONTRACTOR)
Type: MONITORING REPORT - SEMI-ANNUALLY ***Submitted:***
Title: 2Q08-UPDATE TO SITE CONCEPTUAL MODEL
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6966320216/T0603739146.PDF

Document Type: Monitoring Reports ***Size :*** 11,271 KB
Document Date: 4/15/2008 ***Submitted By:*** WAYNE PERRY, INC. (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY ***Submitted:***
Title: 1ST QUARTER 2008-UPDATE TO SCM REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8496434092/T0603739146.PDF

Document Type: Site Documents ***Size :*** 842 KB
Document Date: 3/27/2008* ***Submitted By:*** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT ***Submitted:***
Title: HISTORICAL DIRECTIVE TO TAKE CORRECTIVE ACTION CORRESPONDENCE IN 3/2008
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1776497900/T0603739146.PDF

Document Type: Site Documents ***Size :*** 267 KB
Document Date: 3/1/2008* ***Submitted By:*** WAYNE PERRY, INC. (CONTRACTOR)
Type: WORKPLANS - INVESTIGATION WP ***Submitted:***
Title: WORK PLAN FOR SOIL VAPOR EXTRACTION REBOUND TEST
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8255436539/T0603739146.PDF

Document Type: Monitoring Reports ***Size :*** 2,699 KB
Document Date: 1/3/2008* ***Submitted By:*** WAYNE PERRY, INC. (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY ***Submitted:***
Title: UPDATE TO THE SCM - 4Q07
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6712267816/T0603739146.PDF

Document Type: Monitoring Reports ***Size :*** 3,314 KB
Document Date: 10/9/2007 ***Submitted By:*** WAYNE PERRY, INC. (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY ***Submitted:***
Title: UPDATE TO THE SCM - 3Q07
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1879134237/T0603739146.PDF

Document Type: Monitoring Reports ***Size :*** 4,393 KB
Document Date: 7/12/2007 ***Submitted By:*** WAYNE PERRY, INC. (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY ***Submitted:***
Title: QTRLY STATUS, GWM & PTT - 2Q07
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5087843179/T0603739146.PDF

Document Type: Monitoring Reports ***Size :*** 1,572 KB
Document Date: 4/12/2007 ***Submitted By:*** WAYNE PERRY, INC. (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY ***Submitted:***
Title: QUARTERLY STATUS & GWM - 1Q07
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1098790049/T0603739146.PDF

Document Type: Monitoring Reports ***Size :*** 1,840 KB
Document Date: 1/29/2007* ***Submitted By:*** WAYNE PERRY, INC. (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY ***Submitted:***
Title: 4TH QTR 06-QUARTERLY STATUS AND GROUNDWATER MONITOIRNG REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6370633780/T0603739146.PDF

Document Type: Site Documents ***Size :*** 11,826 KB
Document Date: 10/16/2006 ***Submitted By:*** WGR SOUTHWEST (CONTRACTOR)
Type: REPORTS - OTHER ***Submitted:***
Title: 3Q06 SCM UPDATE - 5160 OLYMPIC
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1090702652/T0603739146.PDF

Document Type: Site Documents ***Size :*** 9,626 KB
Document Date: 7/17/2006 ***Submitted By:*** WGR SOUTHWEST (CONTRACTOR)
Type: REPORTS - OTHER ***Submitted:***
Title: SITE CONCEPTUAL MODEL UPDATE QTR 2 2006
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2577741324/T0603739146.PDF

Document Type: Site Documents ***Size :*** 12,020 KB

Document Date: 4/20/2006 **Submitted By:** WGR SOUTHWEST (CONTRACTOR)
Type: REPORTS - OTHER **Submitted:**
Title: SITE CONCEPTUAL MODEL UPDATE 1ST QTR 2006
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9585508584/T0603739146.PDF

Document Type: Site Documents **Size :** 4,187 KB
Document Date: 1/13/2006 **Submitted By:** WGR SOUTHWEST (CONTRACTOR)
Type: REPORTS - OTHER **Submitted:**
Title: 4TH QUARTER 2005 SCM
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5288421452/T0603739146.PDF

Document Type: Site Documents **Size :** 3,715 KB
Document Date: 10/13/2005 **Submitted By:** WGR SOUTHWEST (CONTRACTOR)
Type: REPORTS - OTHER **Submitted:**
Title: 3RD QTR 2005 SCM
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9974777042/T0603739146.PDF

Document Type: Site Documents **Size :** 3,197 KB
Document Date: 9/2/2005 **Submitted By:** WGR SOUTHWEST (CONTRACTOR)
Type: REPORTS - INVESTIGATION RPT. **Submitted:**
Title: SITE ASSESSMENT REPORT AUG 15, 2005
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5281888663/T0603739146.PDF

Document Type: Site Documents **Size :** 3,653 KB
Document Date: 7/29/2005 **Submitted By:** WGR SOUTHWEST (CONTRACTOR)
Type: REPORTS - OTHER **Submitted:**
Title: 2ND QTR 2005 SITE CONCEPTUAL MODEL - 5160 OLYMPIC, LOS ANGELES
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9492124259/T0603739146.PDF

Document Type: Monitoring Reports **Size :** 1,558 KB
Document Date: 7/29/2005 **Submitted By:** WGR SOUTHWEST (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 2ND QTR 2005 GWMR - 5160 OLYMPIC, LOS ANGELES
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2396604239/T0603739146.PDF

Document Type: Monitoring Reports **Size :** 1,816 KB
Document Date: 6/20/2005 **Submitted By:** WGR SOUTHWEST (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 1ST QTR 2005 GWMR - 5160 OLYMPIC, LOS ANGELES
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7221662223/T0603739146.PDF

Document Type: Site Documents **Size :** 10,341 KB
Document Date: 4/15/2005* **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: HISTORICAL 1Q05 SITE CONCEPTUAL MODEL UPDATE REPORT IN 4/2005
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7466839730/T0603739146.PDF

Document Type: Site Documents **Size :** 4,604 KB
Document Date: 3/4/2005 **Submitted By:** WGR SOUTHWEST (CONTRACTOR)
Type: REPORTS - OTHER **Submitted:**
Title: 4TH QTR 2004 GWMR - 5160 OLYMPIC, LOS ANGELES
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5436933219/T0603739146.pdf

Document Type: Site Documents **Size :** 9,003 KB
Document Date: 1/14/2005* **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: HISTORICAL 4Q04 SITE CONCEPTUAL MODLE UPDATE REPORT IN 1/2005
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2003090918/T0603739146.PDF

Document Type: Site Documents **Size :** 211 KB
Document Date: 9/30/2004* **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: HISTORICAL TECHNICAL REPORT REVIEW CORRESPONDENCE IN 9/2004
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1460792243/T0603739146.PDF

Document Type: Site Documents **Size :** 2,024 KB
Document Date: 9/3/2004* **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: HISTORICAL 3Q04 GROUNDWATER MONITORING REPORT IN 9/2004

Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8383484125/T0603739146.PDF

Document Type: Site Documents | **Size :** 6,725 KB
Document Date: 7/26/2004* | **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT | **Submitted:**
Title: HISTORICAL 2Q04 SITE CONCEPTUAL MODEL UPDATE REPORT IN 7/2004
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6627319574/T0603739146.PDF

Document Type: Site Documents | **Size :** 1,963 KB
Document Date: 7/1/2004* | **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT | **Submitted:**
Title: HISTORICAL 2Q04 GROUNDWATER MONITORING REPORT IN 7/2004
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3571618854/T0603739146.PDF

Document Type: Site Documents | **Size :** 2,409 KB
Document Date: 4/15/2004* | **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT | **Submitted:**
Title: HISTORICAL SITE CONCEPTUAL MODEL AND DETERMINATION OF PLUME TRAVEL TIME REPORT IN 4/2004
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1626214802/T0603739146.PDF

Document Type: Site Documents | **Size :** 7,862 KB
Document Date: 3/26/2004* | **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT | **Submitted:**
Title: HISTORICAL 1Q04 GROUNDWATER MONITORING REPORT IN 3/2004
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1245950520/T0603739146.PDF

Document Type: Site Documents | **Size :** 1,218 KB
Document Date: 2/2/2004* | **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT | **Submitted:**
Title: HISTORICAL SITE PROGRESS CORRESPONDENCE IN 2/2004
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4806070148/T0603739146.PDF

Document Type: Site Documents | **Size :** 5,819 KB
Document Date: 12/31/2003* | **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT | **Submitted:**
Title: HISTORICAL SITE ASSESSMENT AND GROUNDWATER MONITORING REPORT IN 12/2003
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7461053669/T0603739146.PDF

Document Type: Site Documents | **Size :** 2,013 KB
Document Date: 12/23/2003* | **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT | **Submitted:**
Title: HISTORICAL INTERIM REMEDIAL ACTION PLAN IN 12/2003
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2472069799/T0603739146.PDF

Document Type: Site Documents | **Size :** 188 KB
Document Date: 10/30/2003* | **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT | **Submitted:**
Title: HISTORICAL WORKPLAN APPROVAL CORRESPONDENCE IN 10/2003
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7591589808/T0603739146.PDF

Document Type: Site Documents | **Size :** 881 KB
Document Date: 9/9/2003* | **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT | **Submitted:**
Title: HISTORICAL SITE ASSESSMENT AND REMEDIATION FEASIBILITY TEST WORKPLAN IN 9/2003
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4498953461/T0603739146.PDF

Document Type: Site Documents | **Size :** 619 KB
Document Date: 8/11/2003* | **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT | **Submitted:**
Title: HISTORICAL REQUEST FOR ADDITIONAL INFORMATION IN 8/2003
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6095924079/T0603739146.PDF

Document Type: Site Documents | **Size :** 28 KB
Document Date: 7/10/2003* | **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT | **Submitted:**
Title: HISTORICAL SITE ASSESSMENT REPORT CORRESPONDENCE IN 7/2003
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6647534310/T0603739146.PDF

Document Type:	Site Documents	**Size :**	11,599 KB
Document Date:	6/4/2003*	**Submitted By:**	PINNACLE EMS (CONTRACTOR)
Type:	OTHER REPORT / DOCUMENT	**Submitted:**	
Title:	HISTORICAL SITE ASSESSMENT REPORT IN 6/2003		
Title Link:	http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2946927011/T0603739146.PDF		

Document Type:	Site Documents	**Size :**	30 KB
Document Date:	1/23/2003*	**Submitted By:**	PINNACLE EMS (CONTRACTOR)
Type:	OTHER REPORT / DOCUMENT	**Submitted:**	
Title:	HISTORICAL REQUEST FOR REVIEW TANK REMOVAL REPORT CORRESPONDENCE IN 1/2003		
Title Link:	http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5051880121/T0603739146.PDF		

Document Type:	Site Documents	**Size :**	937 KB
Document Date:	12/5/2002*	**Submitted By:**	PINNACLE EMS (CONTRACTOR)
Type:	OTHER REPORT / DOCUMENT	**Submitted:**	
Title:	HISTORICAL TANK REMOVAL DISPOSAL DOCUMENTION IN 12/2002		
Title Link:	http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6689529657/T0603739146.PDF		

Document Type:	Site Documents	**Size :**	1,249 KB
Document Date:	12/4/2002*	**Submitted By:**	PINNACLE EMS (CONTRACTOR)
Type:	OTHER REPORT / DOCUMENT	**Submitted:**	
Title:	HISTORICAL TANK REMOVAL REPORT IN 12/2002		
Title Link:	http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6379193246/T0603739146.PDF		

Document Type:	Site Documents	**Size :**	3,466 KB
Document Date:	7/12/2002	**Submitted By:**	WAYNE PERRY, INC. (CONTRACTOR)
Type:	TANK REMOVAL REPORT / UST SAMPLING REPORT	**Submitted:**	
Title:	TANK REMOVAL REPORT, JULY 12, 2002		
Title Link:	http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8364145934/T0603739146.PDF		

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76 | **1 of 2** | **NNE** | **0.39 / 2,084.34** | **211.66 / 17** | **LA BREA MOTORS**
339 SOUTH LA BREA AVENUE
LOS ANGELES CA 90036 | **ENVIROSTOR**

Estor/EPA ID:	60001395	**Permit Renewal Lead:**	
Site Code:	301517	**Project Manager:**	
Nat Priority List:	NO	**Supervisor:**	JAVIER HINOJOSA
Acres:	0.37 ACRES	**Public Partici Spclst:**	
Special Program:	VOLUNTARY CLEANUP PROGRAM	**Census Tract:**	6037215102
Funding:	SITE PROPONENT	**County:**	LOS ANGELES
Assembly District:	50	**Latitude:**	34.067754
Senate District:	26	**Longitude:**	-118.344046
School District:			
APN:	5508-001-008, 5508-001-009, 5508-001-010		
Cleanup Status:	NO FURTHER ACTION AS OF 2/14/2012		
Cleanup Oversight Agencies:	DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY		
Site Type:	VOLUNTARY CLEANUP		
Office:	CLEANUP CHATSWORTH		
Past Use that Caused Contam:	VEHICLE MAINTENANCE		
Potential Media Affected:	OTHER GROUNDWATER AFFECTED (USES OTHER THAN DRINKING WATER)		
Potential Contamin of Concern:			

TETRACHLOROETHYLENE (PCE), TRICHLOROETHYLENE (TCE)

Site History:

The Property has been used as automobile sales and service since the 1930's. Chrysler Realty (Realty) leased the property around 1963 and later pruchased the property in the late 1970's or early 1980's. In 1987 a waste oil underground storage tank (UST) was removed and an assessment of the soil and groundwater was completed. In April of 1987 documentation of the removal and evidence of a release was sent to the Los Angeles City Fire Department. Groundwater was found to be impacted with chlorinated solvents. A 1990 Phase II Investigation documents the installation of additional monitoring wells (3-5) and results of groundwater sampling.
Realty is currently in the process of selling the property and the prospective purchaser's consultant, completed a soil vapor investigation and groundwater sampling as part of their due diligence. Data from the groundwater sampling indicates that chlorinated solvents are present in the groundwater beneath the property. According to previous reports and the 2010 investigation groundwater gradient is to the southwest and higher detections of chlorinated solvents included tetrachloroethene (PC E), tirchloroethene (TCE), 1,1, dichloroethane (DCA) and 1,1 dichloroethene (DCE) in the upgradient well, indicate that a chlorinated solvent plum is migrating on to the property from an upgradient source.

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

Status: NO FURTHER ACTION
Program Type: VOLUNTARY CLEANUP
CalEnviroScreen Score: 31-35%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60001395

Completed Activities

Title: PEA Equivalent Documents
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001395&doc_id=60260964
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Report
Date Completed: 3/30/2011
Comments: DTSC issued letter requesting Risk Assessment.

Title: VCA for Preliminary Endangerment Assessment Equivalent Documents
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001395&enforcement_id=60260963
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Voluntary Cleanup Agreement
Date Completed: 1/11/2011
Comments: VCA executed

Title: VCA End Letter
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001395&doc_id=60269047
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Voluntary Cleanup Agreement Termination Notification
Date Completed: 6/16/2011
Comments: Sent letter

Title: No Further Action Letter
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001395&enforcement_id=60269046
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: No Further Action Letter
Date Completed: 6/10/2011
Comments: Issued NFA Letter

Title: Risk Assessment for Residential and Commercial Reuse for VOCs-Imapcted Soil Gas & Groundwater
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001395&doc_id=60266450
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Risk Assessment Report
Date Completed: 6/10/2011
Comments: Response to DTSC comments on Risk Assessment considered acceptable. DTSC issued NFA letter.

76	2 of 2	NNE	0.39 / 2,084.34	211.66 / 17	LA BREA MOTORS 339 SOUTH LA BREA AVENUE LOS ANGELES CA 90036	VCP

Estor/EPA ID: 60001395
Site Code: 301517
Nat Priority List: NO
Acres: 0.37 ACRES
Special Program: VOLUNTARY CLEANUP PROGRAM
Funding: SITE PROPONENT
Permit Renewal Lead:
Project Manager:
Supervisor: JAVIER HINOJOSA
Public Partici Spclst:
Census Tract: 6037215102
County: LOS ANGELES

Assembly District:	50	**Latitude:**	34.067754
Senate District:	26	**Longitude:**	-118.344046
School District:			

APN: 5508-001-008, 5508-001-009, 5508-001-010
Cleanup Status: NO FURTHER ACTION AS OF 2/14/2012
Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
Site Type: VOLUNTARY CLEANUP
Office: CLEANUP CHATSWORTH
Past Use that Caused Contam: VEHICLE MAINTENANCE
Potential Media Affected: OTHER GROUNDWATER AFFECTED (USES OTHER THAN DRINKING WATER)
Potential Contamin of Concern:

TETRACHLOROETHYLENE (PCE), TRICHLOROETHYLENE (TCE)

Site History:

The Property has been used as automobile sales and service since the 1930's. Chrysler Realty (Realty) leased the property around 1963 and later pruchased the property in the late 1970's or early 1980's. In 1987 a waste oil underground storage tank (UST) was removed and an assessment of the soil and groundwater was completed. In April of 1987 documentation of the removal and evidence of a release was sent to the Los Angeles City Fire Department. Groundwater was found to be impacted with chlorinated solvents. A 1990 Phase II Investigation documents the installation of additional monitoring wells (3-5) and results of groundwater sampling.
Realty is currently in the process of selling the property and the prospective purchaser's consultant, completed a soil vapor investigation and groundwater sampling as part of their due diligence. Data from the groundwater sampling indicates that chlorinated solvents are present in the groundwater beneath the property. According to previous reports and the 2010 investigation groundwater gradient is to the southwest and higher detections of chlorinated solvents included tetrachloroethene (PC E), tirchloroethene (TCE), 1,1, dichloroethane (DCA) and 1,1 dichloroethene (DCE) in the upgradient well, indicate that a chlorinated solvent plum is migrating on to the property from an upgradient source.

Status: NO FURTHER ACTION
Program Type: VOLUNTARY CLEANUP
CalEnviroScreen Score: 31-35%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60001395

Completed Activities

Title: PEA Equivalent Documents
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001395&doc_id=60260964
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Report
Date Completed: 3/30/2011
Comments: DTSC issued letter requesting Risk Assessment.

Title: No Further Action Letter
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001395&enforcement_id=60269046
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: No Further Action Letter
Date Completed: 6/10/2011
Comments: Issued NFA Letter

Title: Risk Assessment for Residential and Commercial Reuse for VOCs-Imapcted Soil Gas & Groundwater
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001395&doc_id=60266450
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Risk Assessment Report
Date Completed: 6/10/2011
Comments: Response to DTSC comments on Risk Assessment considered acceptable. DTSC issued NFA letter.

Title: VCA for Preliminary Endangerment Assessment Equivalent Documents
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001395&enforcement_id=60260963
Area Name:

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

Area Link:
Sub Area:
Sub Area Link:
Document Type: Voluntary Cleanup Agreement
Date Completed: 1/11/2011
Comments: VCA executed

Title: VCA End Letter
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001395&doc_id=60269047
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Voluntary Cleanup Agreement Termination Notification
Date Completed: 6/16/2011
Comments: Sent letter

77	1 of 1	NNE	0.41 / 2,180.06	212.67 / 18	LA BREA DODGE 339 LA BREA AVE S PARK LA BREA CA 90036	LUST

Global ID: T0603700884
Status: COMPLETED - CASE CLOSED
Status Date: 1996-07-18 00:00:00
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download
County: LOS ANGELES
Latitude: 34.0680372
Longitude: -118.3441632

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 900360034
Local Case No:
Begin Date: 1988-01-31 00:00:00
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Local Agency: LOS ANGELES, CITY OF
CUF Case: NO
Potential Media of Concern: Aquifer used for drinking water supply
How Discovered Description:
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
DWR GW Subbasin Name: Coastal Plain Of Los Angeles - Central (4-011.04)
Disadvantaged Community:
Site History:
Potential COC: * Solvents
How Discovered:
Stop Method:
Stop Description:
Case Worker: YR
File Location:

Regulatory Activity

Action Type: Other
Date : 1988-01-31 00:00:00
Action: Leak Reported

Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
City: LOS ANGELES
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
Email: eloy.luna@lacity.org
Phone No:

Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
City: Los Angeles
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
Email: yrong@waterboards.ca.gov
Phone No:

Status History

Status: Completed - Case Closed
Status Date: 1996-07-18 00:00:00

Status: Open - Site Assessment
Status Date: 1988-04-06 00:00:00

Status: Open - Case Begin Date
Status Date: 1988-01-31 00:00:00

LUST Cleanup Sites from GeoTracker Search - Regulatory Profile(as of Apr 9, 2019)

Site Facility Name: LA BREA DODGE
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
Potential COC: SOLVENTS
WDR Place Type:
WDR File:
WDR Order:
File Location:
Address: 339 LA BREA AVE S
City: PARK LA BREA
Zip: 90036
County: LOS ANGELES
CUF Claim:
CUF Priority Assig:
CUF Amount Paid:
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: http://geotracker.waterboards.ca.gov/profile_report?global_id=T0603700884
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 7/18/1996
Cleanup History Link: http://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603700884&tabname=regulatoryhistory
Potential Media of Concern: AQUIFER USED FOR DRINKING WATER SUPPLY
User Defined Beneficial Use:
DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04)
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 900360034
CASEWORKER: YUE RONG
LOS ANGELES, CITY OF
CASEWORKER: ELOY LUNA
Site History:

No site history available

LUST Cleanup Sites from GeoTracker Search - Cleanup Status History(as of Apr 9, 2019)

Status: Completed - Case Closed
Date : 7/18/1996

Status: Open - Site Assessment
Date : 4/6/1988

Status: Open - Case Begin Date
Date : 1/31/1988

LUST Cleanup Sites from GeoTracker Search - Regulatory Activities(as of Apr 9, 2019)

Action Type: Leak Action
Action Date: 1/31/1988
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

78	1 of 1	NE	0.42 / 2,209.72	218.78 / 24	GREG COHEN-JESS HANSCOM 429 SOUTH CITRUS AVE LOS ANGELES CA 90036	RCRA TSD

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

EPA Handler ID: CAC003018041
Gen Status Universe: No Report
Contact Name: GREG COHEN- JESS HANSCOM
Contact Address: 429 SOUTH CITRUS AVE , , LOS ANGELES , CA, 90036 ,
Contact Phone No and Ext: 323-627-5755
Contact Email: ANAB@PWSEI.COM
Contact Country:
Land Type:
County Name: LOS ANGELES
EPA Region: 09
Receive Date: 20190604

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Smelting, Melting and Refining: No
Underground Injection Control: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20190604
Handler Name: GREG COHEN-JESS HANSCOM
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: GREG COHEN-JESS HANSCOM
Date Became Current:
Date Ended Current:
Phone: 323-627-5755
Source Type: Implementer
Street No:
Street 1: 429 SOUTH CITRUS AVE
Street 2:
City: LOS ANGELES
State: CA
Country:
Zip Code: 90036

Owner/Operator Ind: Current Operator
Type: Other
Name: GREG COHEN- JESS HANSCOM
Date Became Current:
Date Ended Current:
Phone: 323-627-5755
Source Type: Implementer
Street No:
Street 1: 429 SOUTH CITRUS AVE
Street 2:
City: LOS ANGELES
State: CA
Country:
Zip Code: 90036

79	1 of 1	W	0.44 / 2,320.65	191.15 / -3	MUSEUM SQUARE 5757 WILSHIRE BLVD	LUST

PARK LA BREA CA 90036

Global ID:	T0603700895	***County:***	LOS ANGELES
Status:	COMPLETED - CASE CLOSED	***Latitude:***	34.0621903
Status Date:	1996-05-21 00:00:00	***Longitude:***	-118.3540344
Case Type:	LUST CLEANUP SITE		
Date Source:	LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:	900360143	***Potential COC:***	Diesel
Local Case No:		***How Discovered:***	Tank Closure
Begin Date:	1995-11-14 00:00:00	***Stop Method:***	
Lead Agency:	LOS ANGELES RWQCB (REGION 4)	***Stop Description:***	
Local Agency:	LOS ANGELES, CITY OF	***Case Worker:***	YR
CUF Case:	NO	***File Location:***	
Potential Media of Concern:	Aquifer used for drinking water supply		
How Discovered Description:			
Calwater Watershed Name:	Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)		
DWR GW Subbasin Name:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Disadvantaged Community:			
Site History:			

Regulatory Activity

Action Type:	Other
Date :	1995-11-14 00:00:00
Action:	Leak Reported
Action Type:	Other
Date :	1995-11-14 00:00:00
Action:	Leak Discovery
Action Type:	Other
Date :	1995-11-14 00:00:00
Action:	Leak Stopped

Regulatory Contacts

Contact Type:	Local Agency Caseworker	***Address:***	200 North Main Street, Suite 1780
Contact Name:	ELOY LUNA	***Email:***	eloy.luna@lacity.org
City:	LOS ANGELES	***Phone No:***	
Organization Name:	LOS ANGELES, CITY OF		
Contact Type:	Regional Board Caseworker	***Address:***	320 W. 4TH ST., SUITE 200
Contact Name:	YUE RONG	***Email:***	yrong@waterboards.ca.gov
City:	Los Angeles	***Phone No:***	
Organization Name:	LOS ANGELES RWQCB (REGION 4)		

Status History

Status:	Completed - Case Closed
Status Date:	1996-05-21 00:00:00
Status:	Open - Site Assessment
Status Date:	1996-03-26 00:00:00
Status:	Open - Site Assessment
Status Date:	1996-02-01 00:00:00
Status:	Open - Case Begin Date
Status Date:	1995-11-14 00:00:00

LUST Cleanup Sites from GeoTracker Search - Regulatory Profile(as of Apr 9, 2019)

Site Facility Name:	MUSEUM SQUARE	***Address:***	5757 WILSHIRE BLVD
Site Facility Type:	LUST CLEANUP SITE	***City:***	PARK LA BREA
Cleanup Status:	COMPLETED - CASE CLOSED	***Zip:***	90036
Project Status:		***County:***	LOS ANGELES
Potential COC:	DIESEL	***CUF Claim:***	
WDR Place Type:		***CUF Priority Assig:***	
WDR File:		***CUF Amount Paid:***	
WDR Order:			
File Location:			

Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: http://geotracker.waterboards.ca.gov/profile_report?global_id=T0603700895
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 5/21/1996
Cleanup History Link: http://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603700895&tabname=regulatoryhistory
Potential Media of Concern: AQUIFER USED FOR DRINKING WATER SUPPLY
User Defined Beneficial Use:
DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04)
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 900360143
CASEWORKER: YUE RONG
LOS ANGELES, CITY OF
CASEWORKER: ELOY LUNA
Site History:

No site history available

LUST Cleanup Sites from GeoTracker Search - Cleanup Status History(as of Apr 9, 2019)

Status: Completed - Case Closed
Date : 5/21/1996

Status: Open - Site Assessment
Date : 3/26/1996

Status: Open - Site Assessment
Date : 2/1/1996

Status: Open - Case Begin Date
Date : 11/14/1995

LUST Cleanup Sites from GeoTracker Search - Regulatory Activities(as of Apr 9, 2019)

Action Type: Leak Action
Action Date: 11/14/1995
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 11/14/1995
Received Issue Date:
Action: Leak Stopped
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 11/14/1995

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

Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

---

80 | ***1 of 1*** | ***NNE*** | ***0.44 / 2,336.23*** | ***214.03 / 19*** | ***HOROWITZ PROPERTY***
303 LA BREA S.
LOS ANGELES CA 90036 | ***LUST***

Global ID: T10000001949
Status: COMPLETED - CASE CLOSED
Status Date: 2011-12-23 00:00:00
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download
County: LOS ANGELES
Latitude: 34.0686182807563
Longitude: -118.344313502312

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 900360307
Local Case No: 37096
Begin Date: 2010-04-02 00:00:00
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Local Agency: LOS ANGELES, CITY OF
CUF Case: NO
Potential Media of Concern: Aquifer used for drinking water supply
How Discovered Description: SUBSURFACE INVESTIGATION
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
DWR GW Subbasin Name: Coastal Plain Of Los Angeles - Central (4-011.04)
Disadvantaged Community:
Site History:
Potential COC: Gasoline
How Discovered: Other Means
Stop Method: Close and Remove Tank
Stop Description:
Case Worker: JH
File Location:

Regulatory Activity

Action Type: ENFORCEMENT
Date : 2011-12-23 00:00:00
Action: Closure/No Further Action Letter

Action Type: ENFORCEMENT
Date : 2011-12-12 00:00:00
Action: Notification - Preclosure

Action Type: RESPONSE
Date : 2011-11-15 00:00:00
Action: Request for Closure

Action Type: REMEDIATION
Date : 2011-09-01 00:00:00
Action: Excavation

Action Type: RESPONSE
Date : 2010-12-15 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 2010-12-15 00:00:00
Action: Final Remedial Action Report / Corrective Action Report

Action Type: ENFORCEMENT
Date : 2010-09-03 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2010-08-15 00:00:00
Action: Soil and Water Investigation Workplan

Action Type: ENFORCEMENT
Date : 2010-06-15 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2010-06-15 00:00:00
Action: Other Report / Document

Action Type: ENFORCEMENT
Date : 2010-05-04 00:00:00
Action: Staff Letter

Action Type: Other
Date : 1994-12-01 00:00:00
Action: Leak Discovery

Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
City: LOS ANGELES
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
Email: eloy.luna@lacity.org
Phone No:

Contact Type: Regional Board Caseworker
Contact Name: JAY HUANG
City: LOS ANGELES
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 WEST 4TH STREET, SUITE 200
Email: jhuang@waterboards.ca.gov
Phone No: 2135766711

Status History

Status: Completed - Case Closed
Status Date: 2011-12-23 00:00:00

Status: Open - Remediation
Status Date: 2010-09-03 00:00:00

Status: Open - Site Assessment
Status Date: 2010-06-15 00:00:00

Status: Open - Referred
Status Date: 2010-04-02 00:00:00

Status: Open - Case Begin Date
Status Date: 2010-04-02 00:00:00

LUST Cleanup Sites from GeoTracker Search - Regulatory Profile(as of Apr 9, 2019)

Site Facility Name: HOROWITZ PROPERTY
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
Potential COC: GASOLINE
WDR Place Type:
WDR File:
WDR Order:
File Location:
Address: 303 LA BREA S.
City: LOS ANGELES
Zip: 90036
County: LOS ANGELES
CUF Claim:
CUF Priority Assig:
CUF Amount Paid:
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000001949
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 12/23/2011
Cleanup History Link: http://geotracker.waterboards.ca.gov/profile_report_include?global_id=T10000001949&tabname=regulatoryhistory
Potential Media of Concern: AQUIFER USED FOR DRINKING WATER SUPPLY
User Defined Beneficial Use:
DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04)

Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 900360307
CASEWORKER: JAY HUANG
LOS ANGELES, CITY OF - CASE #: 37096
CASEWORKER: ELOY LUNA
Site History:

No site history available

LUST Cleanup Sites from GeoTracker Search - Cleanup Status History(as of Apr 9, 2019)

Status: Completed - Case Closed
Date : 12/23/2011

Status: Open - Remediation
Date : 9/3/2010

Status: Open - Site Assessment
Date : 6/15/2010

Status: Open - Case Begin Date
Date : 4/2/2010

Status: Open - Referred
Date : 4/2/2010

LUST Cleanup Sites from GeoTracker Search - Cleanup Action(as of Apr 9, 2019)

Action Type: EXCAVATION
Phase: Soil
Contaminant Mass Removed:
Description:
Begin Date: 9/1/2011
End Date: 10/31/2011

LUST Cleanup Sites from GeoTracker Search - Regulatory Activities(as of Apr 9, 2019)

Action Type: Other Regulatory Actions
Action Date: 12/23/2011
Received Issue Date: 12/23/2011
Action: Closure/No Further Action Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000001949&enforcement_id=6136523&temp table=ENFORCEMENT
Title Description Comments:

Action Type: Notices
Action Date: 12/12/2011
Received Issue Date: 12/12/2011
Action: Notification - Preclosure
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000001949&enforcement_id=6106169&temp table=ENFORCEMENT
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 11/15/2011
Received Issue Date: 11/15/2011
Action: Request for Closure
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: *12/15/2010

Received Issue Date: 12/1/2011
Action: Final Remedial Action Report / Corrective Action Report
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 12/15/2010
Received Issue Date: 5/20/2011
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 9/3/2010
Received Issue Date: 9/3/2010
Action: Staff Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000001949&enforcement_id=6063323&temptable=ENFORCEMENT
Title Description Comments:

Soil and GW Investigation, Remedial Action Plan

Action Type: Response Requested - Workplans
Action Date: 8/15/2010
Received Issue Date: 8/15/2010
Action: Soil and Water Investigation Workplan
Doc Link:
Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 6/15/2010
Received Issue Date: 6/15/2010
Action: Staff Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000001949&enforcement_id=6053827&temptable=ENFORCEMENT
Title Description Comments:

RAP approval

Action Type: Response Requested - Other
Action Date: 6/15/2010
Received Issue Date: 5/25/2010
Action: Other Report / Document
Doc Link:
Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 5/4/2010
Received Issue Date: 5/4/2010
Action: Staff Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000001949&enforcement_id=6050650&temptable=ENFORCEMENT
Title Description Comments:

additional information request

Action Type: Cleanup Action
Action Date: 9/1/2011
Received Issue Date:
Action: Excavation
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 12/1/1994
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Action Type: Enforcement - Other
Action Date:
Received Issue Date:
Action: Unknown
Doc Link:
Title Description Comments:

LUST Cleanup Sites from GeoTracker Search - Documents(as of Apr 9, 2019)

Document Type: Site Documents
Document Date: 7/31/2012*
Type: WELL DESTRUCTION REPORT
Title: 2012/07 WELL DECOMMISSIONING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8869613587/T10000001949.PDF
Size : 4,648 KB
Submitted By: RODOLFO NADRES (AUTH_RP)
Submitted:

Document Type: Site Documents
Document Date: 12/23/2011
Type: CLOSURE/NO FURTHER ACTION LETTER
Title: UNKNOWN
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000001949&enforcement_id=6136523
Size :
Submitted By: MARIA BAMBICO (REGULATOR)
Submitted:

Document Type: Site Documents
Document Date: 12/12/2011
Type: NOTIFICATION - PRECLOSURE
Title: UNKNOWN
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000001949&enforcement_id=6106169
Size :
Submitted By: JIANMIN HUANG (REGULATOR)
Submitted:

Document Type: Monitoring Reports
Document Date: 11/21/2011
Type: MONITORING REPORT - SEMI-ANNUALLY
Title: 2ND SEMI-ANNUAL 2011 GROUNDWATER MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2249842345/T10000001949.PDF
Size : 6,626 KB
Submitted By: RODOLFO NADRES (AUTH_RP)
Submitted:

Document Type: Site Documents
Document Date: 11/10/2011
Type: OTHER REPORT / DOCUMENT
Title: REMEDIAL EXCAVATION REPORT AND CLOSURE REQUEST (APPENDIX G - PART 2 OF 2)
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5882264137/T10000001949.PDF
Size : 19,129 KB
Submitted By: RODOLFO NADRES (AUTH_RP)
Submitted:

Document Type: Site Documents
Document Date: 11/10/2011
Type: OTHER REPORT / DOCUMENT
Title: REMEDIAL EXCAVATION REPORT AND CLOSURE REQUEST (APPENDICES A-F)
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8846592724/T10000001949.PDF
Size : 27,775 KB
Submitted By: RODOLFO NADRES (AUTH_RP)
Submitted:

Document Type: Site Documents
Document Date: 11/10/2011
Type: REQUEST FOR CLOSURE
Title: REMEDIAL EXCAVATION REPORT AND CLOSURE REQUEST
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9705748796/T10000001949.PDF
Size : 2,032 KB
Submitted By: RODOLFO NADRES (AUTH_RP)
Submitted:

Document Type: Site Documents
Document Date: 11/10/2011
Type: OTHER REPORT / DOCUMENT
Title: REMEDIAL EXCAVATION REPORT AND CLOSURE REQUEST (APPENDICES H-I)
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7808713555/T10000001949.PDF
Size : 2,920 KB
Submitted By: RODOLFO NADRES (AUTH_RP)
Submitted:

Document Type: Site Documents
Document Date: 11/10/2011
Size : 28,337 KB
Submitted By: RODOLFO NADRES (AUTH_RP)

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

Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: REMEDIAL EXCAVATION REPORT AND CLOSURE REQUEST (APPENDIX G - PART 1 OF 2)
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3927551209/T10000001949.PDF

Document Type: Site Documents **Size :** 14,661 KB
Document Date: 4/15/2011 **Submitted By:** RODOLFO NADRES (AUTH_RP)
Type: WELL INSTALLATION REPORT **Submitted:**
Title: 04/2011 MONITORING WELL INSTALLATION REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1892987847/T10000001949.PDF

Document Type: Site Documents **Size :**
Document Date: 9/3/2010 **Submitted By:** JESSICA PAO (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: SOIL AND GW INVESTIGATION, REMEDIAL ACTION PLAN
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000001949&enforcement_id=6063323

Document Type: Site Documents **Size :** 2,922 KB
Document Date: 8/9/2010 **Submitted By:** RODOLFO NADRES (AUTH_RP)
Type: WELL INSTALLATION WORKPLAN **Submitted:**
Title: 2010/08 WORKPLAN FOR MONITORING WELL INSTALLATION
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1285718560/T10000001949.PDF

Document Type: Site Documents **Size :**
Document Date: 6/15/2010 **Submitted By:** JIANMIN HUANG (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: RAP APPROVAL
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000001949&enforcement_id=6053827

Document Type: Site Documents **Size :**
Document Date: 5/4/2010 **Submitted By:** JIANMIN HUANG (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: ADDITIONAL INFORMATION REQUEST
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000001949&enforcement_id=6050650

81	1 of 1	N	0.47 / 2,476.18	212.50 / 18	3RD STREET CLEANERS 5774 W 3RD ST LOS ANGELES CA 90036	DELISTED HAZ

Siteid: 87357
Latitude: 34.068695
Longitude: -118.345985
Original Source: CHAZ
Record Date: 04-JAN-2018

82	1 of 1	W	0.49 / 2,578.60	188.65 / -6	VACANT MARIE CALANDER 5753 WILSHIRE BLVD. LOS ANGELES CA 90036	RCRA TSD

EPA Handler ID: CAC003010722
Gen Status Universe: No Report
Contact Name: HELEN CHONG
Contact Address: 5757 WILSHIRE BLVD. , , LOS ANGELES , CA, 90036 ,
Contact Phone No and Ext: 323-549-6713
Contact Email: MELISSA@NHCONTRACTING.COM
Contact Country:
Land Type:
County Name: LOS ANGELES
EPA Region: 09
Receive Date: 20190417

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

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

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	Yes
Transfer Facility:	No
Onsite Burner Exemption:	No
Smelting, Melting and Refining:	No
Underground Injection Control:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20190417
Handler Name:	VACANT MARIE CALANDER
Generator Status Universe:	No Report
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	5757 WILSHIRE BLVD.
Name:	HELEN CHONG	***Street 2:***	
Date Became Current:		***City:***	LOS ANGELES
Date Ended Current:		***State:***	CA
Phone:	323-549-6713	***Country:***	
Source Type:	Implementer	***Zip Code:***	90036
Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	5757 WILSHIRE BLVD.
Name:	SAG-AFTRA AN	***Street 2:***	
Date Became Current:		***City:***	LOS ANGELES
Date Ended Current:		***State:***	CA
Phone:	323-549-6713	***Country:***	
Source Type:	Implementer	***Zip Code:***	90036

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
83	*1 of 1*	*S*	*0.49 / 2,584.76*	*160.89 / -34*	***CHAELE COOPER*** ***1105 S. SYCAMORE AVE*** ***LOS ANGELES CA 90019***	***RCRA TSD***

EPA Handler ID:	CAC003009697
Gen Status Universe:	No Report
Contact Name:	CHAELE COOPER
Contact Address:	1105 S. SYCAMORE AVE , , LOS ANGELES , CA, 90019 ,
Contact Phone No and Ext:	415-218-6256
Contact Email:	KEVIN@NIELSENENVIRO.COM
Contact Country:	
Land Type:	
County Name:	LOS ANGELES
EPA Region:	09
Receive Date:	20190410

Violation/Evaluation Summary

Note:	NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records

associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	Yes
Transfer Facility:	No
Onsite Burner Exemption:	No
Smelting, Melting and Refining:	No
Underground Injection Control:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20190410
Handler Name:	CHAELE COOPER
Generator Status Universe:	No Report
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	1105 S. SYCAMORE AVE
Name:	CHAELE COOPER	***Street 2:***	
Date Became Current:		***City:***	LOS ANGELES
Date Ended Current:		***State:***	CA
Phone:	415-218-6256	***Country:***	
Source Type:	Implementer	***Zip Code:***	90019

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	1105 S. SYCAMORE AVE
Name:	CHAELE COOPER	***Street 2:***	
Date Became Current:		***City:***	LOS ANGELES
Date Ended Current:		***State:***	CA
Phone:	415-218-6256	***Country:***	
Source Type:	Implementer	***Zip Code:***	90019

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85 | ***1 of 2*** | ***ENE*** | ***0.50 / 2,635.50*** | ***212.86 / 18*** | ***BURROUGHS MIDDLE SCHOOL COMPREHENSIVE MODERNIZATION PROJECT 600 SOUTH MCCADDEN PLACE LOS ANGELES CA 90005*** | ***ENVIROSTOR***

Estor/EPA ID:	60002631	***Permit Renewal Lead:***	
Site Code:	301822	***Project Manager:***	ASLAM SHAREEF
Nat Priority List:	NO	***Supervisor:***	SHAHIR HADDAD
Acres:	10.23 ACRES	***Public Partici Spclst:***	
Special Program:	VOLUNTARY CLEANUP PROGRAM	***Census Tract:***	6037211000
Funding:	SITE PROPONENT	***County:***	LOS ANGELES
Assembly District:	, 50	***Latitude:***	34.0640422981947
Senate District:	, 26	***Longitude:***	-118.336882507935
School District:			
APN:	NONE SPECIFIED		
Cleanup Status:	ACTIVE AS OF 3/27/2018		
Cleanup Oversight Agencies:	DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY		
Site Type:	VOLUNTARY CLEANUP		

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

Office: SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH
Past Use that Caused Contam: NONE SPECIFIED
Potential Media Affected: NONE SPECIFIED
Potential Contamin of Concern:

NONE SPECIFIED

Site History:

The property is owned and operated by the Los Angeles Unified School District (LAUSD). The property is approximately 10.23 acres and bounded to the north by residential properties across West 6th Street, to the east by residential properties and a commercial building, to the south by residential properties, Wilshire Private School, and commercial buildings across Wilshire Boulevard, and to the west by residential properties across South McCadden Place.

Status: ACTIVE
Program Type: VOLUNTARY CLEANUP
CalEnviroScreen Score: 26-30%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60002631

Future Activities

Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Supplemental Site Investigation Report
Due Date: 2027

Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Design/Implementation Workplan
Due Date: 2026

Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Design/Implementation Workplan
Due Date: 2027

Completed Activities

Title: Consultative Service/Reimbursement Agreement
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002631&enforcement_id=60442767
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Reimbursement Agreement
Date Completed: 4/18/2018
Comments: Contract #17-T4462 was executed on 4/18/2018. The advance deposit of $17,386.00 is due by May 18, 2018. Advance received on 5/1/2018.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
85	2 of 2	ENE	0.50 / 2,635.50	212.86 / 18	BURROUGHS MIDDLE SCHOOL COMPREHENSIVE MODERNIZATION PROJECT 600 SOUTH MCCADDEN PLACE LOS ANGELES CA 90005	VCP

Estor/EPA ID: 60002631
Site Code: 301822
Nat Priority List: NO
Acres: 10.23 ACRES
Permit Renewal Lead:
Project Manager: ASLAM SHAREEF
Supervisor: SHAHIR HADDAD
Public Partici Spclst:

Special Program:	VOLUNTARY CLEANUP PROGRAM	***Census Tract:***	6037211000
Funding:	SITE PROPONENT	***County:***	LOS ANGELES
Assembly District:	, 50	***Latitude:***	34.0640422981947
Senate District:	, 26	***Longitude:***	-118.336882507935
School District:			

APN: NONE SPECIFIED
Cleanup Status: ACTIVE AS OF 3/27/2018
Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
Site Type: VOLUNTARY CLEANUP
Office: SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH
Past Use that Caused Contam: NONE SPECIFIED
Potential Media Affected: NONE SPECIFIED
Potential Contamin of Concern:

NONE SPECIFIED

Site History:

The property is owned and operated by the Los Angeles Unified School District (LAUSD). The property is approximately 10.23 acres and bounded to the north by residential properties across West 6th Street, to the east by residential properties and a commercial building, to the south by residential properties, Wilshire Private School, and commercial buildings across Wilshire Boulevard, and to the west by residential properties across South McCadden Place.

Status: ACTIVE
Program Type: VOLUNTARY CLEANUP
CalEnviroScreen Score: 26-30%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60002631

Future Activities

Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Design/Implementation Workplan
Due Date: 2026

Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Supplemental Site Investigation Report
Due Date: 2027

Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Design/Implementation Workplan
Due Date: 2027

Completed Activities

Title: Consultative Service/Reimbursement Agreement
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002631&enforcement_id=60442767
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Reimbursement Agreement
Date Completed: 4/18/2018
Comments: Contract #17-T4462 was executed on 4/18/2018. The advance deposit of $17,386.00 is due by May 18, 2018. Advance received on 5/1/2018.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
86	1 of 2	NE	0.79 / 4,156.42	229.80 / 35	THIRD STREET ELEMENTARY SCHOOL 201 SOUTH JUNE STREET LOS ANGELES CA 90004	ENVIROSTOR

Estor/EPA ID: 19820044
Site Code: 300797
Nat Priority List: NO
Acres: 4.6 ACRES
Special Program:
Funding: SCHOOL DISTRICT
Assembly District: 50
Senate District: 26
Permit Renewal Lead:
Project Manager:
Supervisor: JAVIER HINOJOSA
Public Partici Spclst:
Census Tract: 6037214100
County: LOS ANGELES
Latitude: 34.0700057129471
Longitude: -118.335344739537
School District: LOS ANGELES UNIFIED SCHOOL DISTRICT
APN: 5513030900
Cleanup Status: NO FURTHER ACTION AS OF 6/29/2007
Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
Site Type: SCHOOL
Office: SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH
Past Use that Caused Contam: EDUCATIONAL SERVICES
Potential Media Affected: SOIL, SOIL VAPOR
Potential Contamin of Concern:

METALS, METHANE, ORGANOCHLORINE PESTICIDES (8081 OCPS), POLYCHLORINATED BIPHENYLS (PCBS), SEMI-VOLATILE ORGANICS (8270 SVOCS), VOLATILE ORGANICS (8260B VOCS)

Site History:

Oil extraction prior to 1922. School site from 1922 until present.

Status: NO FURTHER ACTION
Program Type: SCHOOL EVALUATION
CalEnviroScreen Score: 26-30%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=19820044

Completed Activities

Title: Technical Memorandums
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Report
Date Completed: 4/6/2004
Comments:

Title: Mitigated Negative Declaratation & Initial Study
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19820044&doc_id=60306777
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 2/13/2004
Comments: Mitigated Negative Declaration & Initial Study

Title: PEA Draft Work Plan
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 2/1/2000
Comments: PEA Draft Work Plan

Title: PEA Workplan
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19820044&doc_id=6001963
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Workplan
Date Completed: 12/10/2003
Comments:

Title: The Source for Environmental Risk Management Data
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19820044&doc_id=60306887
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 10/28/1999
Comments: The Source for Enviromental Risk Management Data

Title: Supplemental Site Investigation
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19820044&doc_id=6001959
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Supplemental Site Investigation Report
Date Completed: 12/10/2003
Comments: SSI

Title: Site Visit - Site Inspections/visit
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Inspections/Visit (Non LUR)
Date Completed: 1/8/2004
Comments:

Title: PEA Workplan
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19820044&doc_id=6001962
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Workplan
Date Completed: 6/26/2002
Comments:

Title: Preliminary Endangerment Assessment Report
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19820044&doc_id=6001958
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Report
Date Completed: 5/11/2001
Comments:

Title: LAUSD Master Agreement
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19820044&enforcement_id=6007704
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Environmental Oversight Agreement
Date Completed: 2/10/2000
Comments:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
86	2 of 2	NE	0.79 / 4,156.42	229.80 / 35	THIRD STREET ELEMENTARY SCHOOL 201 SOUTH JUNE STREET LOS ANGELES CA 90004	SCH

Estor/EPA ID: 19820044
Site Code: 300797
Nat Priority List: NO
Acres: 4.6 ACRES
Special Program:
Funding: SCHOOL DISTRICT
Assembly District: 50
Senate District: 26
Permit Renewal Lead:
Project Manager:
Supervisor: JAVIER HINOJOSA
Public Partici Spclst:
Census Tract: 6037214100
County: LOS ANGELES
Latitude: 34.0700057129471
Longitude: -118.335344739537
School District: LOS ANGELES UNIFIED SCHOOL DISTRICT
APN: 5513030900
Cleanup Status: NO FURTHER ACTION AS OF 6/29/2007
Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
Site Type: SCHOOL
Office: SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH
Past Use that Caused Contam: EDUCATIONAL SERVICES
Potential Media Affected: SOIL, SOIL VAPOR
Potential Contamin of Concern:

METALS, METHANE, ORGANOCHLORINE PESTICIDES (8081 OCPS), POLYCHLORINATED BIPHENYLS (PCBS), SEMI-VOLATILE ORGANICS (8270 SVOCS), VOLATILE ORGANICS (8260B VOCS)

SITE HISTORY:

Oil extraction prior to 1922. School site from 1922 until present.

Status: NO FURTHER ACTION
Program Type: SCHOOL EVALUATION
CalEnviroScreen Score: 26-30%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=19820044

Completed Activities

Title: Mitigated Negative Declaratation & Initial Study
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19820044&doc_id=60306777
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 2/13/2004
Comments: Mitigated Negative Declaration & Initial Study

Title: Supplemental Site Investigation
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19820044&doc_id=6001959
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Supplemental Site Investigation Report
Date Completed: 12/10/2003
Comments: SSI

Title: The Source for Environmental Risk Management Data
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19820044&doc_id=60306887
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 10/28/1999

Comments: The Source for Enviromental Risk Management Data

Title: LAUSD Master Agreement
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19820044&enforcement_id=6007704
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Environmental Oversight Agreement
Date Completed: 2/10/2000
Comments:

Title: Preliminary Endangerment Assessment Report
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19820044&doc_id=6001958
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Report
Date Completed: 5/11/2001
Comments:

Title: PEA Workplan
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19820044&doc_id=6001962
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Workplan
Date Completed: 6/26/2002
Comments:

Title: Technical Memorandums
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Report
Date Completed: 4/6/2004
Comments:

Title: PEA Draft Work Plan
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 2/1/2000
Comments: PEA Draft Work Plan

Title: PEA Workplan
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19820044&doc_id=6001963
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Workplan
Date Completed: 12/10/2003
Comments:

Title: Site Visit - Site Inspections/visit
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Inspections/Visit (Non LUR)

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

Date Completed: 1/8/2004
Comments:

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87 *1 of 2* **WNW** **0.98 / 5,172.23** **179.21 / -15** **HANCOCK PARK ELEMENTARY SCHOOL**
408 SOUTH FAIRFAX AVENUE
LOS ANGELES CA 90036 **ENVIROSTOR**

Estor/EPA ID: 19000014
Site Code: 300796
Nat Priority List: NO
Acres: 0 ACRES
Special Program:
Funding: SCHOOL DISTRICT
Assembly District: 50
Senate District: 26
Permit Renewal Lead:
Project Manager:
Supervisor: THOMAS COTA
Public Partici Spclst:
Census Tract: 6037214501
County: LOS ANGELES
Latitude: 34.0695023917507
Longitude: -118.360215501497
School District: LOS ANGELES UNIFIED SCHOOL DISTRICT
APN: 5509018902
Cleanup Status: INACTIVE - NEEDS EVALUATION AS OF 11/22/2005
Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
Site Type: SCHOOL
Office: SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH
Past Use that Caused Contam: UNKNOWN
Potential Media Affected: NONE SPECIFIED
Potential Contamin of Concern:

NONE SPECIFIED

Site History:

The site is currently a school that has been in operation since 1953. The school is within an area designated by the city of Los Angeles as "high potential methane district." An abandoned oil well is in the middle of the school. The school has methane sensors underneath some buildings with high levels of alarms at 25 % of LEL. Manual measurements taken daily. 160 PPM methane detected (max).

Status: INACTIVE - NEEDS EVALUATION
Program Type: SCHOOL EVALUATION
CalEnviroScreen Score: 41-45%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=19000014

Completed Activities

Title: LAUSD Master Agreement
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19000014&enforcement_id=6007703
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Environmental Oversight Agreement
Date Completed: 2/10/2000
Comments:

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87 *2 of 2* **WNW** **0.98 / 5,172.23** **179.21 / -15** **HANCOCK PARK ELEMENTARY SCHOOL**
408 SOUTH FAIRFAX AVENUE
LOS ANGELES CA 90036 **SCH**

Estor/EPA ID: 19000014
Site Code: 300796
Nat Priority List: NO
Acres: 0 ACRES
Special Program:
Funding: SCHOOL DISTRICT
Assembly District: 50
Senate District: 26
Permit Renewal Lead:
Project Manager:
Supervisor: THOMAS COTA
Public Partici Spclst:
Census Tract: 6037214501
County: LOS ANGELES
Latitude: 34.0695023917507
Longitude: -118.360215501497
School District: LOS ANGELES UNIFIED SCHOOL DISTRICT
APN: 5509018902

Cleanup Status:	INACTIVE - NEEDS EVALUATION AS OF 11/22/2005
Cleanup Oversight Agencies:	DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
Site Type:	SCHOOL
Office:	SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH
Past Use that Caused Contam:	UNKNOWN
Potential Media Affected:	NONE SPECIFIED
Potential Contamin of Concern:	

NONE SPECIFIED

SITE HISTORY:

The site is currently a school that has been in operation since 1953. The school is within an area designated by the city of Los Angeles as "high potential methane district." An abandoned oil well is in the middle of the school. The school has methane sensors underneath some buildings with high levels of alarms at 25 % of LEL. Manual measurements taken daily. 160 PPM methane detected (max).

Status:	INACTIVE - NEEDS EVALUATION
Program Type:	SCHOOL EVALUATION
CalEnviroScreen Score:	41-45%
Summary Link:	http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=19000014

Completed Activities

Title:	LAUSD Master Agreement
Title Link:	http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19000014&enforcement_id=6007703
Area Name:	
Area Link:	
Sub Area:	
Sub Area Link:	
Document Type:	Environmental Oversight Agreement
Date Completed:	2/10/2000
Comments:	

Unplottable Summary

Total: 7 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
HIST TANK	CHERKO AUTO	567 WILSHIRE BL.	BEVERLY HILLS CA		865061625
LA CITY HAZMAT	MILTON MEYER AND COMPANY C/	5900 W WILSHIRE BLVD SU 2260	LOS ANGELES CA	90036	865007197
RCRA NON GEN	HPG	616 S BURNSIDE AVE ***EPA Handler ID:*** CAC003017911	LOS ANGELES CA	90036	878169446
RCRA NON GEN	CITY OF LA GENERAL SERVICES	735 S CLOVERDALE AVE ***EPA Handler ID:*** CAD981986433	LOS ANGELES CA	90036-0000	878161050
RCRA TSD	CITY OF LA GENERAL SERVICES	735 S CLOVERDALE AVE ***EPA Handler ID:*** CAD981986433	LOS ANGELES CA	90036-0000	877595573
RCRA TSD	HPG	616 S BURNSIDE AVE ***EPA Handler ID:*** CAC003017911	LOS ANGELES CA	90036	877603179
RCRA TSD	CITY OF LA GENERAL SERVICES	5821 W 3RD ST ***EPA Handler ID:*** CAD981962475	LOS ANGELES CA	90036-0000	877589015

Unplottable Report

Site: ***CHERKO AUTO***
567 WILSHIRE BL. BEVERLY HILLS CA

HIST TANK

Owner Name:	MOBIL OIL CORP.	***No of Containers:***	4
Owner Street:	8567 WILSHIRE BLVD.	***County:***	LOS ANGELES
Owner City:	BEVERLY HILLS	***Facility State:***	CA
Owner State:	CA	***Facility Zip:***	90211
Owner Zip:	90211		

Site: ***MILTON MEYER AND COMPANY C/***
5900 W WILSHIRE BLVD SU 2260 LOS ANGELES CA 90036

LA CITY HAZMAT

Facility ID:	FA0010896
Last Run Date:	6/1/2019
Source Name:	In-Active Hazardous Materials (HM) Inventory

Site: ***HPG***
616 S BURNSIDE AVE LOS ANGELES CA 90036

RCRA NON GEN

EPA Handler ID:	CAC003017911
Gen Status Universe:	No Report
Contact Name:	KATHERINE LAROND
Contact Address:	616 S BURNSIDE AVE , , LOS ANGELES , CA, 90036 ,
Contact Phone No and Ext:	323-567-7788
Contact Email:	ANGEL.BETANCOURT@SAFETY-KLEEN.COM
Contact Country:	
County Name:	LOS ANGELES
EPA Region:	09
Land Type:	
Receive Date:	20190603

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	Yes
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20190603
Handler Name: HPG
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	616 S BURNSIDE AVE
Name:	KATHERINE LAROND	***Street 2:***	
Date Became Current:		***City:***	LOS ANGELES
Date Ended Current:		***State:***	CA
Phone:	323-567-7788	***Country:***	
Source Type:	Implementer	***Zip Code:***	90036

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	616 S BURNSIDE AVE
Name:	KATHERINE LAROND	***Street 2:***	
Date Became Current:		***City:***	LOS ANGELES
Date Ended Current:		***State:***	CA
Phone:	323-567-7788	***Country:***	
Source Type:	Implementer	***Zip Code:***	90036

Site: ***CITY OF LA GENERAL SERVICES***
735 S CLOVERDALE AVE LOS ANGELES CA 90036-0000

RCRA NON GEN

EPA Handler ID: CAD981986433
Gen Status Universe: No Report
Contact Name: EMMANUEL AMESI
Contact Address: 111 E FIRST STREET, ROOM 600 , , LOS ANGELES , CA, 90012 ,
Contact Phone No and Ext: 213-978-3798
Contact Email: EMMANUEL.AMESI@LACITY.ORG
Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 19870703

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19870324

Handler Name: LA GAY LESBIAN SVC CTR 3
Generator Status Universe: No Report
Source Type: Notification

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19870703
Handler Name: CITY OF LA GENERAL SERVICES
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Municipal
Name: NOT REQUIRED
Date Became Current:
Date Ended Current:
Phone: 415-555-1212
Source Type: Notification
Street No:
Street 1: NOT REQUIRED
Street 2:
City: NOT REQUIRED
State: ME
Country:
Zip Code: 99999

Owner/Operator Ind: Current Owner
Type: Municipal
Name: CITY OF LOS ANGELES
Date Became Current:
Date Ended Current:
Phone: 415-555-1212
Source Type: Notification
Street No:
Street 1: NOT REQUIRED
Street 2:
City: NOT REQUIRED
State: ME
Country:
Zip Code: 99999

Owner/Operator Ind: Current Owner
Type: Other
Name: CITY OF LA DEPT OF GENERAL SVS
Date Became Current:
Date Ended Current:
Phone: 213-978-3798
Source Type: Implementer
Street No:
Street 1: 111 E 1ST ST RM 600
Street 2:
City: LOS ANGELES
State: CA
Country:
Zip Code: 90012-3678

Owner/Operator Ind: Current Operator
Type: Other
Name: EMMANUEL AMESI
Date Became Current:
Date Ended Current:
Phone: 213-978-3798
Source Type: Implementer
Street No:
Street 1: 111 E FIRST STREET, ROOM 600
Street 2:
City: LOS ANGELES
State: CA
Country:
Zip Code: 90012

Site: ***CITY OF LA GENERAL SERVICES***
735 S CLOVERDALE AVE LOS ANGELES CA 90036-0000

RCRA TSD

EPA Handler ID: CAD981986433
Gen Status Universe: No Report
Contact Name: EMMANUEL AMESI
Contact Address: 111 E FIRST STREET, ROOM 600 , , LOS ANGELES , CA, 90012 ,
Contact Phone No and Ext: 213-978-3798
Contact Email: EMMANUEL.AMESI@LACITY.ORG
Contact Country:
Land Type:
County Name: LOS ANGELES
EPA Region: 09
Receive Date: 19870703

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Smelting, Melting and Refining: No
Underground Injection Control: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19870324
Handler Name: LA GAY LESBIAN SVC CTR 3
Generator Status Universe: No Report
Source Type: Notification

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19870703
Handler Name: CITY OF LA GENERAL SERVICES
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Municipal
Name: NOT REQUIRED
Date Became Current:
Date Ended Current:
Phone: 415-555-1212
Source Type: Notification
Street No:
Street 1: NOT REQUIRED
Street 2:
City: NOT REQUIRED
State: ME
Country:
Zip Code: 99999

Owner/Operator Ind: Current Owner
Type: Municipal
Name: CITY OF LOS ANGELES
Date Became Current:
Date Ended Current:
Phone: 415-555-1212
Source Type: Notification
Street No:
Street 1: NOT REQUIRED
Street 2:
City: NOT REQUIRED
State: ME
Country:
Zip Code: 99999

Owner/Operator Ind: Current Operator
Type: Other
Name: EMMANUEL AMESI
Date Became Current:
Date Ended Current:
Phone: 213-978-3798
Source Type: Implementer
Street No:
Street 1: 111 E FIRST STREET, ROOM 600
Street 2:
City: LOS ANGELES
State: CA
Country:
Zip Code: 90012

Owner/Operator Ind: Current Owner
Type: Other
Name: CITY OF LA DEPT OF GENERAL SVS
Date Became Current:
Date Ended Current:
Phone: 213-978-3798
Source Type: Implementer
Street No:
Street 1: 111 E 1ST ST RM 600
Street 2:
City: LOS ANGELES
State: CA
Country:
Zip Code: 90012-3678

Site: ***HPG***
616 S BURNSIDE AVE LOS ANGELES CA 90036

RCRA TSD

EPA Handler ID:	CAC003017911
Gen Status Universe:	No Report
Contact Name:	KATHERINE LAROND
Contact Address:	616 S BURNSIDE AVE , , LOS ANGELES , CA, 90036 ,
Contact Phone No and Ext:	323-567-7788
Contact Email:	ANGEL.BETANCOURT@SAFETY-KLEEN.COM
Contact Country:	
Land Type:	
County Name:	LOS ANGELES
EPA Region:	09
Receive Date:	20190603

Violation/Evaluation Summary

Note:	NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	Yes
Transfer Facility:	No
Onsite Burner Exemption:	No
Smelting, Melting and Refining:	No
Underground Injection Control:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20190603
Handler Name:	HPG
Generator Status Universe:	No Report
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	616 S BURNSIDE AVE
Name:	KATHERINE LAROND	***Street 2:***	
Date Became Current:		***City:***	LOS ANGELES
Date Ended Current:		***State:***	CA
Phone:	323-567-7788	***Country:***	
Source Type:	Implementer	***Zip Code:***	90036

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	616 S BURNSIDE AVE
Name:	KATHERINE LAROND	***Street 2:***	
Date Became Current:		***City:***	LOS ANGELES
Date Ended Current:		***State:***	CA
Phone:	323-567-7788	***Country:***	
Source Type:	Implementer	***Zip Code:***	90036

Site: ***CITY OF LA GENERAL SERVICES***
5821 W 3RD ST LOS ANGELES CA 90036-0000

RCRA TSD

EPA Handler ID: CAD981962475
Gen Status Universe: No Report
Contact Name: EMMANUEL AMESI
Contact Address: 111 E FIRST STREET, ROOM 600 , , LOS ANGELES , CA, 90012 ,
Contact Phone No and Ext: 213-978-3798
Contact Email: EMMANUEL.AMESI@LACITY.ORG
Contact Country:
Land Type:
County Name: LOS ANGELES
EPA Region: 09
Receive Date: 19870703

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Smelting, Melting and Refining: No
Underground Injection Control: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19870309
Handler Name: LA FIRE STATION 61
Generator Status Universe: No Report
Source Type: Notification

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19870703
Handler Name: CITY OF LA GENERAL SERVICES
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Municipal
Name: CITY OF LA
Date Became Current:
Date Ended Current:
Phone: 415-555-1212
Source Type: Notification
Street No:
Street 1: NOT REQUIRED
Street 2:
City: NOT REQUIRED
State: ME
Country:
Zip Code: 99999

Owner/Operator Ind: Current Operator
Type: Other
Name: EMMANUEL AMESI
Date Became Current:
Date Ended Current:
Phone: 213-978-3798
Street No:
Street 1: 111 E FIRST STREET, ROOM 600
Street 2:
City: LOS ANGELES
State: CA
Country:

Source Type:	Implementer	***Zip Code:***	90012
Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Municipal	***Street 1:***	NOT REQUIRED
Name:	NOT REQUIRED	***Street 2:***	
Date Became Current:		***City:***	NOT REQUIRED
Date Ended Current:		***State:***	ME
Phone:	415-555-1212	***Country:***	
Source Type:	Notification	***Zip Code:***	99999
Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	111 E 1ST ST RM 600
Name:	CITY OF LA DEPT OF GENERAL SVS	***Street 2:***	
Date Became Current:		***City:***	LOS ANGELES
Date Ended Current:		***State:***	CA
Phone:	213-978-3798	***Country:***	
Source Type:	Implementer	***Zip Code:***	90012-3678

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

National Priority List: NPL

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

Government Publication Date: Aug 20, 2019

National Priority List - Proposed: PROPOSED NPL

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

Government Publication Date: Aug 20, 2019

Deleted NPL: DELETED NPL

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Government Publication Date: Aug 20, 2019

SEMS List 8R Active Site Inventory: SEMS

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

Government Publication Date: Aug 20, 2019

Inventory of Open Dumps, June 1985: ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

SEMS List 8R Archive Sites: SEMS ARCHIVE

The Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

Government Publication Date: Aug 20, 2019

Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS: CERCLIS

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

EPA Report on the Status of Open Dumps on Indian Lands: IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

CERCLIS - No Further Remedial Action Planned: CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens: CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action: RCRA CORRACTS

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Aug 26, 2019

RCRA non-CORRACTS TSD Facilities: RCRA TSD

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Government Publication Date: Aug 26, 2019

RCRA Generator List: RCRA LQG

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Aug 26, 2019

RCRA Small Quantity Generators List: RCRA SQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Aug 26, 2019

RCRA Conditionally Exempt and Very Small Quantity Generators List: RCRA CESQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Conditionally Exempt and Very Small Quantity Generators (VSQG and CESQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG and CESQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Aug 26, 2019

RCRA Non-Generators: RCRA NON GEN

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Aug 26, 2019

Federal Engineering Controls-ECs: FED ENG

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jun 11, 2019

Federal Institutional Controls- ICs: FED INST

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

Government Publication Date: Jun 11, 2019

Emergency Response Notification System: ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System: ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System: ERNS

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Mar 21, 2019

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database: FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Sep 3, 2019

FEMA Underground Storage Tank Listing: FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

Petroleum Refineries: REFN

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

Government Publication Date: Oct 8, 2019

Petroleum Product and Crude Oil Rail Terminals: BULK TERMINAL

List of petroleum product and crude oil rail terminals made available by the U.S. Energy Information Administration (EIA). Includes operable bulk petroleum product terminals located in the 50 States and the District of Columbia with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil that were active between 2017 and 2018. Petroleum product terminals comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings. Survey locations adjusted using public data.

Government Publication Date: Jan 18, 2019

LIEN on Property: SEMS LIEN

The EPA Superfund Enterprise Management System (SEMS) provides LIEN information on properties under the EPA Superfund Program.

Government Publication Date: Aug 20, 2019

Superfund Decision Documents: SUPERFUND ROD

This database contains a listing of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD), along with other associated memos and files. This information is maintained and made available by the US EPA (Environmental Protection Agency).

Government Publication Date: Aug 20, 2019

State

State Response Sites: RESPONSE

A list of identified confirmed release sites where the Department of Toxic Substances Control (DTSC) is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. This database is state equivalent NPL.

Government Publication Date: Oct 1, 2019

EnviroStor Database: ENVIROSTOR

The EnviroStor Data Management System is made available by the Department of Toxic Substances Control (DTSC). Includes Corrective Action sites, Tiered Permit sites, Historical Sites and Evaluation/Investigation sites. This database is state equivalent CERCLIS.

Government Publication Date: Oct 1, 2019

Delisted State Response Sites: DELISTED ENVS

Sites removed from the list of State Response Sites made available by the EnviroStor Data Management System, Department of Toxic Substances Control (DTSC).

Government Publication Date: Oct 1, 2019

Solid Waste Information System (SWIS): SWF/LF

The Solid Waste Information System (SWIS) database made available by the Department of Resources Recycling and Recovery (CalRecycle) contains information on solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites.

Government Publication Date: Aug 19, 2019

EnviroStor Hazardous Waste Facilities: HWP

A list of hazardous waste facilities including permitted, post-closure and historical facilities found in the Department of Toxic Substances Control (DTSC) EnviroStor database.

Government Publication Date: Oct 1, 2019

Land Disposal Sites: LDS

Land Disposal Sites in GeoTracker, the State Water Resources Control Board (SWRCB)'s data management system. The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units. Waste management units include waste piles, surface impoundments, and landfills.

Government Publication Date: Jul 17, 2019

Sites Listed in the Solid Waste Assessment Test (SWAT) Program Report: SWAT

In a 1993 Memorandum of Understanding, the State Water Resources Control Board (SWRCB) agreed to submit a comprehensive report on the Solid Waste Assessment Test (SWAT) Program to the California Integrated Waste Management Board (CIWMB). This report summarizes the work completed to date on the SWAT Program, and addresses both the impacts that leakage from solid waste disposal sites (SWDS) may have upon waters of the State and the actions taken to address such leakage.

Government Publication Date: Dec 31, 1995

Leaking Underground Fuel Tank Reports: LUST

List of Leaking Underground Storage Tanks within the Cleanup Sites data in GeoTracker database. GeoTracker is the State Water Resources Control Board's (SWRCB) data management system for managing sites that impact groundwater, especially those that require groundwater cleanup (Underground Storage Tanks, Department of Defense and Site Cleanup Program) as well as permitted facilities such as operating Underground Storage Tanks. The Leak Prevention Program that overlooks LUST sites is the SWRCB in California's Environmental Protection Agency.

Government Publication Date: Jul 17, 2019

Delisted Leaking Storage Tanks: DELISTED LST

List of Leaking Underground Storage Tanks (LUST) cleanup sites removed from GeoTracker, the State Water Resources Control Board (SWRCB)'s database system, as well as sites removed from the SWRCB's list of UST Case closures.

Government Publication Date: Oct 8, 2019

Permitted Underground Storage Tank (UST) in GeoTracker: UST

List of Permitted Underground Storage Tank (UST) sites made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA).

Government Publication Date: Jul 17, 2019

Solid Waste Disposal Sites with Waste Constituents Above Hazardous Waste Levels: SWRCB SWF

This is a list of solid waste disposal sites identified by California State Water Resources Control Board with waste constituents above hazardous waste levels outside the waste management unit.

Government Publication Date: Sep 20, 2006

Proposed Closure of Underground Storage Tank Cases: UST CLOSURE

List of UST cases that are being considered for closure by either the California Environmental Protection Agency, State Water Resources Control Board or the Executive Director that have been posted for a 60-day public comment period.

Government Publication Date: Oct 8, 2019

Historical Hazardous Substance Storage Information Database: HHSS

The Historical Hazardous Substance Storage database contains information collected in the 1980s from facilities that stored hazardous substances. The information was originally collected on paper forms, was later transferred to microfiche, and recently indexed as a searchable database. When using this database, please be aware that it is based upon self-reported information submitted by facilities which has not been independently verified. It is unlikely that every facility responded to the survey and the database should not be expected to be a complete inventory of all facilities that were operating at that time. This database is maintained by the California State Water Resources Control Board's (SWRCB) Geotracker.

Government Publication Date: Aug 27, 2015

Aboveground Storage Tanks: AST

A statewide list from 2009 of aboveground storage tanks (ASTs) made available by the Cal FIRE Office of the State Fire Marshal (OSFM). This list is no longer maintained or updated by the Cal FIRE OSFM.

Government Publication Date: Aug 31, 2009

Delisted Storage Tanks: DELISTED TNK

This database contains a list of storage tank sites that were removed by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA) and the Cal FIRE Office of State Fire Marshal (OSFM).

Government Publication Date: Sep 11, 2019

California Environmental Reporting System (CERS) Tanks: CERS TANK

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. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

Government Publication Date: Aug 19, 2019

Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions: LUR

The Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents land use restrictions that are active. Some sites have multiple land use restrictions.

Government Publication Date: Oct 1, 2019

Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions: HLUR

The Department of Toxic Substances Control (DTSC) Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Government Publication Date: Sep 23, 2019

Deed Restrictions and Land Use Restrictions: DEED

List of Deed Restrictions, Land Use Restrictions and Covenants in GeoTracker made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency. A deed restriction (land use covenant) may be required to facilitate the remediation of past environmental contamination and to protect human health and the environment by reducing the risk of exposure to residual hazardous materials.

Government Publication Date: Jul 17, 2019

Voluntary Cleanup Program: VCP

List of sites in the Voluntary Cleanup Program made available by the Department of Toxic Substances and Control (DTSC). The Voluntary Cleanup Program was designed to respond to lower priority sites. Under the Voluntary Cleanup Program, DTSC enters site-specific agreements with project proponents for DTSC oversight of site assessment, investigation, and/or removal or remediation activities, and the project proponents agree to pay DTSC's reasonable costs for those services.

Government Publication Date: Oct 1, 2019

GeoTracker Cleanup Program Sites: CLEANUP SITES

A list of Cleanup Program sites in the state of California made available by The State Water Resources Control Board (SWRCB) of the California Environmental Protection Agency (EPA). SWRCB tracks leaking underground storage tank cleanups as well as other water board cleanups.

Government Publication Date: Jul 17, 2019

Delisted County Records: DELISTED COUNTY

Records removed from county or CUPA databases. Records may be removed from the county lists made available by the respective county departments because they are inactive, or because they have been deemed to be below reportable thresholds.

Government Publication Date: Oct 4, 2019

Delisted California Environmental Reporting System (CERS) Tanks: DELISTED CTNK

This database contains a list of Aboveground Petroleum Storage and Underground Storage Tank sites that were removed from in the California Environmental Protection Agency (CalEPA) Regulated Site Portal.

Government Publication Date: Aug 19, 2019

Historical Hazardous Substance Storage Container Information - Facility Summary: HIST TANK

The State Water Resources Control Board maintained the Hazardous Substance Storage Containers listing and inventory in th 1980s. This facility summary lists historic tank sites where the following container types were present: farm motor vehicle fuel tanks; waste tanks; sumps; pits, ponds, lagoons, and others; and all other product tanks. This set, published in May 1988, lists facility and owner information, as well as the number of containers. This data is historic and will not be updated.

Government Publication Date: May 27, 1988

Tribal

Leaking Underground Storage Tanks (LUSTs) on Indian Lands: INDIAN LUST

LUSTs on Tribal/Indian Lands in Region 9, which includes California.

Government Publication Date: Dec 31, 2017

Underground Storage Tanks (USTs) on Indian Lands: INDIAN UST

USTs on Tribal/Indian Lands in Region 9, which includes California.

Government Publication Date: Dec 31, 2017

Delisted Tribal Leaking Storage Tanks: DELISTED ILST

Leaking Underground Storage Tank facilities which have been removed from the Regional Tribal LUST lists made available by the EPA.

Government Publication Date: Apr 11, 2019

Delisted Tribal Underground Storage Tanks: DELISTED IUST

Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.

Government Publication Date: Apr 11, 2019

County

Los Angeles County - Burbank City CUPA List: BURBANK CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the City of Burbank. This list is made available by the City of Burbank Fire Department.

Government Publication Date: Aug 21, 2019

Los Angeles County - El Segundo City Underground Storage Tanks List: UST ELSEGUNDO

List of registered Underground Storage Tanks (USTs) in the City of El Segundo of Los Angeles County, made available by El Segundo City Fire Department.

Government Publication Date: Jan 17, 2017

Los Angeles County - Santa Fe Springs Underground Storage Tank: UST SANTAFESP

A list of registered active Underground Storage Tanks (USTs) in the City of Santa Fe Springs. This list is made available by Santa Fe Springs Department of Fire-Rescue.

Government Publication Date: Sep 25, 2019

Los Angeles County - Santa Monica City Aboveground Storage Tank List: SANTAMON AST

List of registered Aboveground Storage Tanks (ASTs) made available by the Santa Monica Fire Department in the City of Santa Monica of Los Angeles County, California.

Government Publication Date: Jul 19, 2019

Los Angeles County - Santa Monica City CUPA Facilities List: SANTAMON CUPA

The Santa Monica Fire Department's office maintains a list of CUPA Facilities located in Santa Monica city.

Government Publication Date: Jul 19, 2019

Los Angeles County - Santa Monica City Underground Storage Tank List: UST SANTA MONICA

A list of registered active Underground Storage Tanks (USTs) in the City of Santa Monica made available by Santa Monica Fire Prevention Division.

Government Publication Date: Jul 25, 2019

Los Angeles County - Torrance City Underground Storage Tanks: UST TORRANCE

A list of registered Underground Storage Tank (UST) sites in Torrance City of Los Angeles County. This list is made available by Torrance City Office of Clerk.

Government Publication Date: Jun 27, 2019

Los Angeles County - Vernon City CUPA List: VERNON CUPA

The Vernon City Fire Department's office maintains a list of CUPA Facilities located in Vernon city.

Government Publication Date: Jul 23, 2019

Los Angeles County - Vernon City UST List: UST VERNON

A list of Underground Storage Tanks (UST) in Vernon City provided by the Vernon City Fire Department.

Government Publication Date: Jul 23, 2019

Los Angeles County - HMS List: LA HMS

List of sites in the Los Angeles County Department of Public Works Hazardous Materials System (HMS) Database which have or have had permits for Industrial Waste, Underground Storage Tanks, or Stormwater in the county of Los Angeles.

Government Publication Date: Sep 26, 2019

Los Angeles County - Long Beach UST List: UST LONGB

List of registered Underground Storage Tanks (USTs) in the City of Long Beach, Los Angeles County, made available by the Long Beach Certified Unified Program Agency (CUPA). The Long Beach CUPA operates under oversight shared by the Long Beach Fire Department and Health Department.

Government Publication Date: Jul 9, 2018

Los Angeles County - Solid Waste Sites: LA SWF

List of permitted solid waste facilities, closed landfills, historical dumpsites and other solid waste sites in Los Angeles County, made available by the Department of Public Works in Los Angeles County.

Government Publication Date: Aug 19, 2019

Los Angeles County - City of Los Angeles UST List: UST LA CITY

A list of active and inactive underground storage tank facilities made available by the Los Angeles Fire Department CUPA.

Government Publication Date: Jun 1, 2019

Los Angeles County - City of Los Angeles AST List: AST LA CITY

A list of active and inactive above ground petroleum storage tanks made available by the Los Angeles Fire Department CUPA.

Government Publication Date: Jun 1, 2019

Los Angeles County - City of Los Angeles Hazardous Materials Facilities: LA CITY HAZMAT

A list of active and inactive hazardous materials facilities made available by the Los Angeles Fire Department CUPA.

Government Publication Date: Jun 1, 2019

Additional Environmental Record Sources

Federal

PFOA/PFOS Contaminated Sites: PFAS NPL

List of sites where PFOA or PFOS contaminants have been found in drinking water or soil. Made available by the Federal Environmental Protection Agency (EPA).

Government Publication Date: Nov 15, 2018

Facility Registry Service/Facility Index: FINDS/FRS

The US Environmental Protection Agency (EPA)'s Facility Registry System (FRS) is a centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, data collected from EPA's Central Data Exchange registrations and data management personnel.

Government Publication Date: Aug 12, 2019

Toxics Release Inventory (TRI) Program: TRIS

The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

Government Publication Date: Dec 31, 2017

Perfluorinated Alkyl Substances (PFAS) Releases: PFAS TRI

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a Per- or polyfluorinated alkyl substance (PFAS) included in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances. The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment.

Government Publication Date: Dec 31, 2017

Hazardous Materials Information Reporting System: HMIRS

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

Government Publication Date: Jan 8, 2019

National Clandestine Drug Labs: NCDL

The U.S. Department of Justice ("the Department") provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Sep 26, 2019

Toxic Substances Control Act: TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

Government Publication Date: Jun 30, 2017

Hist TSCA: HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing: FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing: FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List: PRP

Early in the cleanup process, the Environmental Protection Agency (EPA) conducts a search to find the potentially responsible parties (PRPs). EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site.

Government Publication Date: Aug 20, 2019

State Coalition for Remediation of Drycleaners Listing: SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS): ICIS

The Integrated Compliance Information System (ICIS) is a system that provides information for the Federal Enforcement and Compliance (FE&C) and the National Pollutant Discharge Elimination System (NPDES) programs. The FE&C component supports the Environmental Protection Agency's (EPA) Civil Enforcement and Compliance program activities. These activities include Compliance Assistance, Compliance Monitoring and Enforcement. The NPDES program supports tracking of NPDES permits, limits, discharge monitoring data and other program reports.
Government Publication Date: Nov 18, 2016

Drycleaner Facilities: FED DRYCLEANERS

A list of drycleaner facilities from the Integrated Compliance Information System (ICIS). The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.
Government Publication Date: May 29, 2018

Delisted Drycleaner Facilities: DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).
Government Publication Date: May 29, 2018

Formerly Used Defense Sites: FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DoD) is responsible for an environmental restoration. This list is published by the U.S. Army Corps of Engineers.
Government Publication Date: Oct 23, 2018

Material Licensing Tracking System (MLTS): MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.
Government Publication Date: Nov 1, 2018

Historic Material Licensing Tracking System (MLTS) sites: HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.
Government Publication Date: Jan 31, 2010

Mines Master Index File: MINES

The Master Index File (MIF) contains mine identification numbers issued by the Department of Labor Mine Safety and Health Administration (MSHA) for mines active or opened since 1971. Note that addresses may or may not correspond with the physical location of the mine itself.
Government Publication Date: May 3, 2019

Alternative Fueling Stations: ALT FUELS

List of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE). The National Renewable Energy Laboratory (NREL) obtains information about new stations from trade media, Clean Cities coordinators, a Submit New Station form on the Station Locator website, and through collaborating with infrastructure equipment and fuel providers, original equipment manufacturers (OEMs), and industry groups.
Government Publication Date: Oct 1, 2019

Registered Pesticide Establishments: SSTS

List of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that facilities producing pesticides, active ingredients, or devices be registered. The list of establishments is made available by the EPA.
Government Publication Date: May 31, 2019

Polychlorinated Biphenyl (PCB) Notifiers: PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.
Government Publication Date: Mar 20, 2019

State

Dry Cleaning Facilities: DRYCLEANERS

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial, linen supply, commercial laundry, dry cleaning and pressing machines - Coin Operated Laundry and Dry Cleaning. This is provided by the Department of Toxic Substance Control.

Government Publication Date: Jul 16, 2019

Delisted Drycleaners: DELISTED DRYCLEANERS

Sites removed from the list of drycleaner related facilities that have EPA ID numbers, made available by the California Department of Toxic Substance Control.

Government Publication Date: Jul 16, 2019

Non-Toxic Dry Cleaning Incentive Program: DRYC GRANT

A list of grant recipients of the Non-Toxic Dry Cleaning Incentive Program made available by the California Air Resources Board (CARB). The program provides grants to eligible dry cleaning businesses to assist them in transitioning away from PERC machines to alternative non-toxic and non-smog forming technologies.

Government Publication Date: Feb 28, 2018

Per- and Polyfluoroalkyl Substances (PFAS): PFAS

List of sites from the State Water Resources Control Board (SWRCB)'s GeoTracker at which one or more of the potential contaminants of concern are in the PFAS Master List of PFAS Substances made available by the Environmental Protection Agency (US EPA).

Government Publication Date: Jul 17, 2019

PFOA/PFOS Groundwater: PFAS GW

A list of water wells from the Groundwater Ambient Monitoring and Assessment Program (GAMA) Groundwater Information System with the groundwater chemical perfluorooctanoic acid (PFOA) (NL = 0.014 UG/L) or perfluorooctanoic sulfonate (PFOS) (NL = 0.013 UG/L). The GAMA Groundwater Information System search is made available by California Water Boards.Y

Government Publication Date: Oct 17, 2019

Hazardous Waste and Substances Site List - Site Cleanup: HWSS CLEANUP

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. This list is published by California Department of Toxic Substance Control.

Government Publication Date: Aug 27, 2019

List of Hazardous Waste Facilities Subject to Corrective Action: DTSC HWF

This is a list of hazardous waste facilities identified in Health and Safety Code (HSC) § 25187.5. These facilities are those where Department of Toxic Substances Control (DTSC) has taken or contracted for corrective action because a facility owner/operator has failed to comply with a date for taking corrective action in an order issued under HSC § 25187, or because DTSC determined that immediate corrective action was necessary to abate an imminent or substantial endangerment.

Government Publication Date: Jul 18, 2016

EnviroStor Inspection, Compliance, and Enforcement: INSP COMP ENF

A list of permitted facilities with inspections and enforcements tracked in the Department of Toxic Substance Control (DTSC) EnviroStor.

Government Publication Date: Jul 16, 2019

School Property Evaluation Program Sites: SCH

A list of sites registered with The Department of Toxic Substances Control (DTSC) School Property Evaluation and Cleanup (SPEC) Division. SPEC is responsible for assessing, investigating and cleaning up proposed school sites. The Division ensures that selected properties are free of contamination or, if the properties were previously contaminated, that they have been cleaned up to a level that protects the students and staff who will occupy the new school.

Government Publication Date: Oct 1, 2019

California Hazardous Material Incident Report System (CHMIRS): CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS). This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Jul 15, 2019

Hazardous Waste Manifest Data: HAZNET

A list of hazardous waste manifests received each year by Department of Toxic Substances Control (DTSC). The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

Government Publication Date: Oct 24, 2016

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

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS) prior to 1993. This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Jan 1, 1993

Historical Hazardous Waste Manifest Data: HIST MANIFEST

A list of historic hazardous waste manifests received by the Department of Toxic Substances Control (DTSC) from year the 1980 to 1992. The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

Government Publication Date: Dec 31, 1992

Historical Cortese List: HIST CORTESE

List of sites which were once included on the Cortese list. The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements for providing information about the location of hazardous sites.

Government Publication Date: Nov 13, 2008

Cease and Desist Orders and Cleanup and Abatement Orders: CDO/CAO

The California Environment Protection Agency "Cortese List" of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO). This list contains many CDOs and CAOs that do NOT concern the discharge of wastes that are hazardous materials. Many of the listed orders concern, as examples, discharges of domestic sewage, food processing wastes, or sediment that do not contain hazardous materials, but the Water Boards' database does not distinguish between these types of orders.

Government Publication Date: Feb 16, 2012

California Environmental Reporting System (CERS) Hazardous Waste Sites: CERS HAZ

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

Government Publication Date: Aug 19, 2019

Delisted Environmental Reporting System (CERS) Hazardous Waste Sites: DELISTED HAZ

This database contains a list of sites that were removed from the California Environmental Protection Agency (CalEPA) in the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator.

Government Publication Date: Nov 29, 2018

Sites in GeoTracker: GEOTRACKER

GeoTracker is the State Water Resource Control Boards' data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. This is a list of sites in GeoTracker that aren't otherwise categorized as LUST, Land Disposal Sites (LDS), Cleanup Sites, or sites having Waste Discharge Requirements (WDR). This listing includes program types such as Underground Injection Control (UIC), Confined Animal Facilities (CAF), Irrigated Lands Regulatory Program, plans, and non-case information.

Government Publication Date: Jul 17, 2019

Waste Discharge Requirements: WASTE DISCHG

List of sites in California State Water Resources Control Board (SWRCB) Waste Discharge Requirements (WDRs) Program in California, made available by the SWRCB via GeoTracker. The WDR program regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Government Publication Date: Jul 17, 2019

Toxic Pollutant Emissions Facilities: EMISSIONS

A list of criteria and toxic pollutant emissions data for facilities in California made available by the California Environmental Protection Agency - Air Resources Board (ARB). Risk data may be based on previous inventory submittals. The toxics data are submitted to the ARB by the local air districts as requirement of the Air Toxics "Hot Spots" Program. This program requires emission inventory updates every four years.

Government Publication Date: Dec 31, 2017

Clandestine Drug Lab Sites: CDL

The Department of Toxic Substances Control (DTSC) maintains a listing of drug lab sites. DTSC is responsible for removal and disposal of hazardous substances discovered by law enforcement officials while investigating illegal/clandestine drug laboratories.

Government Publication Date: Jun 30, 2018

Tribal

No Tribal additional environmental record sources available for this State.

County

Los Angeles County - Site Mitigation List: LA SML

A Site Mitigation List in the County of Los Angeles. The list is made available by Los Angeles County Fire Department. Site mitigation is handled by the Site Mitigation Unit (SMU) which facilitates completion of site clean-up projects of contaminated sites in an expeditious manner in all cities of the Los Angeles County except El Segundo, Glendale, Long Beach, Santa Fe Springs, and Vernon.

Government Publication Date: Jul 16, 2019

Los Angeles County - Santa Monica City Hazardous Materials Facilities: SANTAMON HAZ

A list of Hazardous Materials Facilities in the City of Santa Monica, Los Angeles county. This list is made available by Santa Monica Fire Prevention Division which has been designated as the CUPA for the City.

Government Publication Date: Feb 20, 2019

Los Angeles County - Santa Monica City Hazardous Waste Facilities: SANTAMON HW

A list of Hazardous Waste Facilities in Los Angeles County, City of Santa Monica. This list is made available by Santa Monica Fire Prevention Division.

Government Publication Date: Jul 19, 2019

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

Nova Group

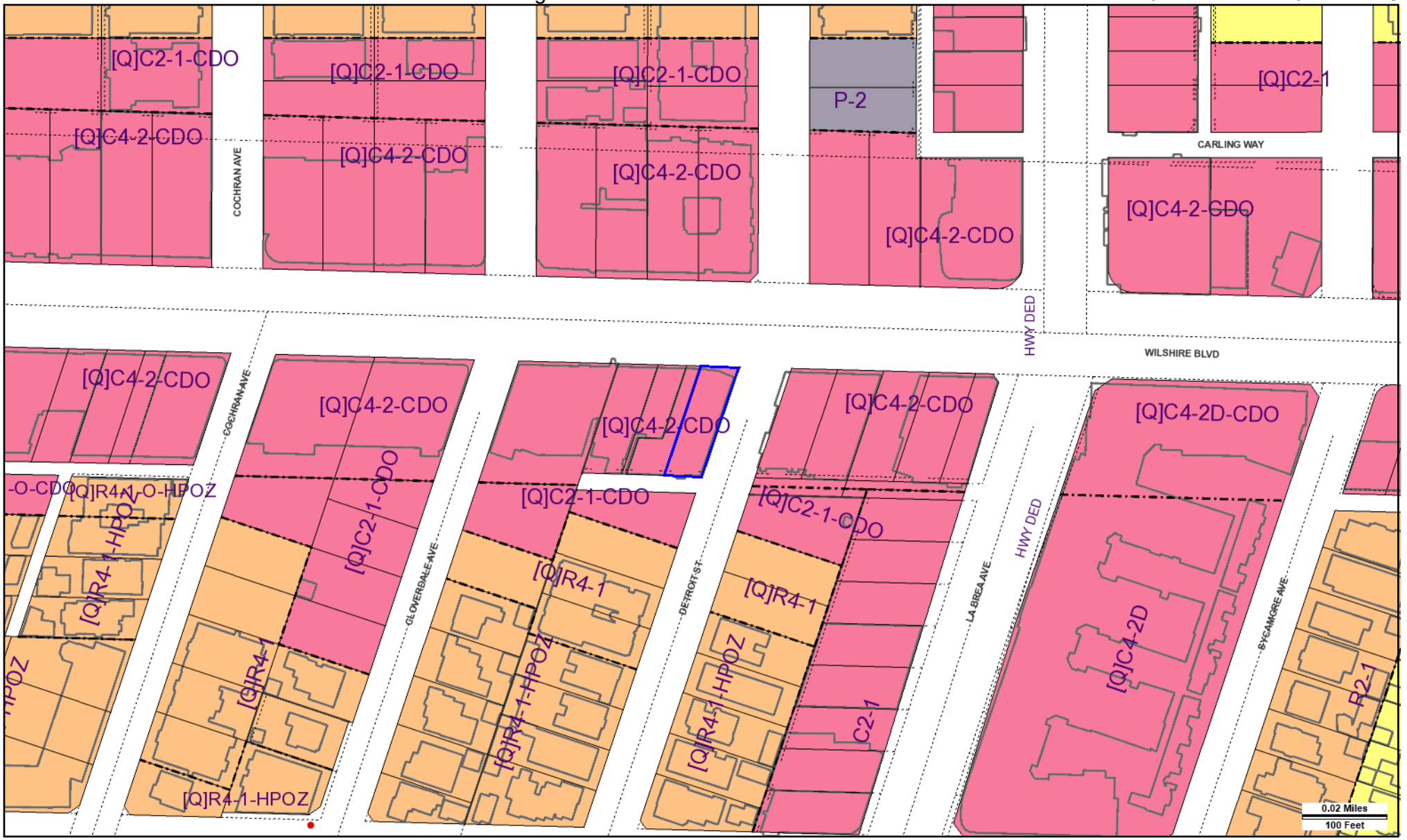
APPENDIX C-2: Regulatory Records - General Public Records

ZIMAS PUBLIC

Generalized Zoning

11/25/2019

City of Los Angeles
Department of City Planning



Address: 5352 W WILSHIRE BLVD
APN: 5089002003
PIN #: 132B181 20

Tract: TR 4642
Block: None
Lot: 3
Arb: None

Zoning: [Q]C4-2-CDO
General Plan: Regional Center Commercial

N
W E
S

LEGEND

GENERALIZED ZONING

- OS, GW
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
- CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP
- CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL
- P, PB
- PF

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

- Minimum Residential
- Very Low / Very Low I Residential
- Very Low II Residential
- Low / Low I Residential
- Low II Residential
- Low Medium / Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Medium Residential
- High Density Residential
- Very High Medium Residential

COMMERCIAL

- Limited Commercial
- Limited Commercial - Mixed Medium Residential
- Highway Oriented Commercial
- Highway Oriented and Limited Commercial
- Highway Oriented Commercial - Mixed Medium Residential
- Neighborhood Office Commercial
- Community Commercial
- Community Commercial -Mixed High Residential
- Regional Center Commercial

INDUSTRIAL

- Commercial Manufacturing
- Limited Manufacturing
- Light Manufacturing
- Heavy Manufacturing
- Hybrid Industrial

PARKING

- Parking Buffer

PORT OF LOS ANGELES

- General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
- General / Bulk Cargo - Hazard
- Commercial Fishing
- Recreation and Commercial
- Intermodal Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT

- Airport Landside / Airport Landside Support
- Airport Airside
- LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

- Open Space
- Public / Open Space
- Public / Quasi-Public Open Space
- Other Public Open Space
- Public Facilities

FRAMEWORK

COMMERCIAL

- Neighborhood Commercial
- General Commercial
- Community Commercial
- Regional Mixed Commercial

INDUSTRIAL

- Limited Industrial
- Light Industrial

CIRCULATION

STREET

- Arterial Mountain Road
- Collector Scenic Street
- Collector Street
- Collector Street (Hillside)
- Collector Street (Modified)
- Collector Street (Proposed)
- Country Road
- Divided Major Highway II
- Divided Secondary Scenic Highway
- Local Scenic Road
- Local Street
- Major Highway (Modified)
- Major Highway I
- Major Highway II
- Major Highway II (Modified)
- Major Scenic Highway
- Major Scenic Highway (Modified)
- Major Scenic Highway II
- Mountain Collector Street
- Park Road
- Parkway
- Principal Major Highway
- Private Street
- Scenic Divided Major Highway II
- Scenic Park
- Scenic Parkway
- Secondary Highway
- Secondary Highway (Modified)
- Secondary Scenic Highway
- Special Collector Street
- Super Major Highway

FREEWAYS

- Freeway
- Interchange
- On-Ramp / Off- Ramp
- Railroad
- Scenic Freeway Highway

MISC. LINES

- Airport Boundary
- Bus Line
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Community Redevelopment Project Area
- Country Road
- DWP Power Lines
- Desirable Open Space
- Detached Single Family House
- Endangered Ridgeline
- Equestrian and/or Hiking Trail
- Hiking Trail
- Historical Preservation
- Horsekeeping Area
- Local Street
- MSA Desirable Open Space
- Major Scenic Controls
- Multi-Purpose Trail
- Natural Resource Reserve
- Park Road
- Park Road (Proposed)
- Quasi-Public
- Rapid Transit Line
- Residential Planned Development
- Scenic Highway (Obsolete)
- Secondary Scenic Controls
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power
- Special Study Area
- Specific Plan Area
- Stagecoach Line
- Wildlife Corridor

POINTS OF INTEREST

- Alternative Youth Hostel (Proposed)
- Animal Shelter
- Area Library
- Area Library (Proposed)
- Bridge
- Campground
- Campground (Proposed)
- Cemetery
- HW Church
- City Hall
- Community Center
- Community Library
- Community Library (Proposed Expansion)
- Community Library (Proposed)
- Community Park
- Community Park (Proposed Expansion)
- Community Park (Proposed)
- Community Transit Center
- Convalescent Hospital
- Correctional Facility
- Cultural / Historic Site (Proposed)
- Cultural / Historical Site
- Cultural Arts Center
- DMV DMV Office
- DWP DWP
- DWP Pumping Station
- Equestrian Center
- HQ Fire Department Headquarters
- Fire Station
- Fire Station (Proposed Expansion)
- Fire Station (Proposed)
- Fire Supply & Maintenance
- Fire Training Site
- Fireboat Station
- Health Center / Medical Facility
- Helistop
- Historic Monument
- Historical / Cultural Monument
- Horsekeeping Area
- Horsekeeping Area (Proposed)
- Horticultural Center
- Hospital
- Hospital (Proposed)
- HW House of Worship
- e Important Ecological Area
- e Important Ecological Area (Proposed)
- Interpretive Center (Proposed)
- JC Junior College
- M MTA / Metrolink Station
- M MTA Station
- MTA Stop
- MWD MWD Headquarters
- Maintenance Yard
- Municipal Office Building
- P Municipal Parking lot
- Neighborhood Park
- Neighborhood Park (Proposed Expansion)
- Neighborhood Park (Proposed)
- Oil Collection Center
- P Parking Enforcement
- HQ Police Headquarters
- Police Station
- Police Station (Proposed Expansion)
- Police Station (Proposed)
- Police Training site
- PO Post Office
- Power Distribution Station
- Power Distribution Station (Proposed)
- Power Receiving Station
- Power Receiving Station (Proposed)
- C Private College
- E Private Elementary School
- Private Golf Course
- Private Golf Course (Proposed)
- JH Private Junior High School
- PS Private Pre-School
- Private Recreation & Cultural Facility
- SH Private Senior High School
- SF Private Special School
- E Public Elementary (Proposed Expansion)
- E Public Elementary School
- E Public Elementary School (Proposed)
- Public Golf Course
- Public Golf Course (Proposed)
- Public Housing
- Public Housing (Proposed Expansion)
- JH Public Junior High School
- JH Public Junior High School (Proposed)
- MS Public Middle School
- SH Public Senior High School
- SH Public Senior High School (Proposed)
- Pumping Station
- Pumping Station (Proposed)
- Refuse Collection Center
- Regional Library
- Regional Library (Proposed Expansion)
- Regional Library (Proposed)
- Regional Park
- Regional Park (Proposed)
- RPD Residential Plan Development
- Scenic View Site
- Scenic View Site (Proposed)
- ADM School District Headquarters
- SC School Unspecified Loc/Type (Proposed)
- Skill Center
- SS Social Services
- Special Feature
- Special Recreation (a)
- SF Special School Facility
- SF Special School Facility (Proposed)
- Steam Plant
- sm Surface Mining
- Trail & Assembly Area
- Trail & Assembly Area (Proposed)
- UTL Utility Yard
- Water Tank Reservoir
- Wildlife Migration Corridor
- Wildlife Preserve Gate

SCHOOLS/PARKS WITH 500 FT. BUFFER

- Existing School/Park Site
- Planned School/Park Site
- Inside 500 Ft. Buffer

- Aquatic Facilities
- Beaches
- Child Care Centers
- Dog Parks
- Golf Course
- Historic Sites
- Horticulture/Gardens
- Skate Parks
- Other Facilities
- Park / Recreation Centers
- Parks
- Performing / Visual Arts Centers
- Recreation Centers
- Senior Citizen Centers
- Opportunity School
- Charter School
- Elementary School
- Span School
- Special Education School
- High School
- Middle School
- Early Education Center

COASTAL ZONE

- Coastal Zone Commission Authority
- Calvo Exclusion Area
- Not in Coastal Zone
- Dual Jurisdictional Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

- Tier 1
- Tier 2
- Tier 3
- Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT

- Public Work Approval (PWA)
- Waiver of Dedication or Improvement (WDI)

LAMC SECTION 85.02 (VEHICLE DWELLING)

- No vehicle dwelling anytime
- No vehicle dwelling overnight between 9:00 PM - 6:00 AM. Must comply with all posted parking restrictions
- Vehicle dwelling allowed. Must comply with all posted parking restrictions

OTHER SYMBOLS

- Lot Line
- Tract Line
- Lot Cut
- Easement
- Zone Boundary
- Building Line
- Lot Split
- Community Driveway
- Building Outlines 2014
- Building Outlines 2008
- Airport Hazard Zone
- Census Tract
- Coastal Zone
- Council District
- LADBS District Office
- Downtown Parking
- Fault Zone
- Fire District No. 1
- Tract Map
- Parcel Map
- Flood Zone
- Hazardous Waste
- High Wind Zone
- Hillside Grading
- Historic Preservation Overlay Zone
- Specific Plan Area
- Very High Fire Hazard Severity Zone
- Wells

ZIMAS

Public

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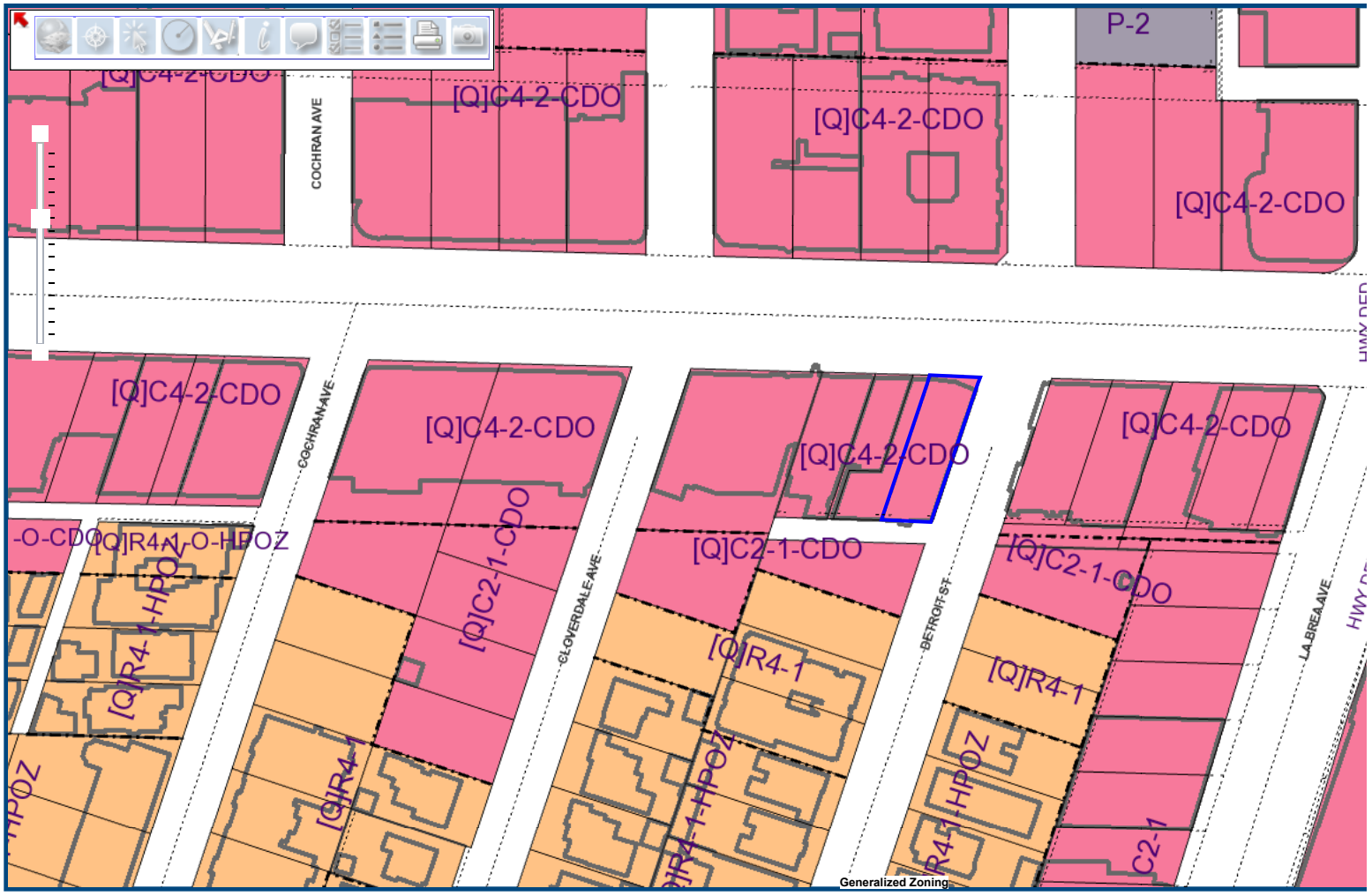
5352 W WILSHIRE BLVD

Font: A A A +/-

- Address/Legal
- Jurisdictional
- Planning and Zoning

Special Notes	None
Zoning	[Q]C4-2-CDO
Zoning Information (ZI)	ZI-1117 MTA Project
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles
Zoning Information (ZI)	ZI-2336 Miracle Mile (CDO)
General Plan Land Use	Regional Center Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Historic Preservation Review	Yes
HistoricPlacesLA	View
CDO: Community Design Overlay	Miracle Mile (CDO)
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
SB 35 Eligibility	View
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 4
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	5
500 Ft School Zone	...Loading...
500 Ft Park Zone	...Loading...

- Assessor
- Case Numbers
- Citywide/Code Amendment Cases
- Additional



Generalized Zoning

Terms & Conditions

Summary

AIN: 5089-002-002 7

Situs Address:
5354 WILSHIRE BLVD
LOS ANGELES CA 90036-4212

Use Type: Vacant Land
Parcel Type: Regular Fee Parcel
Tax Rate Area: 00067

Parcel Status: **ACTIVE**
Create Date:
Delete Date:
Tax Status: **CURRENT**
Year Defaulted:
Exemption: None

Building & Land Overview
Use Code: 010V
Design Type:
Quality Class:

# of Units:
Beds/Baths: /
Building SqFt: 0

Year Built:
Effective Year:
Land SqFt: 3,100


(http://assessormap.co.la.ca.us/Geocortex/Essentials/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=5089-002)

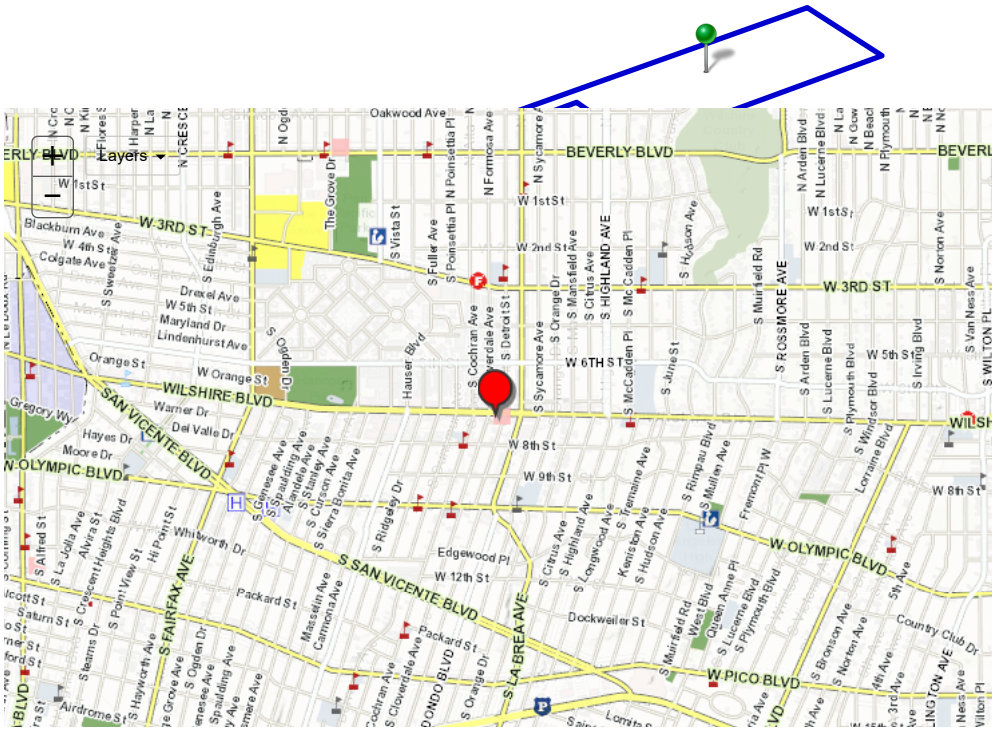
Parcel Map (http://assessormap.co.la.ca.us/Geocortex/Essentials/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=5089-002) / Map Index (http://maps.assessor.lacounty.gov/Geocortex/Essentials/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=5089-NDX)

	2020 Roll Preparation		2019 Current Roll	RC	Year		1977 Base Value
$	77,545	$	76,025	T	1977	$	36,000
$	0	$	0	L	1977	$	0
$	77,545	$	76,025			$	36,000

Assessor's Responsible Division
District: Hall of Administration
Region: 23
Cluster: 23622 WIL/MIRACLE MI.

Hall of Administration (https://maps.google.com/?q=500+W.+Temple+St.+Room+180+Los+Angeles%2C+CA+90012-2770)
500 W. Temple St. Room 180
Los Angeles, CA 90012-2770

Phone: (213) 974-3108
Toll Free: 1 (888) 807-2111
M-F 7:30 am to 5:00 pm



Building and Land Characteristics

Land Information

Use Code = 010V (Vacant Land)

Total SqFt (GIS):	3,100
Total SqFt (PDB):	3,094
Usable SqFt:	3,090
Acres:	
Land W' x D':	34 x 91
Sewers:	Yes
Flight Path:	No
X-Traffic:	Yes
Freeway:	No
Corner Lot:	No
Golf Front:	No
Horse Lot:	No
View:	None
Zoning:	(Refer Issuing Agency)

Code Split: No
Impairment: None

Situs Address:
5354 WILSHIRE BLVD LOS ANGELES CA 90036-4212

Legal Description *(for assessment purposes)*:
TRACT NO 4642 LOT COM AT N W COR OF LOT 2 TH S 88¢33'30" E 33.33 FT TH S 18¢22'45" W 90 FT TH N 88¢33'30" W 28 FT TH S 18¢22'45" W 45 FT TH N 88¢33'30" W 5.33 FT TH N 18¢22'45" E 135 FT TO BEG PART OF LOT 2

Use Code: 010V (Vacant Land)
0 = Residential
1 = Single Family Residence
0 = Unused or Unknown Code (No Meaning)
V = Vacant Land

Building Information

SUBPART:
Design Type:
Quality Class:

# of Units:
Beds/Baths: /
Building SqFt: 0

Year Built:
Effective Year:
Depreciation: / /

RCN Other: $ 0
RCN Other Trended: $ 0
Year Change:

Design Type:
=
=
=
=

SUMMARY: ***Total***

# of Units: 0
Beds/Baths: 0/0
Building SqFt: 0
Avg SqFt/Unit:

Events History

Ownership () Parcel Change ()

Show Re-Assessable Only:

Recording Date	Seq. #	Re-Assessed	# Parcels	%	Ver. Code	DTT Sale Price	Assessed Value
10/29/2016	50	No	4	00%-0	4	$ 9	$ 73,074
01/16/1996	50	No		00%-0		$ 0	$ 75,021
05/17/1976	50	Yes	2	00%-0	2	$ 250,002	$ 0
04/26/1971	50	Yes	2		2	$ 9	$ 0
10/27/1970	50	Yes			Z	$ 0	$ 0

Assessment History

Show All: **Hide Inactive Rolls:**

Showing 1 to 10 of 42 entries.

Bill Number	Bill Type	Bill Status	Date to Auditor	Recording Date	Total Value	Land Value	Improvement Value
220-PSEG				10/29/2016	$ 77,545	$ 77,545	$
2190000	R	A	07/01/2019	10/29/2016	$ 76,025	$ 76,025	$ 0

Bill Number	Bill Type	Bill Status	Date to Auditor	Recording Date	Total Value	Land Value	Improvement Value
2180001	C	A	08/05/2018	10/29/2016	$ 74,535	$ 74,535	$ 0
2180000	R	I	07/19/2018	01/16/1996	$ 74,535	$ 74,535	$ 0
2170001	C	A	08/05/2018	10/29/2016	$ 73,074	$ 73,074	$ 0
2170000	R	I	06/26/2017	01/16/1996	$ 73,074	$ 73,074	$ 0
2160000	R	A	07/05/2016	01/16/1996	$ 71,642	$ 71,642	$ 0
2150000	R	A	06/23/2015	01/16/1996	$ 70,566	$ 70,566	$ 0
2140000	R	A	06/24/2014	01/16/1996	$ 69,184	$ 69,184	$ 0
2130000	R	A	06/25/2013	01/16/1996	$ 68,872	$ 68,872	$ 0

« 1 2 3 4 5 »

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Summary

AIN: 5089-002-003 6

Situs Address:
5352 WILSHIRE BLVD
LOS ANGELES CA 90036-4212

Use Type: Commercial
Parcel Type: Regular Fee Parcel
Tax Rate Area: 00067

Parcel Status: **ACTIVE**
Create Date:
Delete Date:
Tax Status: **CURRENT**
Year Defaulted:
Exemption: None

Building (0101) & Land Overview
Use Code: 1200
Design Type: 1200
Quality Class:

# of Units: 0
Beds/Baths: 0/0
Building SqFt: 16,568

Year Built: 1937
Effective Year: 1937
Land SqFt: 8,961


(http://assessormap.co.la.ca.us/Geocortex/Essentials/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=5089-002)

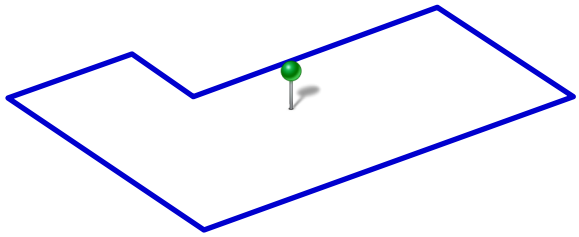
Parcel Map (http://assessormap.co.la.ca.us/Geocortex/Essentials/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=5089-002) / Map Index (http://maps.assessor.lacounty.gov/Geocortex/Essentials/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=5089-NDX)

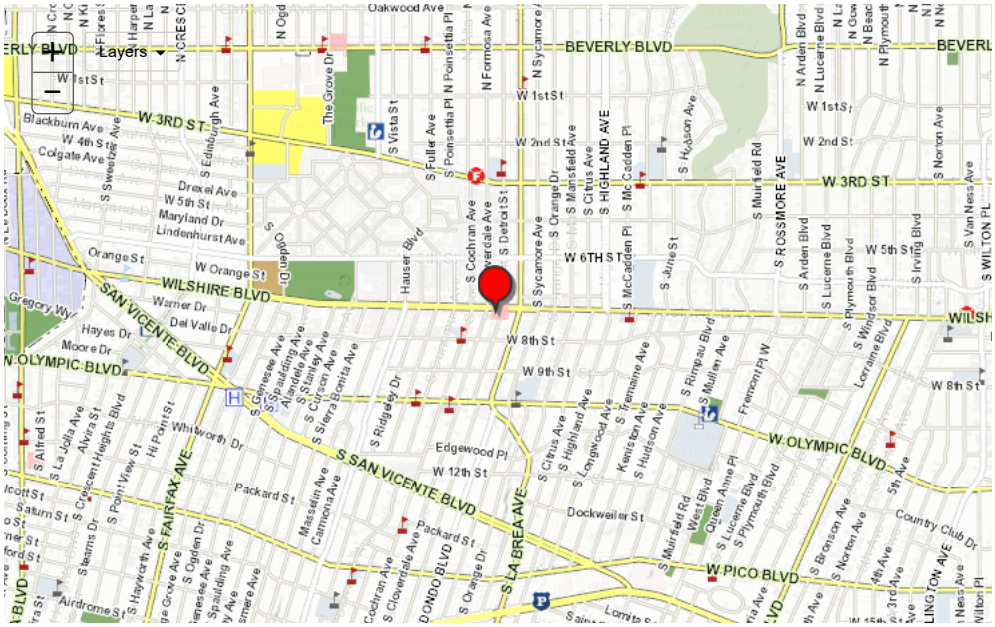
	2020 Roll Preparation		2019 Current Roll	RC	Year		1977 Base Value
$	305,965	$	299,966	T	1977	$	142,000
$	118,703	$	116,376	T	1977	$	55,100
$	424,668	$	416,342			$	197,100

Assessor's Responsible Division
District: Hall of Administration
Region: 23
Cluster: 23622 WIL/MIRACLE MI.

Hall of Administration (https://maps.google.com/?q=500+W.+Temple+St.+Room+180+Los+Angeles%2C+CA+90012-2770)
500 W. Temple St. Room 180
Los Angeles, CA 90012-2770

Phone: (213) 974-3108
Toll Free: 1 (888) 807-2111
M-F 7:30 am to 5:00 pm





Building and Land Characteristics

Land Information

Use Code = 1200 (Commercial)

Total SqFt (GIS):	8,961
Total SqFt (PDB):	
Usable SqFt:	0
Acres:	
Land W' x D':	0 x 0

Sewers:
Flight Path:
X-Traffic:
Freeway:

Corner Lot:
Golf Front:
Horse Lot:
View:

Zoning: (Refer Issuing Agency)

Code Split:
Impairment: None

Situs Address:
5352 WILSHIRE BLVD LOS ANGELES CA 90036-4212

Legal Description *(for assessment purposes)*:
TRACT NO 4642 LOT 3 AND LOT COM AT NE COR OF LOT 2 TH N 88¢33'30" W 13.34 FT TH S 18¢22'45" W 90 FT TH N 88¢33'30" W 28 FT TH S 18¢22'45" W 45 FT TH S 88¢33'30" E 41.34 FT TH N 18¢22'45" E 135 FT TO BEG PART OF LOT 2

Use Code: 1200 (Commercial)
1 = Commercial
2 = Store Combination
0 = Store and Office Combination
0 = One Story

Building Information

SUBPART: ***0101***
Design Type: 1200
Quality Class:

# of Units: 0
Beds/Baths: 0/0
Building SqFt: 16,568

Year Built: 1937
Effective Year: 1937
Depreciation: / 3K / 8

RCN Other: $ 0
RCN Other Trended: $ 0
Year Change: 1975

Design Type: 1200
1 = Commercial
2 = Store and Office
0 = Unused or Unknown Code (No Meaning)
0 = Unused or Unknown Code (No Meaning)

SUMMARY: ***Total***

# of Units: 0
Beds/Baths: 0/0
Building SqFt: 16,568
Avg SqFt/Unit:

Events History

Ownership () Parcel Change ()

Show Re-Assessable Only:

Recording Date	Seq. #	Re-Assessed	# Parcels	%	Ver. Code	DTT Sale Price	Assessed Value
10/29/2016	50	No	4	00%-0	4	$ 9	$ 400,177
01/16/1996	50	No		00%-0		$ 0	$ 279,578
05/17/1976	50	Yes	2+	00%-0	B	$ 0	$ 0
04/26/1971	50	Yes	2		2	$ 9	$ 0
10/27/1970	50	Yes			Z	$ 0	$ 0

Assessment History

Show All: **Hide Inactive Rolls:**

Showing 1 to 10 of 40 entries.

Bill Number	Bill Type	Bill Status	Date to Auditor	Recording Date	Total Value	Land Value	Improvement Value
220-PSEG				10/29/2016	$ 424,668	$ 305,965	$ 118,703
2190000	R	A	07/01/2019	10/29/2016	$ 416,342	$ 299,966	$ 116,376

Bill Number	Bill Type	Bill Status	Date to Auditor	Recording Date	Total Value	Land Value	Improvement Value
2180001	C	A	08/05/2018	10/29/2016	$ 408,180	$ 294,085	$ 114,095
2180000	R	I	07/19/2018	01/16/1996	$ 408,180	$ 294,085	$ 114,095
2170001	C	A	08/05/2018	10/29/2016	$ 400,177	$ 288,319	$ 111,858
2170000	R	I	06/26/2017	01/16/1996	$ 400,177	$ 288,319	$ 111,858
2160000	R	A	07/05/2016	01/16/1996	$ 392,331	$ 282,666	$ 109,665
2150000	R	A	06/23/2015	01/16/1996	$ 386,439	$ 278,421	$ 108,018
2140000	R	A	06/24/2014	01/16/1996	$ 378,871	$ 272,968	$ 105,903
2130000	R	A	06/25/2013	01/16/1996	$ 377,160	$ 271,735	$ 105,425

« 1 2 3 4 »

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Summary

AIN: 5089-002-004 5

Situs Address:

Use Type:	Commercial
Parcel Type:	Regular Fee Parcel
Tax Rate Area:	00067
Parcel Status:	**ACTIVE**
Create Date:	
Delete Date:	
Tax Status:	**CURRENT**
Year Defaulted:	
Exemption:	None

Building (0101) & Land Overview

Use Code:	2700
Design Type:	2700
Quality Class:	
# of Units:	0
Beds/Baths:	0/0
Building SqFt:	6,100
Year Built:	
Effective Year:	
Land SqFt:	6,376


(http://assessormap.co.la.ca.us/Geocortex/Essentials/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=5089-002)

Parcel Map (http://assessormap.co.la.ca.us/Geocortex/Essentials/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=5089-002) / Map Index (http://maps.assessor.lacounty.gov/Geocortex/Essentials/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=5089-NDX)

	2020 Roll Preparation		2019 Current Roll	RC	Year		1977 Base Value
$	64,396	$	63,134	T	1977	$	29,900
$	188	$	185	T	1977	$	100
$	64,584	$	63,319			$	30,000

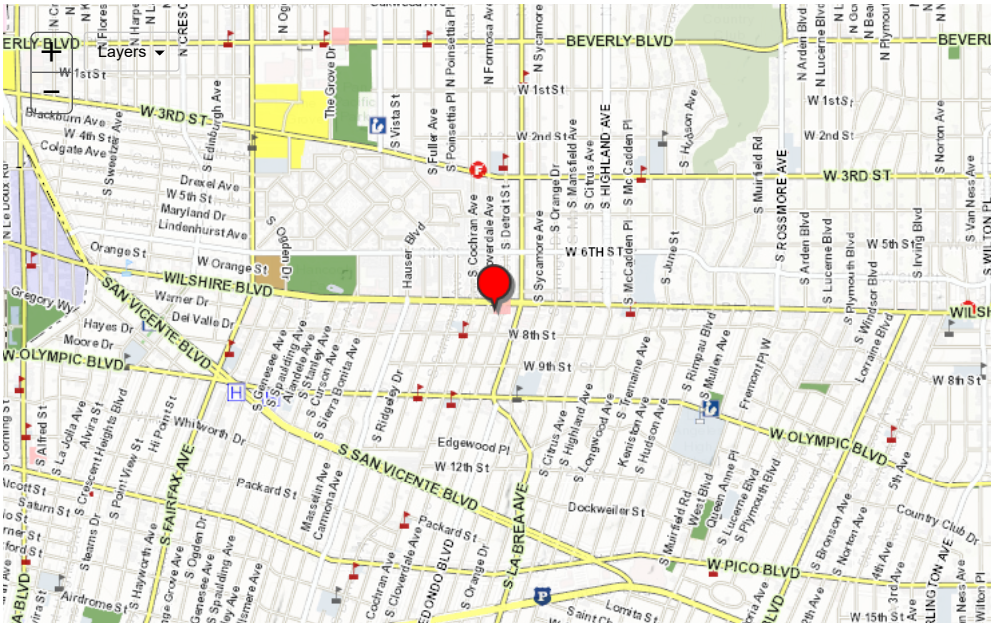
Assessor's Responsible Division

District:	Hall of Administration
Region:	23
Cluster:	23622 WIL/MIRACLE MI.

Hall of Administration (https://maps.google.com/?q=500+W.+Temple+St.+Room+180+Los+Angeles%2C+CA+90012-2770)
500 W. Temple St. Room 180
Los Angeles, CA 90012-2770

Phone: (213) 974-3108
Toll Free: 1 (888) 807-2111
M-F 7:30 am to 5:00 pm

Please set a location or search for an address.



Building and Land Characteristics

Land Information

Use Code = 2700 (Commercial)

Total SqFt (GIS):	6,376
Total SqFt (PDB):	
Usable SqFt:	0
Acres:	
Land W' x D':	0 x 0
Sewers:	
Flight Path:	
X-Traffic:	
Freeway:	
Corner Lot:	
Golf Front:	
Horse Lot:	
View:	
Zoning:	(Refer Issuing Agency)
Code Split:	

Impairment: None

Situs Address:

Legal Description *(for assessment purposes)*:
TRACT NO 5691 LOT 1

Use Code: 2700 (Commercial)
2 = Commercial
7 = Parking Lot (Commercial Use Property)
0 = Lots - Patron or Employee
0 = One Story

Building Information

SUBPART: ***0101***
Design Type: 2700
Quality Class:

# of Units: 0
Beds/Baths: 0/0
Building SqFt: 6,100

Year Built:
Effective Year:
Depreciation: C20 / / 0

RCN Other: $ 0
RCN Other Trended: $ 0
Year Change: 1973

Design Type: 2700
2 = Commercial
7 = Parking Lot (Commercial or Patron)
0 = Unused or Unknown Code (No Meaning)
0 = Unused or Unknown Code (No Meaning)

SUMMARY: ***Total***

# of Units: 0
Beds/Baths: 0/0
Building SqFt: 0
Avg SqFt/Unit:

Events History

Ownership () Parcel Change ()

Show Re-Assessable Only:

Recording Date	Seq. #	Re-Assessed	# Parcels	%	Ver. Code	DTT Sale Price	Assessed Value
10/29/2016	50	No	4	00%-0	4	$ 9	$ 60,863
01/16/1996	50	No		00%-0		$ 0	$ 42,538
05/13/1976	50	Yes	2+	00%-0	B	$ 0	$ 0
11/04/1970	50	Yes	1		1	$ 9	$ 0

Assessment History

Show All: **Hide Inactive Rolls:**

Showing 1 to 10 of 40 entries.

Bill Number	Bill Type	Bill Status	Date to Auditor	Recording Date	Total Value	Land Value	Improvement Value
220-PSEG				10/29/2016	$ 64,584	$ 64,396	$ 188
2190000	R	A	07/01/2019	10/29/2016	$ 63,319	$ 63,134	$ 185
2180001	C	A	08/05/2018	10/29/2016	$ 62,079	$ 61,897	$ 182
2180000	R	I	07/19/2018	01/16/1996	$ 62,079	$ 61,897	$ 182
2170001	C	A	08/05/2018	10/29/2016	$ 60,863	$ 60,684	$ 179
2170000	R	I	06/26/2017	01/16/1996	$ 60,863	$ 60,684	$ 179

Bill Number	Bill Type	Bill Status	Date to Auditor	Recording Date	Total Value	Land Value	Improvement Value
2160000	R	A	07/05/2016	01/16/1996	$ 59,671	$ 59,495	$ 176
2150000	R	A	06/23/2015	01/16/1996	$ 58,776	$ 58,602	$ 174
2140000	R	A	06/24/2014	01/16/1996	$ 57,626	$ 57,455	$ 171
2130000	R	A	06/25/2013	01/16/1996	$ 57,367	$ 57,196	$ 171

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Summary

AIN: 5089-002-005 4

Situs Address:

Use Type:	Commercial
Parcel Type:	Regular Fee Parcel
Tax Rate Area:	00067
Parcel Status:	**ACTIVE**
Create Date:	
Delete Date:	
Tax Status:	**CURRENT**
Year Defaulted:	
Exemption:	None

Building (0101) & Land Overview

Use Code:	2700
Design Type:	2700
Quality Class:	
# of Units:	0
Beds/Baths:	0/0
Building SqFt:	6,450
Year Built:	
Effective Year:	
Land SqFt:	6,696


(http://assessormap.co.la.ca.us/Geocortex/Essentials/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=5089-002)

Parcel Map (http://assessormap.co.la.ca.us/Geocortex/Essentials/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=5089-002) / Map Index (http://maps.assessor.lacounty.gov/Geocortex/Essentials/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=5089-NDX)

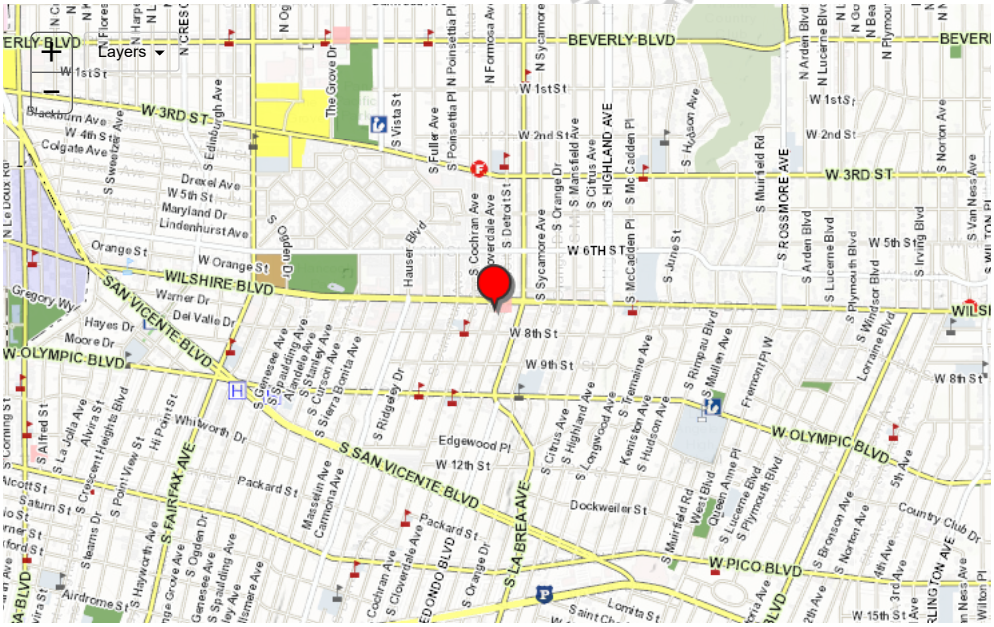
	2020 Roll Preparation		2019 Current Roll	RC	Year		1977 Base Value
$	85,949	$	84,264	T	1977	$	39,900
$	188	$	185	T	1977	$	100
$	86,137	$	84,449			$	40,000

Assessor's Responsible Division

District:	Hall of Administration
Region:	23
Cluster:	23622 WIL/MIRACLE MI.

Hall of Administration (https://maps.google.com/?q=500+W.+Temple+St.+Room+180+Los+Angeles%2C+CA+90012-2770)
500 W. Temple St. Room 180
Los Angeles, CA 90012-2770

Phone: (213) 974-3108
Toll Free: 1 (888) 807-2111
M-F 7:30 am to 5:00 pm



Building and Land Characteristics

Land Information

Use Code = 2700 (Commercial)

Total SqFt (GIS):	6,696
Total SqFt (PDB):	
Usable SqFt:	0
Acres:	
Land W' x D':	0 x 0
Sewers:	
Flight Path:	
X-Traffic:	
Freeway:	
Corner Lot:	
Golf Front:	
Horse Lot:	
View:	
Zoning:	(Refer Issuing Agency)
Code Split:	

Impairment: None

Situs Address:

Legal Description *(for assessment purposes)*:
TRACT NO 5691 LOT 2

Use Code: 2700 (Commercial)
2 = Commercial
7 = Parking Lot (Commercial Use Property)
0 = Lots - Patron or Employee
0 = One Story

Building Information

SUBPART: ***0101***
Design Type: 2700
Quality Class:

# of Units: 0
Beds/Baths: 0/0
Building SqFt: 6,450

Year Built:
Effective Year:
Depreciation: C20 / / 0

RCN Other: $ 0
RCN Other Trended: $ 0
Year Change: 1973

Design Type: 2700
2 = Commercial
7 = Parking Lot (Commercial or Patron)
0 = Unused or Unknown Code (No Meaning)
0 = Unused or Unknown Code (No Meaning)

SUMMARY: ***Total***

# of Units: 0
Beds/Baths: 0/0
Building SqFt: 0
Avg SqFt/Unit:

Events History

Ownership () Parcel Change ()

Show Re-Assessable Only:

Recording Date	Seq. #	Re-Assessed	# Parcels	%	Ver. Code	DTT Sale Price	Assessed Value
10/29/2016	50	No	4	00%-0	4	$ 9	$ 81,172
01/16/1996	50	No		00%-0		$ 0	$ 56,726
05/13/1976	50	Yes	2+	00%-0	B	$ 0	$ 0
12/22/1975	50	Yes	1		1	$ 9	$ 0

Assessment History

Show All: **Hide Inactive Rolls:**

Showing 1 to 10 of 40 entries.

Bill Number	Bill Type	Bill Status	Date to Auditor	Recording Date	Total Value	Land Value	Improvement Value
220-PSEG				10/29/2016	$ 86,137	$ 85,949	$ 188
2190000	R	A	07/01/2019	10/29/2016	$ 84,449	$ 84,264	$ 185
2180001	C	A	08/05/2018	10/29/2016	$ 82,794	$ 82,612	$ 182
2180000	R	I	07/19/2018	01/16/1996	$ 82,794	$ 82,612	$ 182
2170001	C	A	08/05/2018	10/29/2016	$ 81,172	$ 80,993	$ 179
2170000	R	I	06/26/2017	01/16/1996	$ 81,172	$ 80,993	$ 179

Bill Number	Bill Type	Bill Status	Date to Auditor	Recording Date	Total Value	Land Value	Improvement Value
2160000	R	A	07/05/2016	01/16/1996	$ 79,581	$ 79,405	$ 176
2150000	R	A	06/23/2015	01/16/1996	$ 78,387	$ 78,213	$ 174
2140000	R	A	06/24/2014	01/16/1996	$ 76,852	$ 76,681	$ 171
2130000	R	A	06/25/2013	01/16/1996	$ 76,506	$ 76,335	$ 171

« 1 2 3 4 »

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Contact Us (https://assessor.lacounty.gov/contact-us/) | Disclaimer (disclaimer) | FAQ (faq)
PDB Effective Date: 11/17/2019

(https://facebook.com/LACAssessor) (https://www.twitter.com/LACASSESSOR) (https://www.linkedin.com/company/los-angeles-county-office-of-the-assessor) (https://youtube.com/u

DEPARTMENT OF BUILDING AND SAFETY

November 25, 2019

Document Report

Documents

Document Number(s)

1937LA17053

Record Description

Record ID: 8755586
Doc Type: BUILDING PERMIT
Sub Type: BLDG-NEW
Doc Date: 05/21/1937
Status: None
Doc Version: None
AKA Address: None
Project Name: None
Disaster ID: None
Subject: None
Product Name: None
Manufacturer's Name: None
Expired Date: None
Receipt Number: None
Case Number: None
Scan Number: None
Dwelling Units: None
Comments: This document shows the following information: Type Const 1 = C; Stories = 2.

Property Address(es)

5350 W WILSHIRE BLVD

Legal Description(s)

Tract:
Block: Lot: Arb:
Modifier: Map Reference:

PIN(s)

132B181 20

Assessor Number(s)

5089-002-003

District Offices(s)

LA

DEPARTMENT OF BUILDING AND SAFETY

November 25, 2019

Document Report

Film RBF

Type: HIST P1274; 001; 2590

****

Note: If you have any questions, please visit one of our Records Counter Section open Monday thru Fridays from 7:30 AM to 4:30 PM, EXCEPT on Wednesdays which opens from 9:00 AM to 4:30 PM.

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Locations: Metro - 201 N. Figueroa St., 1st Floor Rm. 110, Los Angeles CA 90012
Van Nuys - 6262 Van Nuys Blvd, 2nd Floor Van Nuys CA 91401

DEPARTMENT OF BUILDING AND SAFETY

November 25, 2019

Document Report

Documents

Document Number(s)

1937LA17053

Record Description

Record ID: 8755626
Doc Type: BUILDING PERMIT
Sub Type: BLDG-NEW
Doc Date: 05/21/1937
Status: None
Doc Version: None
AKA Address: None
Project Name: None
Disaster ID: None
Subject: None
Product Name: None
Manufacturer's Name: None
Expired Date: None
Receipt Number: None
Case Number: None
Scan Number: None
Dwelling Units: None
Comments: This document shows the following information: Type Const 1 = C; Stories = 2.

Property Address(es)

5354 W WILSHIRE BLVD

Legal Description(s)

Tract:
Block: Lot: Arb:
Modifier: Map Reference:

PIN(s)

132B181 19

Assessor Number(s)

5089-002-002

District Offices(s)

LA

DEPARTMENT OF BUILDING AND SAFETY

November 25, 2019

Document Report

Film RBF

Type: HIST P1274; 001; 2590

****

Note: If you have any questions, please visit one of our Records Counter Section open Monday thru Fridays from 7:30 AM to 4:30 PM, EXCEPT on Wednesdays which opens from 9:00 AM to 4:30 PM.

.

Locations: Metro - 201 N. Figueroa St., 1st Floor Rm. 110, Los Angeles CA 90012
Van Nuys - 6262 Van Nuys Blvd, 2nd Floor Van Nuys CA 91401

Well Finder
DOGGR GIS

More Info | Help | ©

Measurement

Layers

- Notice and Permit
  - Submitted Notice of Intention
  - Approved Notice of Intention/Permit
  - Well Stimulation Permit
- Well
  - Well
  - Geothermal Well
  - EPA Well for Aquifer Exemption Review
- Facility
  - Tank
  - Pit/Sump
  - Setting
  - Facility Boundary (non-wellstar)
- Underground Gas Storage
- Well Stimulation
- TR26 Onshore Seep Count
- Oil/Gas Field
- DOGGR District
- Public Land Survey System



Department of Toxic Substances Control

Meredith Williams, Ph.D.
Acting Director
1001 "I" Street
P.O. Box 806
Sacramento, California 95812-0806

Jared Blumenfeld
Secretary for
Environmental Protection

Gavin Newsom
Governor

EPA ID PROFILE

Map

ID Number:	CAL000162628	**Status:**	INACTIVE
Name:	FRAZEE PAINT # 53	**Inactive Date:**	6/12/2001 12:00:00 AM
County:	LOS ANGELES	**Record Entered:**	3/24/1995 12:00:00 AM
NAICS:	44419	**Last Updated:**	9/12/2001 12:00:00 AM

	Name	Address	City	State	Zip Code	Phone
Location	FRAZEE PAINT # 53	5355 WILSHIRE BLVD	LOS ANGELES	CA	900360000	
Mailing		6625 MIRAMAR RD	SAN DIEGO	CA	921212508	
Owner	WILLIAM HOLDINGS PLC	700 NICKERSON ROAD	MARLBOROUGH	MA	017520000	5084810700

Operator/Contact	LARRY A LAITINEN	INACTIVE PER VQ01 - BMI	SAN DIEGO	CA	921212508	6192769500

Based Only Upon ID Number: **CAL000162628**

Calif. Manifests?	Non Calif. Manifests?	Transporter Registration?
N/A	N/A	N/A

California and Non California Manifest Tonnage Total and Waste Code by Year Matrix by Entity Type (if available) are on the next page

Calif. Manifest Counts and Total Tonnage

No Records Found

Non California Manifest Total Tonnage

No Records Found

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: 11/25/2019

Nova Group

APPENDIX D: Client Provided Documentation

NO DOCUMENTS HAVE BEEN ASSOCIATED WITH THIS APPENDIX

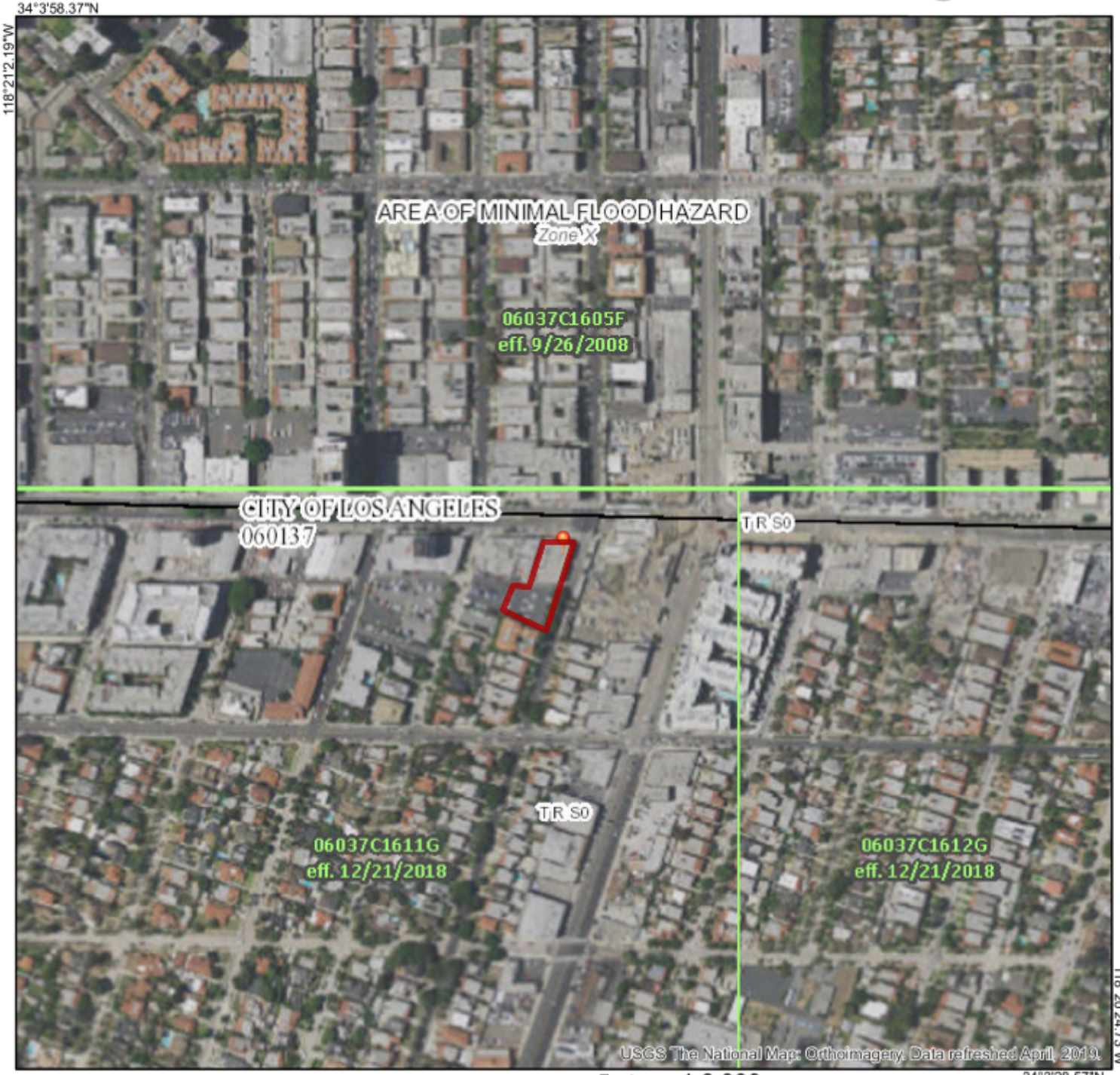
APPENDIX E: Laboratory Reports

NO DOCUMENTS HAVE BEEN ASSOCIATED WITH THIS APPENDIX

APPENDIX F: Other Supporting Documentation

National Flood Hazard Layer FIRMette

FEMA



0 250 500 1,000 1,500 2,000 Feet

1:6,000

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
- 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

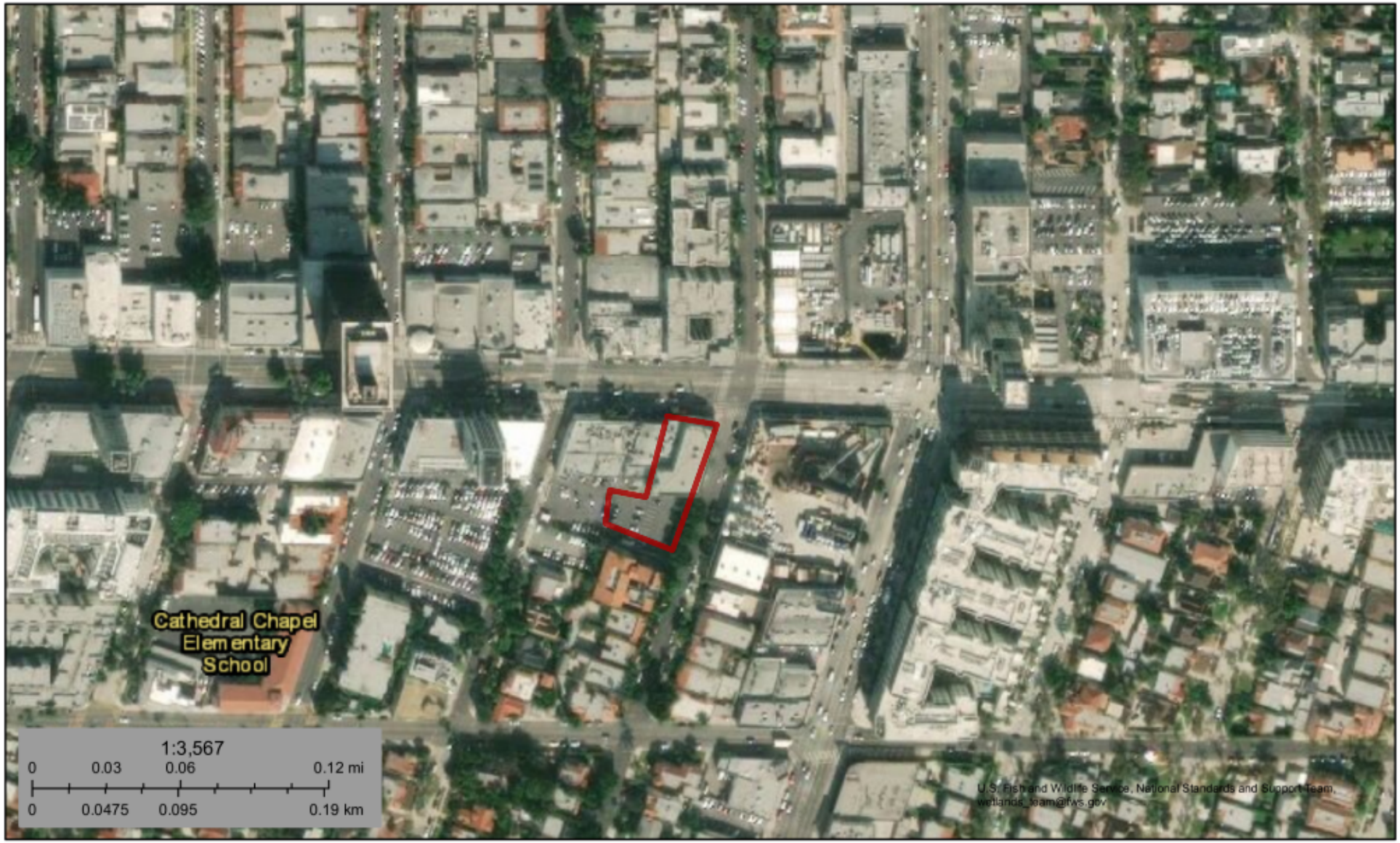
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/25/2019 at 11:26:46 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded 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.

U.S. Fish and Wildlife Service

National Wetlands Inventory

Wetland Map



November 25, 2019

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

Drinking Water Quality Report 2018

For the period of January 1 through December 31, 2018

LA DWP Los Angeles Department of Water & Power

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QUALITY IN EVERY DROP



Director Message, Razmik Manoukian

For over a century, LADWP has been the steward of our City's water system and supply. It is a responsibility we take very seriously. Every day, we import raw water, purify it and deliver it to your tap 24-hours a day – all for less than half a penny per gallon. It is our duty to maintain the value of this precious resource, and to comply with increasing state and federal water quality mandates to protect every drop of water we deliver. In 2018, LADWP tested for over 200 constituents in the water and performed more than 120,000 tests on samples taken throughout the City - not just for regulatory compliance, but also for research and operational improvements.

We are proud of our success in water quality, especially with our continued progress on several large water quality initiatives. Over the last 20 years, LADWP has actively improved the water quality for our customers by removing large uncovered reservoirs such as Encino, Lower Stone, Silverlake and Hollywood out of service; covering distribution reservoirs such as Santa Ynez, Elysian and Upper Stone; building the new Headworks Reservoir, installing a state-of-the-art Dr. Pankaj Parekh Ultraviolet Disinfection Facility and deployed 96 million shade balls on the Los Angeles Reservoir. The latest water quality Improvement project is the Los Angeles Reservoir Ultraviolet Disinfection Plant project which is currently under construction. These projects were a massive undertaking which resulted in excellence in water quality.

This report summarizes the results of the water quality tests conducted in 2018 and provides specific information about the quality of water served in our neighborhoods. You will see that most constituents have not been detected in our water sources and those that are (see tables I-IV on pages 11-15), are safely within the regulatory limits for drinking water. We are proud to bring pure, clean, refreshing tap water to all our customers across the city – at home, at work and in our neighborhood parks every day.

At LADWP, we are committed to customer service. If you have any questions about your water quality or seek advice on how to improve water quality at your home or workplace, please do not hesitate to call our Water Quality Customer Care Line at (213) 367-3182.

MANAGING OUR WATER RESOURCES



A Message from Richard F. Harasick, LADWP Senior Assistant General Manager, Water System

Compared to previous years, the last two have been good for Los Angeles in terms of water resources. The Eastern Sierra snowpack, the main water source for the Los Angeles Aqueduct, is in very good shape for a change. The above average snowfall and the rains have made for a spectacular spring, and will help sustain our water needs well into the rest of the year.

We have gone from one extreme to the next; from parched dry conditions to more water than we can handle just like in 2017. It is important to remember that one good rainy season does not necessarily mean we will always enjoy an overabundance of water in the future.

That is why LADWP continues to focus on L.A.'s water future, employing long-term resource planning and management no matter the situation. Our goal in 2019 will be to get the water windfall to the right storage or treatment facility, thus ensuring a sustainable and resilient water supply for the years to come.

With our abundant rainfall, stormwater capture in L.A. County, which includes the LADWP service territory, stood at 113 percent of normal for the water year October 1, 2018 to May 1, 2019. That's approximately 23.5 billion gallons of water, enough to supply over 24,000 L.A. households annually. Through our stormwater capture infrastructure, rain barrels and cisterns, Los Angeles has been carefully harnessing this precious resource to recharge our local aquifers and help reduce our reliance on imported purchased water.

LADWP is also rising to meet the challenges of future water supplies with the ultimate sustainability endeavor. The city of Los Angeles' recent announcement to recycle 100 percent of all wastewater by 2035 will require major infrastructure investment to move advanced treated pure water from the Hyperion Water Treatment Plant to additionally replenish our groundwater aquifers. This large capital improvement project represents another Mulholland moment, a game-changer at par with building another aqueduct. Its completion will be a leap for Los Angeles towards water independence.

To kick start that effort a wastewater ozone demonstration project at the Donald C. Tillman Plant in the San Fernando Valley is in progress to begin advanced wastewater treatment operations. This is the initial phase of an effort to replenish L.A.'s groundwater in the San Fernando Valley. This pure water will be conveyed to the Hansen Spreading Grounds where it will percolate through the soil. Once ready it will be pumped through existing groundwater wells, treated again and placed back into the distribution system.

There is no better and smarter way to manage our water resources than through water conservation. L.A. residents have truly made this a way of life and our city's per capita water use as of fiscal year 2017-18 is 112 gallons. Ours is one of the lowest of any major U.S. city and lower than it was in 1970, despite a population increase of more than one million people. LADWP has been working closely with our elected officials, other city departments, and customers to reduce water use across all sectors. The city's goal is to reduce water use by 25 percent by 2025, and 30 percent by 2035. We continue to encourage conservation through rebates and incentives for water-saving measures and devices. Furthermore, we are finding ways to conserve within our own system and operations. As an example, LADWP's Water Loss Task Force has been deploying strategies to reduce water losses in our distribution system.

Our professional forefathers undertook the complex and monumental task of constructing the Los Angeles Aqueduct to bring reliable, fresh, quality water to Los Angeles. LADWP staff today are just as committed to fulfill that goal, innovating and adopting modern solutions to operational and resource challenges. We remain steadfast in our resolve to ensure the reliability and sustainability of water for our customers and the entire city of Los Angeles.

WHERE DOES L.A. GET THE WATER IT NEEDS?

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally-occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

Contaminants that may be present in source water include:

- Microbial contaminants, such as viruses and bacteria that may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
- Inorganic contaminants, such as salts and metals, that can be naturally-occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- Pesticides and herbicides that may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses.
- Organic chemical contaminants, including synthetic and volatile organic chemicals that are by-products of industrial processes and petroleum production, and can also come from gas stations, urban stormwater runoff, agricultural application, and septic systems.
- Radioactive contaminants that can be naturally-occurring or the result of oil and gas production and mining activities.

In order to ensure that tap water is safe to drink, the U.S. Environmental Protection Agency (U.S. EPA) and the State Water Resources Control Board (SWRCB) prescribe regulations that limit the amount of certain contaminants in water provided by public water systems. SWRCB regulations also establish limits for contaminants in bottled water that provide the same protection for public health.

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. 2019¸ The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the U.S. EPA's Safe Drinking Water Hotline (800) 426-4791.

IMPORTANT NOTICE

Precautions for the Special Needs Population

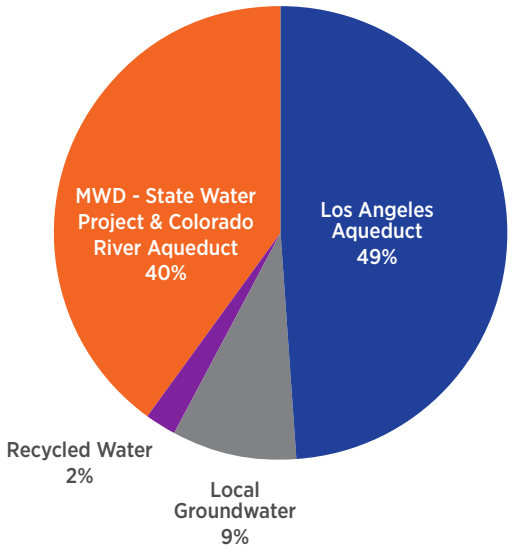
There are certain health conditions for which additional precautions on environmental exposures, including drinking water, would be advisable. Elderly customers and infants can be particularly at risk from infection as well as those with weakened immune systems including individuals living with HIV/AIDS or other immune system disorders, those who may have undergone chemotherapy or those who have received organ transplants.

Customers concerned with these types of health challenges should seek advice from their health care providers about drinking tap water. Contact U.S. EPA's Safe Drinking Water Hotline at (800) 426-4791, or visit www.epa.gov for free guidelines on how to reduce the risk of infection by Cryptosporidium and other microbial contaminants.

L.A.'S WATER SOURCES IN 2018



2018 Water Sources



REGULATORY COMPLIANCE

Regulatory Compliance How do we measure up?

LADWP works around the clock to ensure that the drinking water we deliver to our customers is of the highest quality and meets all safety requirements. Highly trained, certified treatment operators monitor our water treatment operations continuously, thereby helping meet federal and state standards for drinking water. In 2018, we tested for more than 200 constituents in the water and performed more than 120,000 tests on samples taken throughout our water system.

Notice of Violations of Drinking Water Regulations

Water quality is LADWP's highest priority. Staff works to ensure treatment protocols are followed year round at each of the city's water treatment facilities. Unfortunately, LADWP was issued one citation in 2018 for violating the surface water treatment rule. This violation was reported in the 2017 annual drinking water report. LADWP addressed the citation and put measures in place to prevent this type of occurrence in the future. LADWP received no additional violations in 2018.

Notification Levels Established for Two Fluorinated Compounds

On July 13, 2018, the California State Water Resources Control Board, Division of Drinking Water (SWRCB-DDW) issued health-based drinking water Notification Levels (NLs) for Perfluorooctanoic acid (PFOA) and Perfluorooctane sulfonic acid (PFOS). PFOA and PFOS are compounds that have been used in consumer products to make materials stain-resistant, water-proof, and non-stick. They are also used on surface coatings for paper, cardboard packaging, carpets, furniture, leather, fire-retardant foams, cookware, and equipment lubricants.

The NL issued is a health-based advisory level, not a regulatory level, established by SWRCB-DDW for chemicals that may present health risks but have yet to go through a Health Hazard Assessment. A Health Hazard Assessment is part of the process required to formally adopt a Maximum Contaminant Level (MCL) and includes rigorous research and data analysis by the State Office of Environmental Health.

The NLs for PFOA and PFOS have been set at 14 parts per trillion (ppt) and 13 ppt, respectively. A ppt is equivalent to one ounce in 7.5 billion gallons of water. An NL requires a public water supplier to notify SWRCB-DDW and its governing bodies if drinking water tests exceed the level and recommends customer notification.

Health consequences for exposure to significant levels of PFOA and PFOS may include liver toxicity, cancer risks, and immunotoxicity. Human exposure to PFOA and PFOS are primarily through consumer products, food, indoor and outdoor air, and dust. There is potential for exposure via ingestion of drinking water, particularly in former PFC manufacturing areas. Major U.S. manufacturers voluntarily phased out production of PFOS between 2000 and 2002, and subsequently for PFOA in 2006 due to toxicological concerns.

LADWP tested for PFOA, PFOS, and other PFC's in its source water and distribution system in 2013-2014, well after phased out production of these compounds as part of U.S. EPA's Unregulated Contaminant Monitoring Rule 3 (UCMR3).

During UCMR3 over 38 samples were collected from 11 different monitoring locations. Results for all samples were below laboratory detection levels utilizing advanced U.S. EPA certified test methods for these compounds and well below the NLs for PFOA and PFOS. LADWP continues monitoring for PFOA, PFOS, and other PFC's, including testing of local groundwater sources.

LADWP has a comprehensive water quality monitoring program to help ensure the safety of our water supply. Our water meets or exceeds all State and Federal drinking water standards established by the SWRCB-DDW and the U.S. EPA.

SWRCB-DDW has results of statewide testing for PFOA and PFOS on its website: https://www.waterboards.ca.gov/drinking_water/certlic/drinkingwater/PFOA_PFOS.html

Additional Reference Websites:

https://www.epa.gov/ground-water-and-drinking-water/drinking-water-health-advisories-pfoa-and-pfos

https://www.atsdr.cdc.gov/pfas/docs/pfas_fact_sheet.pdf

LEAD AND DRINKING WATER IN L.A.

Lead is commonly found throughout our environment – in the air, soil, and in homes with old lead-based paints. Fortunately, lead is not found in any of the city's water sources. LADWP has participated in the federal Lead and Copper Rule (LCR) sampling program since 1991 and has taken steps to eliminate lead containing materials in our distribution system. Los Angeles has and continues to be in compliance with the lead and copper regulation, based on residential sampling. In addition, LADWP is improving its corrosion control plan to further minimize lead exposure at the tap.

LADWP most recently conducted LCR residential sampling in 2018. To find the LCR results, see Table I (cont'd) on page 12.

The LCR sampling program focuses on single family residences which were built from 1982 to 1987 that have copper pipes plumbed with lead solder. Customers with qualifying homes that participate in the sampling program will get their tap water tested for lead and copper at no cost. Customers who think their home may qualify can participate in LADWP's next round of LCR sampling are asked to contact us at (213) 367-3182.

In Los Angeles, the main source of lead in drinking water is household plumbing, primarily in homes built before 1986 where lead solder was used to join copper pipes. In 1986, federal law restricted the use of lead in lead-based solder to 0.2% and in pipes and pipe fittings used to serve drinking water to 8%. This helped reduce the amount of lead at the tap inside homes. In 2010, California law further restricted the amount of lead in pipes and pipe fittings to 0.25%, which again reduced the amount of lead at the tap inside homes. The amount of time water remains stagnant in home plumbing will affect how much lead could potentially leach into the tap water. The longer water remains motionless in the pipes, the more likely higher levels of lead will leach into drinking water. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is also available from the Safe Drinking Water Hotline or at www.epa.gov/lead.

Voluntary Lead Testing of Drinking Water at California Public and Private K-12 Schools

In January 2017, the SWRCB-DDW amended LADWP's domestic water supply permit to include a new voluntary program to test for lead in drinking water at California public and private K-12 schools within its service area. Schools interested in participating in this program can find out more information on www.ladwp.com/waterquality under Water Quality in The News, Lead Testing for Los Angeles Schools. Written requests will be accepted until November 1, 2019.

As of December 2018, LADWP has received and processed 24 requests from schools. No school had lead levels above the action level of 15 parts per billion. The breakdown of the samples results are as follows:

Total Samples Tested: 57

Non-Detect Results: 48

Above Action level: 0

Maximum Result: 3.5 µg/L

Average Result: 0.22 µg/L

If you have any questions regarding this program, please contact us at (213) 367-3182.

AB 746 Requires Lead Testing in California Public K-12 Schools

Effective January 1, 2018, California Assembly Bill 746 requires community water systems to test for lead in drinking water at California public K-12 schools within their service area by July 1, 2019. This law compliments the existing optional lead testing in schools program that began early last year. Under the new lead testing program, all public K-12 schools must participate in lead testing unless they can show that their school was constructed or their plumbing was replaced after December 31, 2009, and that they have conducted equivalent lead testing after January 1, 2009 and posted the results on their website.

Since the effective date, LADWP has established a schedule for four rounds of testing to complete sampling for 103 schools within our service area. LADWP has contacted and sent out testing kits to public K-12 schools within its service area. In 2018, three schools were tested. The results are included below. No school had lead levels above the action level of 15 parts per billion. All remaining schools should be tested by July 2019. If you have any questions regarding this new program, please contact us at (213) 367-3182.

Total Samples Tested: 11

Non-Detect Results: 5

Above Action level: 0

Maximum Result: 3.6 µg/L

Average Result: 1.24 µg/L

Assessment Programs for Surface and Groundwater Sources

Purchased Supplies:

The Metropolitan Water District (MWD) receives and treats water from the State Water Project and the Colorado River that is then delivered to Los Angeles customers. Three of the five MWD treatment plants: F.E. Weymouth, Robert B. Diemer and Joseph Jensen, supply water to the Los Angeles area. MWD tests its water for nearly 400 constituents and performs about 250,000 water quality tests per year on samples gathered from its vast distribution system. Analysis of these samples is undertaken at MWD's state-of-the art water quality laboratory. Results from MWD are provided to LADWP and are included in the report on Tables I, II and III.

Safeguarding Our Surface Water

Administered by the State Water Resources Control Board, Division of Drinking Water (SWRCB-DDW), the Surface Water Treatment Rule (SWTR) is a set of drinking water regulations that establish specific treatment requirements for surface water to reduce the risk of waterborne diseases.

The last update to the SWTR is the Long Term 2 Enhanced Surface Water Treatment Rule (LT2). This rule protects treated water reservoirs from microbiological contamination by requiring one of three actions: 1) covering, 2) removing from service, or 3) providing additional treatment. In March of 2009, LADWP executed a Compliance Agreement for LT2 with SWRCB-DDW for six uncovered reservoirs: Los Angeles, Upper Stone Canyon, Santa Ynez, Ivanhoe, Silver Lake, and Elysian. Based on the agreement LADWP has met the requirements for five of the six reservoirs. The Los Angeles Reservoir is the only remaining reservoir awaiting regulatory compliance.

The Los Angeles Reservoir will be brought into compliance with the LT2 through a combination of shade balls and construction of a new ultraviolet (UV) disinfection plant. The "shading" of the reservoir was completed in 2015 with nearly 96 million shade balls deployed. The new UV treatment facility will disinfect water leaving the Los Angeles Reservoir to satisfy the LT2 water quality regulation. Construction began in June 2017 and will be completed by the December 2020 compliance date set by the SWRCB-DDW.

Go to www.ladwp.com/waterquality to learn more about water quality projects and issues.

WATER QUALITY SERVICE AREAS IN LOS ANGELES

San Fernando Valley Communities

Sources: Los Angeles Aqueduct, local groundwater, and MWD State Water Project

Arleta	Northridge	Sylmar
Canoga Park	Olive View	Tarzana
Chatsworth	Pacoima	Toluca Lake
Encino	Panorama City	Tujunga
Granada Hills	Porter Ranch	Valley Village
Hollywood Hills	Reseda	Van Nuys
Lake View Terrace	Sherman Oaks	Warner Center
Mission Hills	Studio City	West Hills
North Hills	Sun Valley	Winnetka
North Hollywood	Sunland	Woodland Hills

Western Los Angeles Communities

Sources: Los Angeles Aqueduct and MWD State Water Project

Bel Air Estates	Culver City*	Sawtelle
Beverly Glen	Mar Vista	Venice
Brentwood	Pacific Palisades	West Los Angeles
Castellamare	Palisades Highlands	Westchester
Century City	Palms	Westwood
Cheviot Hills	Playa del Rey	

Eastern Los Angeles Communities

Sources: MWD State Water Project and Colorado River Aqueduct

Atwater Village	Echo Park	Lincoln Heights
Boyle Heights	El Sereno	Montecito Heights
Cypress Park	Glassell Park	Monterey Hills
Eagle Rock	Highland Park	Mt. Washington

Central Los Angeles Communities

Sources: Los Angeles Aqueduct, MWD State Water Project, and local groundwater

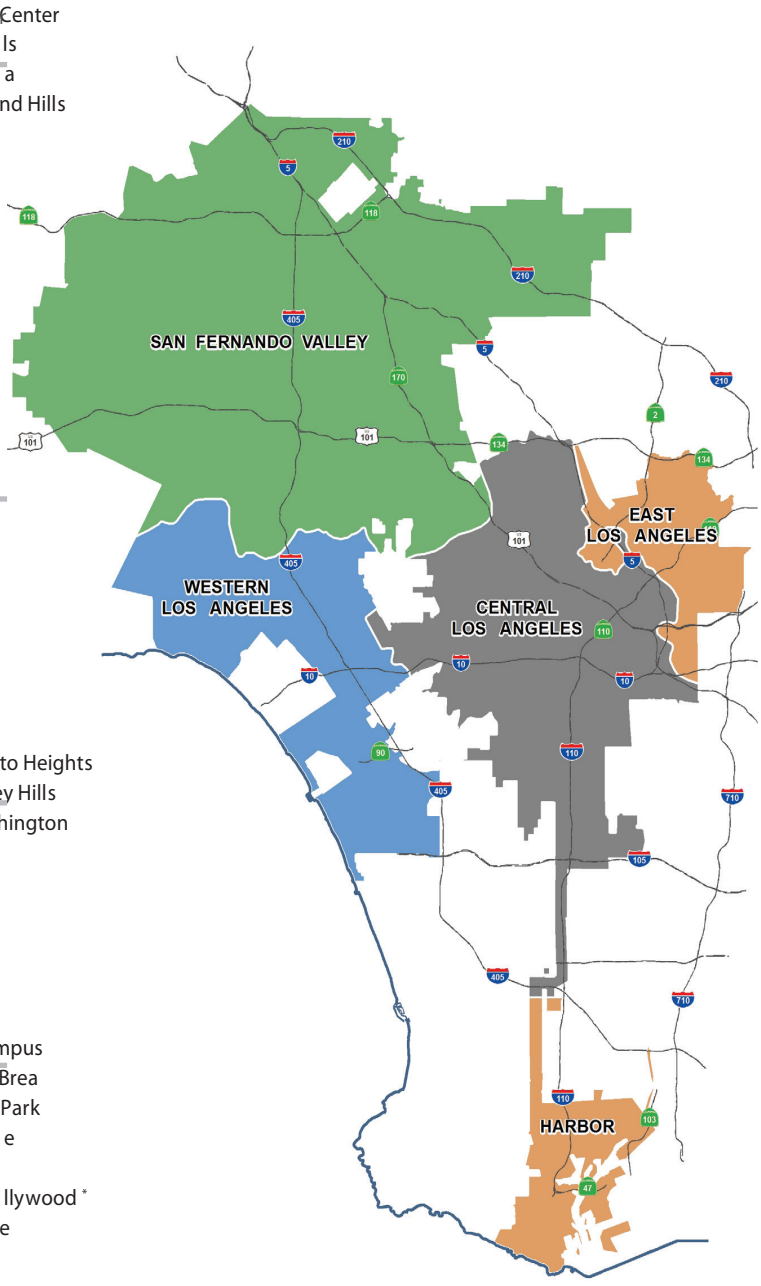
Baldwin Hills	Hyde Park	Park La Brea
Chinatown	Koreatown	Rancho Park
Country Club Park	L.A. City Strip*	Silverlake
Crenshaw	Little Tokyo	Watts
Griffith Park	Los Feliz	West Hollywood*
Hancock Park	Mid City	Westlake
Hollywood	Mt. Olympus	

Harbor Communities

Sources: MWD State Water Project and Colorado River Aqueduct

East San Pedro (Terminal Island)	L.A. City Strip*
Harbor City	San Pedro
Harbor Gateway*	Wilmington

*Portions of



Sources of drinking water fluctuate throughout the area due to operational needs and source water availability

2018 DRINKING WATER QUALITY MONITORING RESULTS

Tables I, II, and III list the results of water tests performed by the LADWP and MWD from January to December 2018. LADWP tests for over 200 substances. These tables include only substances with values that are detected.

How to Read the Tables

The substances found in the water served in your area are listed as follows:

- For San Fernando Valley Area – water test results are under the Los Angeles Aqueduct Filtration Plant, the Northern Combined Wells and the MWD Jensen Plant columns.
- For Central Los Angeles Area – water test results are under the Los Angeles Aqueduct Filtration Plant and the Southern Combined Wells columns.
- For Western Los Angeles Area – water test results are under the Los Angeles Aqueduct Filtration Plant columns.
- For Harbor/Eastern Los Angeles Area – water test results are under MWD, Weymouth, Diemer, and Jensen Plants columns.

Some substances are reported on a citywide basis as required by the SWRCB-DDW.

Abbreviations and Footnotes

ACU = apparent color unit

CFU/mL = colony-forming unit per milliliter

< = less than the detection limit for reporting purposes

µg/L = micrograms per liter (equivalent to ppb)

µS/cm = microSiemens per centimeter

mg/L = milligrams per liter (equivalent to ppm)

NTU = nephelometric turbidity units

NA = not applicable

NR = not reported

NT = not tested

NUM/100 mL = number per 100 milliliter

% = percentage

pCi/L = picoCuries per liter

TON = threshold odor number

Unregulated Contaminants Monitoring Rule

The Unregulated Contaminant Monitoring Rule (UCMR) is a special program developed by the U.S. EPA that requires public water systems to survey up to 30 selected contaminants of emerging concerns (CECs) once every five years. Results indicate that most of the contaminants were not detected at the very low minimum reporting levels required by the U.S. EPA for UCMR3 analyses. Of the contaminants that were detected (see Table IV on page 15) chlorate and strontium were in insignificant but expected concentrations.

LADWP routinely tests for and detects chlorate in the distribution system. Chlorate is a disinfection byproduct of chlorination. Although it is unregulated, the SWRCB-DDW has set a notification level of 800 mg/l. UCMR3 test results for chlorate were much lower, ranging from not detected to 296 mg/l.

TERMS USED IN THE TABLES

Compliance: A drinking water standard based on the health risk (primary standards) and aesthetic (secondary standards) exposure of a contaminant to consumers. For example, bacteria and nitrate have strict limits that must be met at all times due to the acute effects they can cause. Other standards, like small amounts of disinfection by-products and man-made chemicals, have standards that are based on a lifetime of exposure because the risk to consumers is very low. Compliance with most standards is based on an average of samples collected within a year. This allows for some fluctuation above and below the numerical standard, while still protecting public health.

Federal Action Level (AL): Concentration of a contaminant which, if exceeded, triggers treatment or other requirements that a water system must follow. ALs are set by U.S. Environmental Protection Agency (U.S. EPA).

Federal Minimum Reporting Level (MRL): Minimum concentration of a contaminant which can be detected in drinking water using analytical methods established by the U.S. EPA. Data reported in Table IV reflect MRLs.

Maximum Contaminant Level Goal (MCLG): Level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs are set by the U.S. EPA.

Maximum Residual Disinfectant Level (MRDL): Highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

Maximum Residual Disinfectant Level Goal (MRDLG): Level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the beneficial use of disinfectants to control microbial contaminants. MRDLGs are set by U.S. EPA.

Notification Level (NL): Health-based advisory level established by SWRCB-DDW for chemicals in drinking water that lack MCLs.

Primary Drinking Water Standard (PDWS): MCLs and MRDLs for contaminants that affect health along with their monitoring and reporting requirements, and water treatment requirements.

Public Health Goal (PHG): Level of a contaminant in drinking water below which there is no known or expected risk to health. PHGs are set by the California Environmental Protection Agency, Office of Environmental Health Hazard Assessment (OEHHA).

Secondary Maximum Contaminate Level (SMCL): Highest level a constituent allowed in drinking water that may affect the taste, odor or appearance. SMCLs are set by the U.S. EPA.

State Detection Limit (DLR): A detected contaminant at or above its detection level for reporting purposes. DLRs are set by the SWRCB-DDW. Data reported in Tables I through III reflect DLRs.

State Maximum Contaminant Level (MCL): Highest level of a contaminant allowed in drinking water. Primary MCLs are set as close to the Public Health Goals (PHGs) or Maximum Contaminant Level Goals (MCLGs) as is economically and technologically feasible. For certain contaminants, compliance with MCL is based on the average of all samples collected throughout the year.

Treatment Technique (TT): Required process intended to reduce the level of a contaminant in drinking water. For example, the filtration process is a treatment technique used to reduce turbidity (cloudiness in water) and microbial contaminants from surface water. High turbidities may be indicative of poor or inadequate filtration.

TABLE I

Calendar Year 2018 Water Quality Monitoring Results

Health-based Primary Drinking Water Standards (MCLs)
Substances Detected in Treated Water

Substances	Major Sources in Drinking Water	Units	Meets Primary Standard (YES / NO)	State Primary Standard MCL	State PHG	Los Angeles Aqueduct Filtration Plant		Northern Combined Wells		Southern Combined Wells		MWD Weymouth Plant		MWD Diemer Plant		MWD Jensen Plant	
						Average	Range	Average	Range	Average	Range	Average	Range	Average	Range	Average	Range
Aluminum	Erosion of natural deposits; residue from surface water treatment processes	µg/L	YES	1000	600	<50	<50	<50	<50	<50	<50	105 (a)	<50 - 220	124 (a)	<50 - 310	< 50 (a)	<50 – 75
Arsenic	Erosion of natural deposits	µg/L	YES	10	0.004	3(a)	<2 – 3	<2	<2 – 2	<2	<2 - 2	<2	<2	<2	<2	<2	<2
Barium	Erosion of natural deposits	µg/L	YES	1000	2000	<100	<100	<100	<100	<100	<100	118	<100 - 118	117	<100 - 117	<100	<100
Bromate (b)	By-product of ozone disinfection; formed under sunlight for chlorinated water	µg/L	YES	10	0.1	1 (a)	<1 – 3	2	<1 – 3	2	<1 – 3	5 (a)	<1 - 10	2 (a)	<1 - 4.7	5.2 (a)	<1 - 6.4
Fluoride	Erosion of natural deposits; water additive that promotes strong teeth	mg/L	YES	2	1	0.7	0.7-0.8	0.7	0.6-0.7	0.7	0.6-0.7	0.7	0.6 - 0.9	0.7	0.6 - 0.9	0.7	0.4 - 0.8
Gross Alpha Particle Activity (c)	Naturally present in the environment	pCi/L	YES	15	0	<3	<3	4	<3 - 4	4	<3 – 4	<3	<3	<3	<3	<3	<3 – 3
Gross Beta Particle Activity (c)	Naturally present in the environment	pCi/L	YES	50	0	4	<4-5	<4	<4-4	<4	<4 – 5	<4	<4	<4	<4	<4	<4
Heterotrophic Plate Count Bacteria	Naturally present in the environment	CFU/ mL	YES	TT	none	<1	<1	<1	<1	<1	<1	<1	<1 - 1	<1	<1 - 1	<1	<1
Nitrate (as N)	Erosion of natural deposits; runoff and leaching from fertilizer use	mg/L	YES	10	10	<0.4	<0.4	1	0.7-2	1	1-2	<0.4	<0.4	<0.4	<0.4	0.5	0.5
Nitrate + Nitrite (as N)	Erosion of natural deposits; runoff and leaching from fertilizer use	mg/L	YES	10	10	<0.4	<0.4	1	1 – 2	1	1 – 2	NR	NR	NR	NR	NR	NR
Total Organic Carbon (TOC)	Erosion of natural deposits	mg/L	YES	TT	none	1.6	1.5 - 1.8	1.3	1.0- 1.8	1.3	1.0-1.6	2.4 (a)	2.1 - 2.8	2.4 (a)	2.1 - 2.7	2.6 (a)	2.0 - 2.6
Trichloroethylene (TCE)	Discharge from metal degreasing sites and other factories	µg/L	YES	5	1.7	<0.5	<0.5	<0.5	<0.5 – 0.9	<0.5	<0.5 – 1	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Turbidity (d)	Soil runoff	NTU	YES	TT = 1	none	0.17	NA	NA	NA	NA	NA	0.06	NA	0.07	NA	0.06	NA
		%		TT = 95% of samples ≤0.3 NTU		100%						100%		100%		100%	
Uranium (c)	Erosion of natural deposits	pCi/L	YES	20	0.43	3	2 – 4	3	1 – 4	3	2– 4	<1	<1	<1	<1	<1	<1 - 1

(a) Values reflect Highest Running Annual Average (HRAA). HRAA is the highest of all Running Annual Averages (RAAs) in the reported calendar year. RAA is a calculated average of all samples collected within the previous 12-month period, which may include test data from the previous calendar year. HRAA may be higher than the range, which is based on the test data in the reported calendar year.

(b) Bromate is formed in water treated with ozone in the presence of bromide. Bromate has also been found in water treated with chlorine in some uncovered reservoirs in LADWP that have elevated bromide levels and are exposed to sunlight. MWD tests for bromate at its Diemer and Jensen Filtration Plants, which use ozone. Weymouth Plant has tested for bromate for less than 12-month period and so RAA is not calculated. All LADWP distribution reservoirs are now shielded with flexible covers or shade balls to minimize bromate formation.

(c) Radiological monitoring is performed in cycles of various frequencies in LADWP for treated sources water and at the blend points. Monitoring for Gross Alpha Particle Activity is performed in six year cycle and was conducted in 2016. Monitoring of Combined Radium-226 and Radium-228 is performed in three year cycle and was conducted in 2016. Monitoring of Gross Beta Particle Activity, Strontium-90, Tritium and Uranium is performed annually. MWD conducted all radiological monitoring in 2017.

(d) Turbidity is a measure of the cloudiness of water and is a good indicator of water quality and filtration performance. High turbidity can hinder the effectiveness of disinfectants. The Primary Drinking Water Standard for turbidity (included in this table) at water filtration plants is less than or equal to 0.3 NTU in at least 95 percent of the measurements taken in any month and shall not exceed 1.0 NTU at any time. The reporting requirement for treatment plant turbidity is to report the highest single measurement in the calendar year as well as the lowest monthly percentage of measurements that are less than or equal to 0.3 NTU.

TABLE I (CONT'D)

Calendar Year 2018 Water Quality Monitoring Results

Health-based Primary Drinking Water Standards (MCLs)
Substances Detected in Treated Water and Reported on City-Wide Basis

Substances	Major Sources in Drinking Water	Units	Meets Primary Standard (YES/NO)	State Primary Standard MCL or (MRDL)	State PHG / (MRDLG)	Average	Range
Bromate (uncovered reservoirs)	By-product of ozone disinfection; formed under sunlight for chlorinated water	µg/L	YES	10	0.1	HRAA = 2 (a)	Range = <1 – 3
Chlorine Residual, Total	Drinking water disinfectant added for treatment	mg/L	YES	(4)	(4)	HRAA = 2.0 (a)	Range = 1.8 – 2.1
Copper (at-the-tap) AL = 1300 (e)	Internal corrosion of household water plumbing systems	µg/L	YES	TT	300	90th Percentile value = 329	Number of samples exceeding AL = 0 out of 103
Fluoride	Erosion of natural deposits; water additive that promotes strong teeth	mg/L	YES	2	1	Average = 0.7	Range = 0.2 - 0.9
Haloacetic Acids (Five) (HAA5)	By-product of drinking water disinfection	µg/L	YES	60	none	HLRAA = 15 (f)	Range = 3 – 22
Lead (at-the-tap) AL = 15 (e)	Internal corrosion of household water plumbing systems	µg/L	YES	TT	0.2	90th Percentile value = 5.2	Number of samples exceeding AL = 1 out of 103
Total Coliform Bacteria	Naturally present in the environment	% Positives	YES	≤5% of monthly samples are coliform positive	0	Highest monthly % positive samples = 1.5%	Range = % positive samples 0% – 1.3%
Total Trihalomethanes (TTHM)	By-product of drinking water chlorination	µg/L	YES	80	none	HLRAA = 38 (f)	Range = 9 – 46

(a) Values reflect Highest Running Annual Average (HRAA). HRAA is the highest of all Running Annual Averages (RAAs) in the reported calendar year. RAA is a calculated average of all samples collected within the previous 12-month period, which may include test data from the previous calendar year. HRAA may be higher than the range, which is based on the test data in the reported calendar year.

(e) At-the-tap monitoring of lead and copper is conducted as required by the federal Lead and Copper Rule. A system is out of compliance if the federal Action Level is exceeded in more than 10 percent of all samples collected at the customers' tap. The most recent monitoring was conducted in 2018. Although the City's treated water has little or no detectable lead, studies were conducted and corrosion control implementation started. A small corrosion control facility utilizing zinc orthophosphate (temporarily out of service for upgrades) has been in operation in the Watts area since the 1990's. Corrosion control was introduced to the Western Los Angeles area in 2010 and to the Hollywood area in 2015. The results of the corrosion control study will be available in 2019.

(f) The federal Stage 2 Disinfectants/Disinfection Byproducts Rule (Stage 2 D/DBPR) requires compliance monitoring and reporting for total trihalomethanes (TTHM) and five haloacetic acids (HAA5) based on Locational Running Annual Averages (LRAAs) of established monitoring locations. The Highest Locational Running Annual Averages (HLRAAs) of all LRAAs in the current calendar year for TTHM and HAA5 are reported.

TABLE II

Calendar Year 2018 Water Quality Monitoring Results

Aesthetic-based Secondary Drinking Water Standards (SMCLs)
Substances Detected in Treated Water

Substances	Major Sources in Drinking Water	Units	Meets Secondary Standard (YES/NO)	State SMCL or Federal (SMCL)	Los Angeles Aqueduct Filtration Plant		Northern Combined Wells		Southern Combined Wells		MWD Weymouth Plant		MWD Diemer Plant		MWD Jensen Plant	
					Average	Range	Average	Range	Average	Range	Average	Range	Average	Range	Average	Range
Aluminum	Erosion of natural deposits; residue from some surface water treatment processes	µg/L	YES	200	<50	<50	<50	<50	<50	<50	105 (a)	<50 - 220	124 (a)	<50 - 210	< 50 (a)	<50 – 75
Chloride	Runoff / leaching from natural deposits; seawater influence	mg/L	YES	500	34	24 - 46	39	28 - 45	39	30- 49	96	96 - 97	94	92 - 95	56	54 - 57
Color, Apparent (unfiltered)	Naturally-occurring organic materials	ACU	YES	15	3	3 – 4	3	3 - 4	3	3 – 4	<1	<1 -1	<1	<1 - 1	<1	<1 - 1
Odor	Naturally-occurring organic materials	TON	YES	3	<1	<1	<1	<1	<1	<1	3	3	2	1 - 4	2	1 - 4
pH	Naturally-occurring dissolved gases and minerals	Unit	YES	(6.5 - 8.5)	7.6	7.3 - 7.9	8.1	7.4 - 8.4	8.1	7.6-8.4	8.1	8.1 - 8.2	8.1	8.1	8.5	8.4 - 8.5
Specific Conductance	Substances that form ions when in water; seawater influence	µS/cm	YES	1600	348	290 - 400	518	360- 560	518	450 - 620	954	897 - 1010	906	852 - 961	436	428 - 444
Sulfate (as SO_4)	Runoff / leaching from natural deposits	mg/L	YES	500	28	17- 34	74	42 - 88	74	62 - 104	213	190 - 236	199	178 - 220	44	43 - 46
Total Dissolved Solids (TDS)	Runoff / leaching from natural deposits	mg/L	YES	1000	201	164 - 232	415	241 - 338	415	276 - 376	596	553 - 639	565	523 - 607	242	239 - 244
Turbidity (g)	Soil runoff	NTU	YES	5	<0.1	<0.1	0.1	<0.1 – 0.2	0.1	<0.1 – 0.2	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1

(a) Values reflect Highest Running Annual Average (HRAA). HRAA is the highest of all Running Annual Averages (RAAs) in the reported calendar year. RAA is a calculated average of all samples collected within the previous 12-month period, which may include test data from the previous calendar year. Hence, HRAA may be higher than the range, which is based on the test data in the reported calendar year.

(g) The Secondary Maximum Contaminant Level for turbidity of treated water in the distribution system is 5 NTU at the entry points to the distribution system.

TABLE III

Calendar Year 2018 Water Quality Monitoring Results

Unregulated Drinking Water Substances Detected in Treated Water

Substances	Major Sources in Drinking Water	Units	Los Angeles Aqueduct Filtration Plant		Northern Combined Wells		Southern Combined Wells		MWD Weymouth Plant		MWD Diemer Plant		MWD Jensen Plant	
			Average	Range	Average	Range	Average	Range	Average	Range	Average	Range	Average	Range
Alkalinity, Total (as $CaCO_3$)	Erosion of natural deposits	mg/L	97	86 - 112	117	90 - 131	117	107 - 139	112	107 - 117	106	99 - 114	72	68 - 76
Ammonia + Chloramines (as N)	Drinking water disinfectant added for treatment	mg/L	0.5	0.4 - 0.5	0.5	0.3 - 0.6	0.5	0.4 - 0.6	NA	NA	NA	NA	NA	NA
Bicarbonate Alkalinity (as $CaCO_3$)	Naturally-occurring dissolved gas; erosion of natural deposits	mg/L	119	105 - 137	143	110 - 159	143	131 - 169	NA	NA	NA	NA	NA	NA
Boron NL = 1000	Erosion of natural deposits	µg/L	408	321 - 513	270	145 - 304	270	203 - 304	130	130	130	130	140	140
Bromide	Runoff / leaching from natural deposits; seawater influence	µg/L	45	22 - 89	79	47 - 90	79	72 – 97	NA	NA	NA	NA	NA	NA
Calcium	Erosion of natural deposits; natural hot springs	mg/L	24	21 - 26	43	28 - 48	43	38 - 57	63	57 - 69	58	52- 65	20	19 - 21
Chromium, Hexavalent	Industrial discharge; erosion of natural deposits	µg/L	<0.1	<0.1	0.4	<0.1 – 0.6	0.4	0.3– 0.7	<1	<1	<1	<1	<1	<1
Hardness, Total (as $CaCO_3$)	Erosion of natural deposits	mg/L	88	72 - 97	159	111 - 175	159	145 - 204	254	233 - 274	240	219 - 262	89	84 - 94
Lithium	Erosion of natural deposits	µg/L	84	39 - 118	41	10 - 67	41	27 - 51	NA	NA	NA	NA	NA	NA
Magnesium	Erosion of natural deposits	mg/L	7	5 - 9	12	10 - 14	12	12 - 14	24	23 - 26	23	21 - 25	9.7	9.5 - 9.9
Phosphate (as PO_4)	Erosion of natural deposits, agricultural run-off	µg/L	38	<31 – 83	70	52 – 89	70	58 – 89	NA	NA	NA	NA	NA	NA
Potassium	Erosion of natural deposits	mg/L	4	4	4	3 - 4	4	3 - 4	4.7	4.4 - 5.0	4.4	4.0 - 4.8	2.4	2.4 - 2.5
Silica (as SiO_2)	Erosion of natural deposits	mg/L	16	15 – 18	17	15 - 18	17	16 - 19	NA	NA	NA	NA	NA	NA
Sodium	Erosion of natural deposits	mg/L	37	29 - 42	40	28 - 44	40	28 - 47	98	94 - 103	92	86 - 98	46	45 - 46
Temperature	Natural seasonal fluctuation	°C	20	18 - 26	22	15 - 32	22	15 - 32	NA	NA	NA	NA	NA	NA
Total Coliform	Naturally present in the environment	NUM/ 100mL	<1	<1 - 1	<1	<1 – 2	<1	<1 – 1	NA	NA	NA	NA	NA	NA
Vanadium NL = 50	Erosion of natural deposits	µg/L	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3

TABLE IV Calendar Year 2018 Water Quality Monitoring Results

The Third U.S. EPA Unregulated Contaminant Monitoring Rule (UCMR3)
Substances Detected In Treated Water

Substances	Units	Meets MCL or NL (YES / NO)	State Primary Standard MCL or (NL)	State PHG or Federal (MCLG)	Los Angeles Aqueduct Filtration Plant		Northern Combined Wells		Southern Combined Wells	
					Average	Range	Average	Range	Average	Range
1,1-Dichloroethane (1,1-DCA)	µg/L	YES	5	3	<0.03	<0.03	<0.03	<0.03 – 0.04	<0.03	<0.03 – 0.04
1,4-Dioxane	µg/L	YES	(1)	NA	<0.07	<0.07	0.4	<0.07 – 0.9	0.4	<0.07 – 0.9
Bromochloromethane	µg/L	NA	NA	NA	<0.06	<0.06	<0.06	<0.06 – 0.1	<0.06	<0.06 – 0.9
Chlorate	µg/L	YES	(800)	NA	<20	<20	130	<20 – 296	130	<20 – 186
Chlorodifluoromethane	µg/L	NA	NA	NA	0.18	<0.08 – 0.7	<0.08	<0.08 – 0.4	<0.08	<0.08 – 0.14
Chromium, Hexavalent (CrVI)	µg/L	YES	10	0.02	0.2	0.1 – 0.4	1	0.2 – 1.6	1	<0.03 – 3.3
Chromium, Total (Total Cr)	µg/L	YES	50	(100)	0.2	<0.2 – 0.4	1	0.2 – 1.5	1	<0.2 – 3.2
Molybdenum	µg/L	NA	NA	NA	5	3 – 7	7	3 – 9	7	3 – 10
Strontium	µg/L	NA	NA	4,000 (h)	242	225 – 279	432	255 – 550	432	259 – 934
Vanadium	µg/L	YES	(50)	NA	1.6	1 – 2	2.2	1.4 – 3.3	2.2	<0.2 – 2.7

(h) Health-based Advisory Level recommended by U.S. EPA.

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General Information

This annual Drinking Water Quality Report (also known as a Consumer Confidence Report) is required by the California State Water Resources Control Board, Division of Drinking Water (SWRCB-DDW) and is prepared in accordance with their guidelines. The report is available online at www.ladwp.com/waterqualityreport. Copies may be requested by calling (213) 367-3182.

LADWP, the largest municipal utility in the nation, was established more than 100 years ago. The utility now provides reliable and safe water and electric service to the city's more than 4 million residents and businesses. LADWP is governed by Board of Water and Power Commissioners, appointed by the Mayor and confirmed by the City Council. The Board meets regularly on the second and fourth Tuesdays of each month at 10:00 a.m.

Meetings are held at:

Los Angeles Department of Water and Power
111 North Hope Street, Room 1555H
Los Angeles, CA 90012-2694

The meeting agenda is available to the public on the Thursday prior to the week of the meeting. You can access the Board agenda at www.ladwp.com/board or by calling (213) 367-1351.

For general information about LADWP, call (800) DIAL-DWP or visit www.ladwp.com.

For questions regarding this report, call the Water Quality hotline at (213) 367-3182.

THIS MESSAGE IS FOR NON-ENGLISH SPEAKING LADWP CUSTOMERS

This report contains important information about your drinking water. If you have any questions regarding this report, ask someone to translate it for you.

Spanish

Este informe contiene información importante sobre su agua potable. Si tiene alguna pregunta sobre este informe, por favor pídale a alguien que lo traduzca por usted.

Arabic

"هذا ألتقرير يحتوي على معلومآ ت مهمّة تتعلق بمياه ألشفة (أو ألشرب). ترجم ألتقرير , أو تكلم مع شخص يستطيع أن يفهم ألتقرير."

Armenian

Այս հաշվետվությունը պարունակում է կարևոր տեղեկատվություն ձեր խմելու ջրի մասին: Թարգմանե՛ք այն, կամ խոսե՛ք որևէ մեկի հետ, ով հասկանում է դրա բովանդակությունը:

Croatian

Chinese

此份有關您的飲用水質報告，內有重要資料和訊息。假如您對此報告有任何疑問，請找人為您翻譯及解釋清楚。

Farsi (Persian)

این اطلاعیه شامل اطلاعات مهمی راجع به آب آشامیدنی است.اگر نمیتوانید این اطلاعات را بزبان انگلیسی بخوانید لطفا از کسی که میتواند یاری بگیرید تا مطالب را برای شما به فارسی ترجمه کند.

Fr

Cé rapport contient des information importantes concernant votre eau potable. Veuillez traduire, ou parlez avec quelqu' un qui peut le comprendre.

German

Dieser Bericht enthält wichtige Information über Ihr Trinkwasser. Bitte übersetzen Sie ihn oder sprechen Sie mit jemandem, der ihn versteht.

Gujarati

આ અહેવાલ આપના પીવાના પાણી વિશે અગત્યની માહિતી ધરાવે છે. તેનું ભાષાંતર કરો, અથવા તે સમજતું હોય તેવી કોઈ વ્યક્તિ સાથે વાત કરો.

Greek

Η κατοθεν αναφορα παρουσιαζη σπουδαιες πληροφορειες για το ποσιμο νερο σας. Πρακακλω να το μεταφρασετε η να το σξολειασετε με καποιον που το καταλαβαινη απολητως.

Hebrew

הדו"ח הזה מכיל מידע חשוב לגבי מי השתייה שלך תרגם את הדו"ח או דבר עם מישהו שמבין אותו

Hindi

यह सूचना महत्वपूर्ण है ।
कृपा करके किसी से :सका अनुवाद करायें ।

Hungarian

Ez a jelentés fontos információt tartalmaz az Ön által fogyasztott ivóvízről. Fordítsa le, vagy beszéljen valakivel, aki megérti

Italian

Questo rapporto contiene informazioni inportanti che riguardano la vostra aqua potabile. Traducetelo, o parlate con una persona qualificata in grado di spiegarvelo.

Japanese

この情報は重要です。
翻訳を依頼してください。

Khmer (Cambodian)

របាយការណ៍នេះមានពត៌មានសំខាន់អំពីទឹកបរិភោគ ។ សូមបកប្រែឬពិគ្រោះជាមួយអ្នកដែលមើលយល់របាយការណ៍នេះ ។

Korean

이 안내는 매우 중요합니다.
본인을 위해 번역인을 사용하십시요.

Polish

Ta broszura zawiera wazne informacje dotyczace jakosci wody do picia. Przetlumacz zawartosc tej broszury lub skontaktuj sie z osoba ktora pomoze ci w zrozumieniu zawartych informacji.

Portuguese

Este relatório contém informações importantes sobre a água que você bebe. Traduza-o ou converse a respeito dele com alguém que entenda o documento.

Russian

Этот отчет содержит важную информацию о вашей питьевой воды. Переведите его или поговорите с тем, кто это понимает.

Serbian

Tagalog

Mahalaga ang impormasyong ito. Mangyaring ipasalin ito.

Thai

รายงานนี้ประกอบด้วยข้อมูลที่สำคัญเกี่ยวกับน้ำดื่มของคุณ หากคุณไม่สามารถเข้าใจเนื้อหา โปรดพูดคุยกับผู้ที่เข้าใจเนื้อหาในรายงานนี้

Urdu

اس رپورٹ میں آپ کے پینے کے پانی کے بارے میں اہم معلومات ہے۔ اس کا ترجمہ کریں، یا کسی ایسے شخص سے بات کریں جو اسے سمجھ سکے۔

Vietnamese

Chi tiết này thật quan trọng.
Xin nhờ người dịch cho quý vị.

APPENDIX G: Qualifications of Environmental Professionals

GINA WILDER, EP
PROJECT MANAGER

PROFESSIONAL EDUCATION
A.A. Liberal Arts, College of Southern Idaho, Twin Falls, ID, 2000
B.S. Biological Science, Environmental Science and Chemistry, Washington State University, Pullman, WA, 2002

CERTIFICATIONS/QUALIFICATIONS
- Environmental Professional (EP) in Accordance with ASTM E1527-13
- OSHA 40-Hour Hazardous Waste Operations and Emergency Response Certification with Annual Refresher
- Introduction to the Incident Command System (ICS 100), 2013
- HM 181 126F DOT Training, 2013
- Asbestos Awareness Training, 2013

SELECTED EXPERIENCE
Ms. Wilder has over thirteen years of experience in the environmental and property condition due diligence industry. She has conducted environmental site assessments (ESAs) and property condition assessments (PCAs) for a wide range of local and national clients, including banks, agency lenders, investment banks, casinos, law firms, Native American tribal leaders, and property owners. The properties she has evaluated have included commercial portfolios (including those undergoing construction), mobile home parks, multifamily residential, medical facilities, hotels, casinos, and single-and multi-tenant properties. In addition, she has provided construction monitoring services and energy audits for a variety of projects in the United States. Ms. Wilder managed a team of five community involvement coordinators and three drafters while acting as the assistant project manager for one of the largest Superfund sites in the United States while working closely with the U.S. Army Corps of Engineers (USACE) and the Environmental Protection Agency (EPA) to successfully remove asbestos-containing materials and restore removal areas. Ms. Wilder is also a member of the board of directors of a 501 (C)(3) non-profit and volunteers for animal rescue groups.

PROFESSIONAL ORGANIZATIONS
- Society of Manufacturing Engineers

GINA B. COLETTA, EP
NATIONAL PRACTICE LEADER

PROFESSIONAL EDUCATION
Bachelor of Arts in Biology, St. Olaf College, Northfield, MN, 1994

CERTIFICATIONS/QUALIFICATIONS
- Environmental Professional (EP) in Accordance with ASTM E1527-13
- Certified Asbestos Building Inspector
- NIOSH #582, Phase Contrast Microscopy Certification
- OSHA 40-Hour Hazardous Waste Operations and Emergency Response Certification with Annual Refresher
- Termites and Other Wood Destroying Pests Training
- Phase II ESA Procedures and Reporting Training, Nova Training Center
- HUD-MAP Training, Minneapolis HUD Offices
- HUD PCNA Training Addressing Accessibility in Capital Needs Assessments - Identifying Accessibility Problems and Remedies, US Department of Housing and Urban Development, Washington, DC

SELECTED EXPERIENCE
Ms. Coletta is the National Practice Leader of the Environmental Assessment Department for all Nova offices. As the National Practice Leader, Ms. Coletta has a working knowledge of ASTM, AAI, each client's environmental due diligence requirements, and, accordingly, ensures the adherence to their requirements, thereby sustaining and maintaining high client quality. Ms Coletta's clients include, but are not limited to, national lenders/banks, brokers, insurance companies, and real estate companies. She is responsible for the development and implementation of client specific reports. She manages and directs investigations for national and local clients, is a head technical reviewer of environmental reports, and is a client liaison. Furthermore, Ms. Coletta is responsible for mentoring of all new environmental site assessment (ESA) field staff.

Ms. Coletta provides environmental and technical advice on real estate transactions for private and commercial, residential, industrial, and government subsidized properties. Projects range from single properties to multi-site, multi-state portfolios. Ms. Coletta has over 24 years' experience in the environmental/architectural due diligence field, and has performed and managed thousands of Phase I ESA projects during her career, including, but not limited to management of multi-site portfolios for a multitude of clients, in accordance with ASTM E1527, the USEPA All Appropriate Inquiry rules, Fannie Mae Delegated Underwriting Standards, Freddie Mac guidelines, HUD guidelines, and other client specific scopes of work.

Ms. Coletta has conducted numerous property condition assessments (PCAs) for multifamily residential housing properties, commercial properties including, but not limited to, retail facilities and office buildings throughout the country, in accordance with ASTM 2018, Fannie Mae and Freddie Mac guidelines.

She has performed and directed numerous asbestos building surveys. She has also conducted noise analyses and electromagnetic frequency assessments. She is proficient in mold and radon testing investigations.

PROJECT MANAGEMENT/MULTI-SITE PORTFOLIOS
Ms. Coletta managed several large multi-site portfolios, including, but not limited to a 150-site portfolio of manufactured homes; several large portfolios of resort properties throughout the United States; a large portfolio of hospital and health care facilities; and a multi-hotel site portfolio. She developed scopes of work, mentored field personnel, and identified environmental risks. The tasks completed that are typical for portfolio management include: excellent written and verbal communication skills, effective communication of environmental risks, findings and conclusions and providing effective risk-based results for multiple demanding client groups.

Appendix IS-3.2

Phase I Environmental Site Assessment for
5358–5376 Wilshire Boulevard

Nova Group

Inspired Solutions by Nova Group



Phase I Environmental Site Assessment

Property

One of Two Adjoining Multi-tenant Retail Properties
5358-5376 Wilshire Blvd and abutting parking lot parcel, Los Angeles, CA 90036

Prepared For

Green Lane Partners, LLC
155 Lake Avenue Suite 800
Pasadena, CA 91101

Prepared By

Nova Group, GBC
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TEL: (480) 720-6916
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Gina B. Coletta E.P.
NPL - ESA Group

Nova Project No: E19-7877
Report Date: 11/25/2019

EXECUTIVE SUMMARY

Nova was authorized by Green Lane Partners, LLC to conduct a Phase I Environmental Site Assessment (ESA) of One of Two Adjoining Multi-tenant Retail Properties located at 5358-5376 Wilshire Blvd and abutting parking lot parcel, Los Angeles, CA ("the Property"). Nova has conducted this ESA in general accordance with the scope and limitations of ASTM Designation E1527-13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process". There are no exceptions to, or deletions from the ASTM E1527-13 standard practice and authorized Scope of Services, unless otherwise stated herein.

The following is a brief summary of information identified during the course of this ESA. The Property consists of three contiguous tracts of land approximately 0.7165 acres in size. The Property is designed and used for commercial purposes. Currently, the Property is developed with two structures that were constructed in 1926. The buildings at the Property are two stories, approximately 31,083 square feet, and offer a total of seven units. Access to the Property parking lots is provided from South Cloverdale Avenue to the west and a drive aisle through the adjacent parking area to the east. No other structures or significant surface features were noted on the Property at the time of the reconnaissance.

Review of the available historical information indicates the existing Property improvements were constructed circa 1926 for use as a multi-tenant retail facility. The current buildings have been occupied by various commercial, retail and restaurant tenants since construction. The historical research has not identified prior uses such that are expected to have resulted in recognized environmental conditions to the Property.

The Property was not identified on the regulatory database report prepared by ERIS.

The Property is situated within an urban area in Los Angeles. The Property is bound to the north by Wilshire Boulevard, followed by multi-tenant commercial northwest (5405 Wilshire Boulevard); Multi-tenant commercial and multi-family residential northeast (5353 Wilshire Boulevard); and Multi-tenant commercial north (5363 Wilshire Boulevard); to the east by Multi-tenant commercial (5350-5354 Wilshire Boulevard); to the south by residential; and to the west by Multi-tenant commercial and residential (The Wilshire Building 5410 Wilshire Boulevard). Based upon topographic map interpretation and Property observations, groundwater flow beneath the Property is inferred to be to the south.

Conclusions

Information detailing recognized environmental conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), Historical Recognized Environmental Conditions (HRECs) and/or environmentally noteworthy items, if any, are discussed as follows.

This assessment has revealed no evidence of RECs (including CRECs) in connection with the Property. Based on the information available during the course of this assessment, Nova does not recommend further assessment of the Property at this time.

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APPENDIX G: Qualifications of Environmental Professionals

1.0 INTRODUCTION

Nova was authorized by Green Lane Partners, LLC, to conduct a Phase I Environmental Site Assessment (ESA) of One of Two Adjoining Multi-tenant Retail Properties located at 5358-5376 Wilshire Blvd and abutting parking lot parcel, Los Angeles, CA ("the Property"). Nova has conducted this ESA in general accordance with the scope and limitations of American Society for Testing and Materials (ASTM) Designation E1527-13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" and in accordance with United States Environmental Protection Agency (USEPA) Standards. There are no exceptions to, or deletions from the ASTM E1527-13 or client guidelines, unless otherwise stated herein.

On November 20, 2019, Gina Wilder, representing Nova, conducted a Property reconnaissance to assess the possible presence of recognized environmental conditions (RECs) and non-ASTM environmental issues, as prescribed by the scope of work, at the Property. Nova's assessment included review of ASTM-defined sources of historical information, reconnaissance of adjoining properties, background research, and review of available local, state, and federal regulatory records.

Nova contracted ERIS to perform a search for local, state, and federal regulatory records pertaining to environmental concerns for the Property and facilities in the vicinity of the Property.

1.1 Purpose

The purpose of this ESA was to identify the potential for recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), historical recognized environmental conditions (HRECs), and *de minimis* conditions (as defined by ASTM E1527-13) to exist at the Property. The term REC means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate 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, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term Controlled Recognized Environmental Condition means a REC resulting from 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. The term historical recognized environmental condition indicates 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. The term REC is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public 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.

1.2 Scope of Services

Nova's Scope of Services for this Phase I ESA conforms with the due diligence standards detailed in ASTM E1527-13. Services provided for this project included:

- A records review review of standard federal, state, tribal and local record sources, as well as physical setting sources, for reported potential environmental hazards on or in the vicinity of the Property;
- A review of standard historical resources regarding historical land use activities at the Property;
- Interviews with people that have knowledge regarding the past or present uses of the Property, including present and past owners, operators, and occupants of the Property, as well as with local government officials, where feasible;
- A reconnaissance of the Property to visually and physically observe the Property for evidence of RECs; and
- Review of previous environmental reports, if available.

Copies of resumes of Nova staff involved in the preparation of this report are included in the Appendix.

Nova investigated the Property for certain Non-Scope Considerations (NSCs) and/or Business Environmental Risks (BERs) that are not considered in the CERCLA definition of hazardous substances (42 USC § 9601.14) nor specifically required per ASTM E1527-13. A summary of NSC assessment is found within Section 4.0 of this report.

This assessment does not include sampling or testing of materials (i.e. building, radon, soil, water, or air). This assessment included an evaluation for a potential vapor intrusion or encroachment condition to exist at the Property.

1.3 Significant Assumptions

There is a possibility that even with the proper application of these methodologies there may exist on the Property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Nova believes that the information obtained from the record review and the interviews concerning the Property is reliable. However, Nova cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete.

1.4 Limitations and Exceptions

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in the ASTM E1527-13. Nova was not requested to limit or deviate from the ASTM E1527-13 during the conduct of this assessment. The following limiting condition(s), deletion(s), deviation(s), and/or data failure(s)/data gap(s) as listed, if any, are not critical and do not alter the conclusions or recommendations of this assessment unless otherwise stated.

1.4.1 Limiting Conditions

Limiting Conditions include access limitations or other physical obstructions such as adjacent buildings, bodies of water, asphalt/concrete, or other paved surface areas, as well as other physical constraints including rain or snow, observed at the time of the assessment.

- Nova accessed representative interior areas at the Property with the exception of two tenant units, Spare Tire Kitchen and Tavern and Busby's Mile High Club, which were closed and locked at the time of the site inspection. Given the non-hazardous nature of these tenants' operations, this limitation is not considered significant.

1.4.2 Data Gaps

A data gap, as defined in ASTM E1527-13, is the "*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 in excess of the recommended five-year interval were encountered. However, based on the available information reviewed, this data failure is not considered to be a significant data gap and is not expected to alter the conclusions or recommendations of this assessment.
- Nova encountered a data gap by not interviewing current or past Property owners, or adjoining property owners, as none were available for comment, did not respond to requests to information, or did not exist. However, based on our review of the available municipal, regulatory, and historical information, the absence of information obtained from interviews with these individuals is not considered significant to the findings, conclusions, or recommendations of this assessment.

1.5 Special Terms and Conditions

Authorization to perform this work was given by a directive from Green Lane Partners, LLC.

The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No subsurface exploratory drilling or sampling was done under the scope of this work. Unless specifically stated otherwise in the report, no chemical analyses have been performed during the course of this ESA.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

The content and conclusions provided by Nova in this report are based solely on the information collected during our investigation and activities at the Property, our present understanding of the Property conditions, and our professional judgment in light of such information at the time this report was prepared. Part of the findings in this investigation is based on data provided by others. This report presents Nova's professional opinion, and no warranty, expressed or implied, is made.

1.6 User Reliance

The Services performed hereunder (including the reports prepared by Nova) are for the use and benefit of Green Lane Partners, LLC and may also be relied upon by Green Lane Partners, LLC or any of their affiliates, agents and advisors, initial and subsequent holders from time to time of any debt and/or debt securities secured, directly or indirectly, by any participation interest in any such debt, any indenture trustee, servicer or other agent acting on behalf of such holders of such debt and/or debt securities; any 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.

1.7 User Provided Information

Pursuant to ASTM E1527-13, Nova requested the following Property information from the User of this report and from the Key Site Manager (KSM). Information provided by the User (if any) or the KSM is included in various sections of this report.

User Provided Information

Item	Provided by User	Not Provided by User
Environmental Pre-survey Questionnaire		✔
Title Records		✔
Environmental Cleanup Liens or AULs (40 CFR 312.25 and 40 CFR 312.26(a)(1)(v) and vi))		✔
Specialized Knowledge (40 CFR 312.28)		✔
Valuation Reduction for Environmental Issues (40 CFR 312.29)		✔
Identification of Key Property Manager	✔	
Reason for Performing Phase I ESA	✔	
Prior Environmental Reports		✔
Other		✔

The Client did not report any specialized knowledge and/or experience that provided important information regarding previous ownership or use of the Property, which is material in identifying recognized environmental conditions.

2.0 PROPERTY DESCRIPTION

2.1 Location and Legal Description

According to the Los Angeles County Assessor information, the Property is comprised of three contiguous tracts of land that are irregular-shaped. A topographic map, as well as figures are included in the Appendices. A summary of Property details is provided below.

Location and Legal Description	
Property Location	5358-5376 Wilshire Blvd and abutting parking lot parcel, Los Angeles, Los Angeles County, CA 90036
APN(s)	5089-002-025 (Parcel 1); 5089-002-026 (Parcel 2); 5089-002-019 (Parcel 3)
Historical/Listed Property Address(es)	N/A
Acreage	0.7165
Abbreviated Legal Description	A detailed legal description is provided in the Appendix.
Current Owner / Date of Acquisition	Nova was unable to ascertain the ownership of the Property via publicly ascertainable information.
Survey Map / Alta Survey	A survey/plat map depicting current and/or future Property features/ development was not provided.

2.2 Property and Vicinity General Characteristics

The Property is located in a generally commercial and residential area that is characterized by retail establishments and multi-family residential homes.

The general setting of the Property and general vicinity characteristics are further identified in the following table.

Property and Vicinity General Characteristics	
General Surrounding Area Use	Combined mixed use residential/commercial.
Zoning Information	[Q]C4-2-CDO

Property and Vicinity General Characteristics	
On-Property Parking Facilities	Asphalt-paved surface parking at the rear of the Property buildings.
Public Thoroughfares/ Roads	Property: Access road along the rear of the Property buildings North: Wilshire Boulevard East: N/A South: N/A West: South Cloverdale Avenue
Landscaping	The entire Property is covered with impervious surfacing.
Topography / On-Property Water Bodies	No apparent routes of direct discharge that have the potential of facilitating the migration of hazardous substances or petroleum products that are likely to migrate to or from the Property, or from nearby/adjoining property were observed. Water bodies were not observed within the limits of the Property and/or in close proximity.

2.3 Current Property Use and Occupants

The Property is currently designed as a multi-tenant commercial sales and service facility.

The following tenants were identified at the Property.

Unit/Space	Tenant	Operations
5358	Ariyoshi Sushi	Sushi restaurant
5362	Vacant	Undergoing tenant improvements into an office
5364	Busby's Mile High Club	Bar and entertainment venue
5370	Spare Tire Kitchen and Tavern	Bar and restaurant
5374	City Print	Print Shop (digital items only)
5376	The Wig Shop	Retail sales of wigs and hair pieces

2.4 Description of Property Improvements

The following table summarizes Property improvements based on interview information and review of publicly ascertainable sources, as well as observations made during the reconnaissance of the Property.

Summary of Property Improvements					
Building Name	**No. of Stories**	**Apprx. Square Feet**	**Sub-Levels**	**Foundation**	**Construction Date**
5358	2	9,970	None	Reinforced Concrete	1926
5364-5376	2	21,113	None	Reinforced Concrete	1926

2.4.1 Services and Utilities

The following municipal services and utilities are provided to the Property and/or the surrounding area.

Utilities	
Item	**Description**
Potable Water Supply	Provided and maintained by the City of Los Angeles.
Sewage Disposal System	Provided and maintained by the City of Los Angeles. Indication of a Property septic system or cesspool was not observed at the Property during the reconnaissance and/or review of publicly available resources.
Stormwater	Discharged from the Property surface to concrete covered drainage easements located along the perimeters of the Property.
Electricity / Natural Gas	Los Angeles Department of Water and Power (LADWP) / SoCal Gas
Heating/Cooling Systems	Heating, ventilation and air conditioning (HVAC) units are located on the roofs.

2.5 Current Adjoining and Surrounding Site Uses

During the vicinity reconnaissance, Nova observed the following land use on properties in the immediate vicinity and surrounding areas of the Property.

Current Adjoining and Surrounding Site Uses	
North	Wilshire Boulevard, followed by Multi-tenant commercial northwest (5405 Wilshire Boulevard); Multi-tenant commercial and residential building northeast (5353 Wilshire Boulevard) and multi-tenant commercial (5363 Wilshire Boulevard) improvements
East	Multi-tenant commercial buildings (5352-5354 Wilshire Boulevard) and a parking area
South	A parking area, followed by residential improvements; apartments southeast (731 S. Detroit Street)
West	South Cloverdale Avenue, followed by The Wilshire Building (5410 Wilshire Boulevard) and associated parking area

Based on review of current adjoining land use, the current use, treatment, storage, disposal or generation of hazardous substances or petroleum products was not observed. RECs were not identified based on the current uses of above-referenced adjoining properties.

3.0 RECORDS REVIEW

3.1 Physical Setting Sources

3.1.1 Topography

The United States Geological Survey (USGS), Hollywood, CA Quadrangle 7.5-minute series topographic map, published in 1991 was reviewed for this ESA and is summarized below.

Physiography	
Topographic Property Elevation	195 feet above mean sea level.
Topographic Considerations	Flat / Slopes downward toward the south
Property Features	The Property is depicted as: shaded pink to indicate dense urban development.
Nearest Surface Water	The nearest surface water is a pond located in Hancock Park, approximately 0.50-mile northwest from the Property.
Other Significant Surface Features	Production wells or other significant surface features are not depicted.

3.1.2 Soils / Geology

Soil and geologic information was obtained based on review of published information as detailed below and within the Reference section of this report. The following table summarizes the geologic characteristics in the area of the Property.

Soils / Geology	
Near Surface Soils	
Soil Name	According to the NRCS, Soil Survey of Los Angeles County, (State) the soils in the vicinity of the Property are classified as Urban land-Thums-Pierview complex.
Description	Urban land consists of soils that have been extensively altered by construction activity, thereby changing the characteristics of the native soils.
Geologic Formation	

Soils / Geology	
Formation Name / Physiographic Province	The Peninsular Ranges geomorphic province consists of a series of mountain ranges separated by long valleys, formed from faults branching from the San Andreas Fault.
Description	The Los Angeles Basin is underlain by hundreds of feet of Quaternary alluvial sediments. Bedrock is estimated to be greater than 100 feet below ground surface.

3.1.3 Hydrology

The following information was obtained based on review of published information as detailed within the Reference section of this report.

Hydrology	
Anticipated Depth to Groundwater	Approximately 15 to 20 feet below the ground surface
On-Property Water Bodies	Settling ponds, lagoons, surface impoundments, or natural catch basins were not observed at the Property during this investigation.
Closest off-Property Water Body	A pond located in Hancock Park, located approximately 0.50-northwest of the Property
Shallow Groundwater Flow Direction	Nova considered the topographic gradient of the general Property area and inferred that the most likely hydrogeologic gradient for would be to the south.

3.1.4 Other Physical Settings Sources

Other Physical Setting Sources	
Flood Plain Information	
Flood Zone Panel Number and Date	06037C1611G, dated December 21, 2018
Flood Zone	X (unshaded): Minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains. Base Flood Elevations (BFEs) are not shown within this zone.

Other Physical Setting Sources	
Distance to Closest Flood Hazard	Greater than one mile
Oil and Gas Exploration (current or historic), Pipelines	
Oil or Gas Wells	Historical/current oil or gas exploration was not identified within the Property limits.
Pipelines	Pipelines/pipeline easements were not identified within the Property limits or within immediately surrounding properties.
Wetlands	
Wetland type vegetation	A review of the U.S. Department of the Interior National Wetlands Inventory Geotract Mapping System at www.fws.gov/wetlands/Data/Mapper.html indicated no wetland vegetation is depicted on or adjacent to the Property.
Well Records	
Well Log Records / Well Mapping Program	No water wells and/or groundwater monitor wells were recorded on file for the Property and/or adjoining/nearby land.

3.2 Standard Environmental Record Sources

3.2.1 State and Federal Regulatory Review

Information from standard federal, state and tribal environmental record sources was provided through ERIS. Data from governmental agency lists are updated and integrated into one database, which is updated as data is released. This integrated database also contains postal service data in order to enhance address matching. Records from one government source are compared to records from another to clarify any address ambiguities. The demographic and geographic information available provides assistance in identifying and managing risk. The accuracy of the geocoded locations is approximately +/-300 feet.

Nova reviewed all ASTM-required databases within the ASTM-specified search radii. Additional non-ASTM federal/state/tribal databases were also reviewed.

In some cases, location information supplied by the regulatory agencies is insufficient to allow the database companies to geocode facility locations. These facilities are listed under the unmappables section within the database report. Any unmappables identified in the regulatory database that have the potential to impact the Property are discussed below in the appropriate sections.

3.2.1.1 Regulatory Report Summary

The following is a summary of standard/additional database sources within the ASTM prescribed Approximate Minimum Search Distance (AMSD). Refer to the Appendix for a complete listing.

Regulatory Report Summary

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
ALT FUELS	0.25	0	1	2	-	-	3
AST	0.25	0	0	1	-	-	1
AST LA CITY	0.25	0	0	1	-	-	1
BULK TERMINAL	0.25	0	0	0	-	-	0
BURBANK CUPA	0.25	0	0	0	-	-	0
CDL	0.125	0	0	-	-	-	0
CDO/CAO	0.5	0	0	0	0	-	0
CERCLIS	0.5	0	0	0	0	-	0
CERCLIS LIENS	0.02	0	-	-	-	-	0
CERCLIS NFRAP	0.5	0	0	0	0	-	0
CERS HAZ	0.125	1	4	-	-	-	5
CERS TANK	0.25	0	2	2	-	-	4
CHMIRS	0.02	0	-	-	-	-	0
CLEANUP SITES	0.5	0	1	1	3	-	5
DEED	0.5	0	0	0	0	-	0
DELETED NPL	0.5	0	0	0	0	-	0
DELISTED COUNTY	0.25	0	0	0	-	-	0
DELISTED CTNK	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	0.25	0	0	0	-	-	0
DELISTED ENVS	1.0	0	0	0	0	0	0
DELISTED FED DRY	0.25	0	0	0	-	-	0
DELISTED HAZ	0.5	0	0	0	2	-	2
DELISTED ILST	0.5	0	0	0	0	-	0
DELISTED IUST	0.25	0	0	0	-	-	0
DELISTED LST	0.5	0	0	0	0	-	0
DELISTED TNK	0.25	0	0	3	-	-	3
DRYC GRANT	0.25	0	0	0	-	-	0
DRYCLEANERS	0.25	0	3	5	-	-	8
DTSC HWF	0.5	0	0	0	0	-	0
EMISSIONS	0.25	0	6	5	-	-	11
ENVIROSTOR	1.0	0	0	1	3	3	7
ERNS	0.02	0	-	-	-	-	0
ERNS 1982 TO 1986	0.02	0	-	-	-	-	0

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
ERNS 1987 TO 1989	0.02	0	-	-	-	-	0
FED BROWNFIELDS	0.5	0	0	0	0	-	0
FED DRYCLEANERS	0.25	0	0	0	-	-	0
FED ENG	0.5	0	0	0	0	-	0
FED INST	0.5	0	0	0	0	-	0
FEMA UST	0.25	0	0	0	-	-	0
FINDS/FRS	0.02	1	2	-	-	-	3
FTTS ADMIN	0.02	0	-	-	-	-	0
FTTS INSP	0.02	0	-	-	-	-	0
FUDS	1.0	0	0	0	0	0	0
GEOTRACKER	0.125	0	0	-	-	-	0
HAZNET	0.02	0	1	-	-	-	1
HHSS	0.25	0	1	5	-	-	6
HIST CHMIRS	0.02	0	-	-	-	-	0
HIST CORTESE	0.5	0	0	0	0	-	0
HIST MANIFEST	0.02	0	-	-	-	-	0
HIST MLTS	0.02	0	-	-	-	-	0
HIST TANK	0.25	0	1	5	-	-	6
HIST TSCA	0.125	0	0	-	-	-	0
HLUR	0.5	0	0	0	0	-	0
HMIRS	0.125	0	0	-	-	-	0
HWP	1.0	0	0	0	0	0	0
HWSS CLEANUP	0.5	0	0	0	0	-	0
ICIS	0.02	0	-	-	-	-	0
INDIAN LUST	0.5	0	0	0	0	-	0
INDIAN UST	0.25	0	0	0	-	-	0
INSP COMP ENF	1.0	0	0	0	0	0	0
IODI	0.5	0	0	0	0	-	0
LA CITY HAZMAT	0.125	2	12	-	-	-	14
LA HMS	0.25	0	0	0	-	-	0
LA SML	0.5	0	0	1	0	-	1
LA SWF	0.5	0	0	0	0	-	0
LDS	0.5	0	0	0	0	-	0
LUR	0.5	0	0	0	0	-	0
LUST	0.5	0	0	5	9	-	14
MINES	0.25	0	0	0	-	-	0
MLTS	0.02	0	-	-	-	-	0
NCDL	0.125	0	0	-	-	-	0
NPL	1.0	0	0	0	0	0	0
ODI	0.5	0	0	0	0	-	0

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
PCB	0.5	0	0	0	0	-	0
PFAS	0.5	0	0	0	0	-	0
PFAS GW	0.5	0	0	0	0	-	0
PFAS NPL	0.5	0	0	0	0	-	0
PFAS TRI	0.5	0	0	0	0	-	0
PROPOSED NPL	1.0	0	0	0	0	0	0
PRP	0.02	0	-	-	-	-	0
RCRA CESQG	0.25	0	0	0	-	-	0
RCRA CORRACTS	1.0	0	0	0	0	0	0
RCRA LQG	0.25	0	1	2	-	-	3
RCRA NON GEN	0.25	0	9	10	-	-	19
RCRA SQG	0.25	0	2	4	-	-	6
RCRA TSD	0.5	0	3	1	9	-	13
REFN	0.25	0	0	0	-	-	0
RESPONSE	1.0	0	0	0	0	0	0
SANTAMON AST	0.25	0	0	0	-	-	0
SANTAMON CUPA	0.25	0	0	0	-	-	0
SANTAMON HAZ	0.125	0	0	-	-	-	0
SANTAMON HW	0.125	0	0	-	-	-	0
SCH	1.0	0	0	0	0	2	2
SCRD DRYCLEANER	0.5	0	0	0	0	-	0
SEMS	0.5	0	0	0	0	-	0
SEMS ARCHIVE	0.5	0	0	0	0	-	0
SEMS LIEN	0.02	0	-	-	-	-	0
SSTS	0.25	0	0	0	-	-	0
SUPERFUND ROD	1.0	0	0	0	0	0	0
SWAT	0.5	0	0	0	0	-	0
SWF/LF	0.5	0	0	0	0	-	0
SWRCB SWF	0.5	0	0	0	0	-	0
TRIS	0.02	0	-	-	-	-	0
TSCA	0.125	0	0	-	-	-	0
UST	0.25	0	1	1	-	-	2
UST CLOSURE	0.5	0	0	0	0	-	0
UST ELSEGUNDO	0.25	0	0	0	-	-	0
UST LA CITY	0.25	0	4	4	-	-	8
UST LONGB	0.25	0	0	0	-	-	0
UST SANTA MONICA	0.25	0	0	0	-	-	0
UST SANTAFESP	0.25	0	0	0	-	-	0
UST TORRANCE	0.25	0	0	0	-	-	0
UST VERNON	0.25	0	0	0	-	-	0

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
VCP	0.5	0	0	0	1	-	1
VERNON CUPA	0.25	0	0	0	-	-	0
WASTE DISCHG	0.25	0	0	0	-	-	0

3.2.1.2 On-Property Regulatory Records Summary

According to the ERIS report, two sites were listed as being located on the Property; however, they appear to have been mis-identified as they are actually located on the adjacent property north, and the listings will be discussed in the appropriate section of this report.

The Property addresses were not identified on any of the federal, state, or tribal databases reviewed for this ESA.

3.2.1.3 Adjacent/Adjoining Facility Regulatory Listing(s)

Following review of standard/additional database sources, the following facilities have been identified for adjacent/adjoining facilities.

Database	Facility Name and Address	Direction From the Property	Inferred Groundwater Flow Gradient Relative to the Property	Discussion
CERS HAZ, FINDS/FRS, LA City HAZMAT	Verizon Wireless Cloverdale 5371 Wilshire Boulevard	North	Upgradient	According to the ERIS report, this site is radio and telecommunications site which is listed as an active hazardous materials producer in the form of batteries. No violations are listed with the Los Angeles County Fire Department, which is the oversight agency. This site is not listed in any database which would indicate a spill or a release. Based on the lack of violations reported and the lack of listings in any database which would indicate a spill or a release, this site is not considered a REC.

Database	Facility Name and Address	Direction From the Property	Inferred Groundwater Flow Gradient Relative to the Property	Discussion
LA CITY HAZMAT	Miracle Mile Chiropractic Group 5365 Wilshire Boulevard	North	Upgradient	According to the ERIS report, this site is listed in the Hazardous Materials Inventory as an inactive site as of 2019. There are no violations listed. No further information is provided in the ERIS report; however, this site is not listed in any database which would indicate a spill or a release. Based on the lack of violations reported, the inactive status reported, and the lack of listings in any database which would indicate a spill or a release, this site is not considered a REC.
Drycleaners, Emmissions, LA City HAZMAT, RCRA-NonGen	Cloverdale Cleaners/ DBA New Imagine Cleaners 682 South Cloverdale Avenue	North	Upgradient	According to the ERIS report, this site is listed as a drycleaner since approximately 1987. This site has no violations reported as of August 2019. This site is not listed in any database which would indicate a spill or a release. Based on the lack of violations reported and the lack of listings in any database which would indicate a spill or a release, this site is not considered a REC.

Database	Facility Name and Address	Direction From the Property	Inferred Groundwater Flow Gradient Relative to the Property	Discussion
LA City HAZMAT	Wilshire Beauty Supply 5401 West Wilshire Boulevard	Northwest	Crossgradient	According to the ERIS report, this site is listed in the Hazardous Materials Program as an inactive hazardous materials inventory site as of June 2019. No further information is provided in the ERIS report; however, this site is not listed in any database which would indicate a spill or a release. Based on the nature of this listing (information only), the presumed groundwater flow gradient, and the lack of listings in any database which would indicate a spill or a release, this site is not considered a REC.

Based on regulatory status, relative distance from the Property, locations beyond intervening subgrade improvements below streets or buildings, or groundwater gradient considerations, above-referenced facilities are not considered RECs in connection with the Property.

3.2.1.4 Off-Property, Non-Adjoining Facility Listings

The following table summarizes off-Property, non adjoining facilities within the specified search radii such that warrant additional discussion.

Database	Facility Name and Address	Direction and Distance From the Property	Inferred Groundwater Flow Gradient Relative to the Property	Discussion
CERS HAZ, RCRA-NonGen	Staples the Office Superstore #0128 5407 Wilshire Blvd	220 feet northwest	Crossgradient	According to the ERIS report, this site is listed in the California Environmental Reporting System as a hazardous waste generator and as a RCRA-NonGen site. As of August 2019, no violations are reported for this site, and this site is not listed in any database which would indicate a spill or a release. Based on the lack of violations reported, the presumed groundwater flow gradient, and the lack of listings in any database which would indicate a spill or a release, this site is not considered a REC.

Database	Facility Name and Address	Direction and Distance From the Property	Inferred Groundwater Flow Gradient Relative to the Property	Discussion
FINDS/FRS, HAZNET, RCRA-NonGen, RCRA-TSD	City of LA General Services/LA Gay Lesbian SVC Center 3 735 South Cloverdale Ave	280 Feet southwest	Crossgradient	**Program:** Hazardous Waste Program/RCRA Transporter **Status:** Active **Description**: This site is listed in the state master hazardous wastes database which lists hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities. This site is listed as a disposal or landfill site for asbestos-containing waste. As of august 2019, there are no violations listed for this site. Based on the lack of violations reported and the lack of listings in any database which would indicate a spill or a release, this site is not considered a REC.

Based on regulatory status, relative distance from the Property or topographic considerations, the above-referenced facilities are not considered RECs in connection with the Property.

Additional non-adjacent/adjoining facilities were identified in the ERIS report within the specified search radii. Most of these facilities are located in excess of 300 feet from the Property and in an inferred cross to down gradient groundwater flow location relative to the Property. Those facilities within 300 are listed above, and those located further than 300 feet are not an environmental concern based on the type of listing (information only), gradient and/or regulatory status. Based on distance and regulatory status, these facilities are not considered recognized environmental conditions to the Property.

3.2.2 Regulatory Agency File and Records Review

Regulatory agency files obtained for purposes of this assessment and if deemed necessary to determine RECs, HRECs, CRECs or a *de minimis* condition in connection with the Property, are summarized in the State and Federal Regulatory Review section. Given that the Property, as well as adjoining or nearby property were not listed with an active/open release in the regulatory database report reviewed for this assessment, no additional file reviews were warranted at the time of this assessment.

3.2.3 Activity Use Limitations and Environmental Liens

Inquiry related to activity use limitations (AULs) and environmental liens (ELs) were included on the Pre-Survey Questionnaire provided to the KSM during the preparation of this ESA.

No reference to AUL or EL were included in the written or verbal responses to Nova during the preparation of this ESA. In addition, ELs, deed restrictions or AULs were not reported/indicated within Los Angeles County Assessor information.

3.2.4 Chain of Title

A 50-year chain-of-title (COT) summary was not requested by the Client for this ESA. Historical use of the Property was researched using other standard historical sources.

3.2.5 State/Local Government Review

The following agencies, as indicated, were contacted to obtain information regarding the presence of USTs, the use or storage of hazardous materials/petroleum products, current violations, emergency response actions or any documentation relative to environmental matters at the Property. Correspondence records, if any, are provided in the Appendix and specific information regarding individuals/agencies contacted is summarized in the interview section of this report. Should information be received from agencies that were unresponsive to information requests within the time frame of this report, if any, that alters the conclusions of this report an addendum will be forwarded to the Client.

Local/Regional Agency	Source Name/Phone Number/Email	Date Contacted	Comment
Los Angeles Fire Department, Hazardous Materials Division and Underground Tank Division	(213) 978-3700 https://www.lafd.org/fire-prevention/cupa/publicrecords	November 20, 2019	No records were found for the Property addresses.

Local/Regional Agency	Source Name/Phone Number/Email	Date Contacted	Comment
Los Angeles County Department ofPublic Works, Environmental ProgramsDivision	https://dpw.lacounty.gov/epd/CleanLA/OpenFileReview.aspx	November 22, 2019	
Los Angeles Department of Building and Safety (LADBS)	http://www.ladbs.org/services/check-status/online-building-records	Novembe 20, 2019	Building permits were available.
Los Angeles Regional Water Quality Control Board	https://geotracker.waterboards.ca.gov/	November 22, 2019	No records were found for the Property addresses.
Department of Toxic Substances Control	https://www.envirostor.dtsc.ca.gov/public/	November 22, 2019	No records were found for the Property addresses.
South Coast Air Quality Management District	https://xappprod.aqmd.gov/find	November 22, 2019	No records were found for the Property addresses.
State of California, Department of Conservation, Division or Oil, Gas and Geothermal Resources	https://www.conservation.ca.gov/dog/Pages/WellFinder.aspx	November 25, 2019	No wells were found at the Property addresses.

3.3 Historical Source Review

Historical Source Table

Source Location			
Source	**Source Location**	**Reviewed**	**If Not Available, Explain**
Sanborn Fire Insurance Maps	ERIS	Yes	
Aerial Photographs	ERIS	Yes	
City Directories	ERIS	Yes	
Historical Topographic Maps	ERIS	Yes	

Source Location			
Source	**Source Location**	**Reviewed**	**If Not Available, Explain**
Municipal Information	https://dpw.lacounty.gov/epd/CleanLA/OpenFileReview.aspx	Yes	
Previous Reports		No	Not provided.
Interviews	Onsite	Yes	
County Information	http://rpgis.isd.lacounty.gov/Html5Viewer/index.htmlviewer=GISNET_Public.GIS-NET_Public	Yes	

3.4 Historical Property Use Information

The historical uses of the Property and adjoining/adjacent properties were reviewed utilizing Sanborn Fire Insurance maps, aerial photographs, city directories, and historic topographic maps available from ERIS, Google Earth, the USGS, and municipal records available from the Los Angeles County Assessor's Office. Available historical information did not allow maintenance of five year intervals between all data sources.

The purposes of obtaining and reviewing "*historical sources is to develop a history of the previous uses of the Property and surrounding area, in order to help identify the likelihood of past uses having led to RECs in connection with the Property*." Nova attempted to research all obvious Property use from the present, back to the Property's first developed use; or back to 1940, whichever is earlier. Copies of below pertinent sources reviewed, such that establish Property uses or changes in use, are included in the Appendix of this report.

3.4.1 Sanborn Fire Insurance Maps

Sanborn fire insurance maps reviewed for this assessment are summarized in the following table.

YEAR	USE
1926	The Property is not depicted on this map.
1927	Four stores are depicted on this map
1950, 1969	Eight stores are depicted on this map. The names of the stores are not provided.

3.4.2 Aerial Photographs

YEAR	USE
1928	Details in this photograph are difficult to discern; however, it appears as if there are two structures on the Property.
1938, 1941, 1948, 1952, 1960, 1964, 1972, 1985, 1989, 1994, 2005, 2010, 2012, 2014, 2016, 2018	Appears developed with two structures on the northern portion and a parking area on the southern portion.

3.4.3 City Directories

Nova researched the city directories provided by ERIS. City directory listings are summarized in the table below.

YEAR	USE
1927	No listings
1941, 1946	Websters Coffee Shop (5358 Wilshire Blvd); Hollywood Decorative Studio (5360 Wilshire Blvd); First Capital Wilshire-La Brea Billiard (5364 Wilshire Blvd); Wilshire Woman's Athletic Club (5364 Wilshire Blvd); Hong Kong Chop Suey Parlor (5368 Wilshire Blvd); The Darkroom photographic supplies (5370 Wilshire Blvd); Sheela's Sportswear Shop (5374 Wilshire Blvd)
1951, 1956	Hickory House (5358 Wilshire Blvd); Schenasi Decorator (5360 Wilshire Blvd); Electrolosys Salon, Wilshire Woman's Health Club (5364 Wilshire Blvd); Embassy Men's Shop (5368 Wilshire Blvd); The Darkroom photographic supplies (5370 Wilshire Blvd); Davis Sportswear (5374 Wilshire Blvd); Leed's Shoe Store (5376 Wilshire Blvd)
1960, 1965	Vic Tanny's (5364 Wilshire Blvd); Dale's Jewelers (5366 Wilshire Blvd); Joel's Photo Studio (5368 Wilshire Blvd); The Darkroom photographic supplies (5370 Wilshire Blvd); Leed's Shoe Store (5376 Wilshire Blvd)
1971, 1975	Jack Lalanne Spa (5364 Wilshire Blvd); Dale's Jewelers (5366 Wilshire Blvd); Joel's Photo Studio (5368 Wilshire Blvd); Darkroom Camera (5370 Wilshire Blvd)
1981, 1986	Jack Lalanne Spa (5364 Wilshire Blvd); Dale's Jewelers (5366 Wilshire Blvd); Joel's Photo Studio (5368 Wilshire Blvd); Darkroom Camera (5370 Wilshire Blvd)
1990, 1995	Jack Lalanne Spa (5364 Wilshire Blvd); Ann's Piano and Organ (5366 Wilshire Blvd); Joel's Photo Studio (5368 Wilshire Blvd)

YEAR	USE
2001, 2006	The Conga Room (5364 Wilshire Blvd); Building (5366 Wilshire Blvd); Address listed but no name given (5368, 5370 Wilshire Blvd); La Brea Acupuncture (5372 Wilshire Blvd)
2012	Lagos African Cuisine (5358 Wilshire Blvd); Busby's, El Toro Cantina (5364, 5370 Wilshire Blvd)
2018	Ariyoshi Sushi (5358 Wilshire Blvd); Next Gen Video Games (5360 Wilshire Blvd);Busby's (5364 Wilshire Blvd)

3.4.4 Cumulative Historical Property Use

Based on the information reviewed above, the existing Property improvements were constructed circa 1926 for use as a multi-tenant retail facility. Based on the information discussed above, the historical research has not identified prior uses such that are expected to have resulted in recognized environmental conditions to the Property.

3.5 Historical Adjacent Property Uses

3.5.1 Sanborn Fire Insurance Maps

Sanborn fire insurance maps reviewed for adjacent properties are summarized in the following table.

Historical Adjacent Property Uses

Time Period	Historical Summary
1926	North: Wilshire Boulevard, followed by areas with no structures depicted East: Not depicted on this map South: Not depicted on this map West: Not depicted on this map
1927	North: Wilshire Boulevard East: No structures depicted South: A dwelling is depicted West: Cloverdale Avenue, followed by a structure addressed as 5410 Wilshire Boulevard. The notes on the structure are not legible.

Historical Adjacent Property Uses	
Time Period	**Historical Summary**
1950	North: Wilshire Boulevard, followed by stores and a restaurant (no names are legible) East: Stores are depicted, with vacant areas southeast. South: No structures are depicted. West: Cloverdale Avenue, followed by the Dominguez-Wilshire Building and a parking area.
1969	North: Wilshire Boulevard, followed by stores and a bank. East: Stores are depicted (no names are legible). A parking area is depicted southeast. South: A parking area is depicted West: Cloverdale Avenue, followed by stores, Hiss tower, and a parking area.

3.5.2 Aerial Photographs

Historical Adjacent Property Uses	
Time Period	**Historical Summary**
1928	North: Wilshire Boulevard, followed by vacant land (northwest) and multiple structures, likely commercial in nature. East: It appears that there is a structure on the property east, with a vacant area southeast. South: Structures, likely residential in nature, are visible south. West: Cloverdale Avenue, followed by what appears to be partially vacant land with one structure on the northern visible on the northern portion.
1938, 1941	North: Wilshire Boulevard, followed by multiple structures, likely commercial in nature, northwest and north. East: Two structures, likely commercial in nature, are visible. South: A structure, likely residential in nature, is visible south. West: Cloverdale Avenue, followed by a large structure and a parking area.
1948, 1952, 1960, 1964, 1972	North: Generally similar to the previous photograph East: Generally similar to the previous photograph South: Generally similar to the previous photograph West: Generally similar to the previous photograph, although the large structure previously noted appears to have added a tower structure.
1985, 1989	Due to the poor quality of these photographs details are not describable

Historical Adjacent Property Uses	
Time Period	**Historical Summary**
1994	North: Generally similar to the previous photograph East: Generally similar to the previous photograph South: Appears developed with a parking area West: Generally similar to the previous photograph
2005, 2010, 2012, 2014, 2106, 2018	North: The structures previously noted north appear developed in a different configuration East: Generally similar to the previous photograph South: appears developed with a parking area West: Generally similar to the previous photograph

3.5.3 City Directories

Historical Adjacent Property Uses	
Time Period	**Historical Summary**
1927	No Listings
1941, 1946	North: North: Commercial listings including McDonnells Wilshire (5301 Wilshire Blvd); Bank of America (5304 Wilshire Blvd.); McKiernan's Apparel Shop (5357 Wilshire Blvd.); Horton and Converse Pharmacies (5359 Wilshire Blvd.) East: Kress SH & Co 5-10 & 25 cent stores (5350 Wilshire Blvd.); Christian Science Churches Reading Room (5354 Wilshire Blvd.); Tunstall's Gifts (5356 Wilshire Blvd.) South: No listings West: No listings
1951, 1956	North: Commercial listings including Tilfords Restaurant (5301 Wilshire Blvd); Bank of America (5304 Wilshire Blvd.); McKiernan's Apparel Shop (5357 Wilshire Blvd.); Horton and Converse Pharmacies (5359 Wilshire Blvd.) East: Kress SH & Co 5-10 & 25 cent stores (5350 Wilshire Blvd.); Christian Science Churches Reading Room (5354 Wilshire Blvd.) South: No listings West: No listings

Historical Adjacent Property Uses	
Time Period	**Historical Summary**
1960, 1965	North: Commercial listings including Tilfords Restaurant (5301 Wilshire Blvd); Bank of America (5304 Wilshire Blvd.); Horton and Converse Pharmacies (5357 Wilshire Blvd.) East: Wilshire Interiors (5352 Wilshire Blvd); Christian Science Church (5354 Wilshire Blvd) South: No listings West: No listings
1971, 1975	North: Commercial listings including AAMES Bur Employment (5301 Wilshire Blvd); Bank of America (5304 Wilshire Blvd.); Horton and Converse Pharmacies (5357 Wilshire Blvd.); Rosy's Shop (5359 Wilshire Blvd.) East: Pants Bazaar, Rich Rags (5352 Wilshire Blvd); Jack La Lanne's Nutrition Center (5354 Wilshire Blvd); Michaels Hair Fashion (5356 Wilshire Blvd.) South: No listings West: No listings
1981, 1986	North: Commercial listings including Avantgarde Consulting (5301 Wilshire Blvd); Bank of America (5304 Wilshire Blvd.); Better Investment (5371 Wilshire Blvd); Miracle Mile Chiropractic (5365 Wilshire Blvd) East: US Gov Postal Service (5350 Wilshire Blvd.); Meghrig M and Sons (5352 Wilshire Blvd); Fernando's Natural Food (5354 Wilshire Blvd); Michaels Hair Fashion (5356 Wilshire Blvd.) South: No listings West: No listings
1987	North: Cloverdale Cleaners (682 S. Cloverdale Ave). This facility/address is not listed on regulatory databases indicative of known or suspect releases/spills/ violations, and has been operating at a time when regulatory oversight is required. Based on the foregoing information, and its location across Wilshire Boulevard, this facility is not considered a recognized environmental condition at this time. East: US Gov Postal Service (5350 Wilshire Blvd.); Meghrig M and Sons (5352 Wilshire Blvd); Fernando's Natural Food (5354 Wilshire Blvd); Michaels Hair Fashion (5356 Wilshire Blvd.) South: No listings West: No listings

Historical Adjacent Property Uses	
Time Period	**Historical Summary**
1990, 1995	North: Commercial listings including Bank of America (5304 Wilshire Blvd.); Frazee Paint and Wallcovering (5355 Wilshire Blvd.); Miracle Mile Chiropractic (5365 Wilshire Blvd) East: US Gov Postal Service, Oracle Capital MNG (5350 Wilshire Blvd.); Hair Mart, Meghrig GM, Peruke Gallery (5352 Wilshire Blvd); Dina Weaving, Michaels Hair Fashion (5356 Wilshire Blvd.) South: No listings West: No listings
2001	North: Miracle Mile Chiropractic (5365 Wilshire Blvd); 3D Investments, Tiletech, Sir Lanka Consulate General, Coast Building Maintenance (5371 Wilshire Blvd); Frazee Paint and Wallcovering (5355 Wilshire Blvd.) East: First Quintile Capital MNG (5350 Wilshire Blvd.); The Hair Shop (5352 Wilshire Blvd); Alejandro's Deli (5354 Wilshire Blvd.); Ana Skincare, Eclectic Salon (5356 Wilshire Blvd.) South: No listings West: No listings
2006	North: Commercial listings including Bank of America (5304 Wilshire Blvd.); Frazee Paint and Wallcovering (5355 Wilshire Blvd.); Miracle Mile Chiropractic (5365 Wilshire Blvd); Sabrina Lee Gallery (5365 Wilshire Blvd) East: Panini Grill and Deli (5354 Wilshire Blvd.); Ana Lau Skin Care, Eclectic Salon (5356 Wilshire Blvd.) South: No listings West: No listings
2012	North: Commercial listings including Bank of America (5304 Wilshire Blvd.); Frazee Paint and Wallcovering (5355 Wilshire Blvd.); Coast Building Maintenance, Delos International, Hudson Theater Accounting (5371 Wilshire Blvd) East: US Post Office (5350 Wilshire Blvd.); Meghrig Coin and Stamp Supply (5352 Wilshire Blvd); Panini Grill and Deli (5354 Wilshire Blvd.); Ana Lau Skincare (5356 Wilshire Blvd.) South: No listings West: No listings

Historical Adjacent Property Uses	
Time Period	**Historical Summary**
2018	North: Commercial and residential listings including Metro at 5353 and Museum Gardens apartments (5353 Wilshire Blvd.); Subway (5353 Wilshire Blvd.); Gay's Accounting Tax Service, Darrel Schmitt Design, Citizens of the World Charter (5371 Wilshire Blvd) East: Rack & Sack (5350 Wilshire Blvd.); Meghrig Coin and Stamp Supply (5352 Wilshire Blvd); Vees Cafe (5354 Wilshire Blvd.); RVM Salon (5356 Wilshire Blvd.) South: No listings West: No listings

3.5.4 Cumulative Historical Adjacent Property Uses

During Nova's review of the standard historical sources referenced above, the historical uses of the adjoining properties are summarized below:

Direction	Description
North	The properties north appear to have been commercial as early as 1928. A multi-tenant residential structure was constructed north in approximately 2016. Tenants include those listed in HAZMAT databases, including Verizon Wireless and Miracle Mile Chiropractic Group; however, none of the north adjacent properties is listed in any database that would indicate a spill or a release. As such, these sites are not expected to have impacted subsurface conditions at the Property, and are not considered a REC.
East	The properties east appear developed commercially from at least 1928, and appear to be developed in their approximate current configuration by 1941. There are no database listings for any east adjacent properties.
South	The properties south appear to be developed residentially until approximately the 1990s, when it was developed as a parking area. There are no database listings for the south adjacent properties.
West	The properties west appear to have been undeveloped until approximately the 1930s, when the current commercial and residential structure and associated parking area were constructed. there are no database listings for the west adjacent properties.

3.6 Additional Environmental Record Sources

Although requested, no previously prepared environmental reports such as Phase I or II ESAs, lead-based paint surveys, lead-in-water surveys, asbestos surveys or geotechnical reports were provided for Nova's review.

4.0 PROPERTY RECONNAISSANCE

4.1 Property Access and Limitations

Nova conducted a reconnaissance visit to the Property on November 20, 2019. The Property visit was performed by Gina Wilder, Nova Field Manager. Nova was escorted during the Property visit by John Yoon, the ASTM-defined Key Property Manager.

Nova accessed representative interior areas at the Property with the exception of two tenant units, Spare Tire Kitchen and Tavern and Busby's Mile High Club, which were closed and locked at the time of the site inspection. Nova also observed all exterior areas and property boundaries. Weather conditions at the time of the reconnaissance were partly cloudy with light rain with temperatures in the 70 degrees Fahrenheit range.

4.2 General Property Setting

The Property is currently in use as a multi-tenant commercial facility. Typical tenants include restaurants and retail tenants. One vacant tenant unit, 5362 Wilshire Boulevard, was observed to be vacant and undergoing tenant improvements to convert the space for an office tenant.

Adjacent property uses were previously summarized in Section 2.7.

4.3 Evidence of Past Use(s) of the Property

Past uses of the Property were not observed during the Property reconnaissance such that were likely to have involved the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products.

4.4 Property Reconnaissance Findings Summary

Currently, the Property is developed with two structures that were constructed in 1926. The buildings at the Property are two stories, approximately 31,083 total square feet, and offer a total of six units. The Property is currently occupied by five tenants which include two restaurants, a nightclub, a digital print shop, and a retailer.

Access to the Property parking lots is provided from South Cloverdale Avenue to the west and an access road through an adjacent parking lot to the east. No other structures or significant surface features were noted on the Property at the time of the reconnaissance.

The following sections summarize observations of the Property as identified during Nova's reconnaissance.

4.5 Hazardous Substances / Petroleum Products (Non-Waste)

4.5.1 Storage

Evidence of hazardous substances and/or petroleum products within containers less than five-gallons included minor quantities of cleaning and maintenance supplies (less than one-gallon) observed within the storage areas of the tenant units.

4.5.2 Equipment

Operations or equipment/materials involving the use of hazardous substances or petroleum products, if any, are detailed within the following table.

Equipment Type	Description
None	N/A

4.6 Hazardous Waste Generation/Storage/Disposal Practices

The following table describes hazardous waste generation, storage, and disposal practices identified at the Property, if any.

Summary of Hazardous Wastes Observed at the Property				
Substance	**Quantity / Container Description**	**Location on Property**	**Disposal Practices (Contractor/ Frequency)**	**Evidence of a Release**
None	N/A	N/A	N/A	N/A

4.7 Solid Waste

To the extent visually and/or physically observed or identified from interviews or records review, the following is a summary of solid waste observed at the time of the assessment.

Solid Waste Disposal	
Solid Household Refuse	Collected in two standard commercial sized waste containers located within an enclosure in the southwestern corner of the adjacent parking area. Solid waste is collected on a regular basis by a third-party contractor. At the time of the assessment, contents within the containers consisted of routine trash or household debris and disposal of potentially hazardous substances or petroleum product within referenced containers was not observed. Exterior areas appeared generally free of material, trash and/or debris.
Used Cooking Grease	The restaurant tenants were reported and observed as having grease bins located within the kitchen areas. As reported, used grease is removed from the Property on a regular basis by a third-party contractor. Surface staining was not observed on the areas surrounding the grease bins. Used cooking grease is non-hazardous and is not considered to be an environmental concern for the Property.

4.8 Drums

Drums were not observed at time of the assessment within the limits of the Property.

4.9 Unlabeled/Unidentified Substance Containers

Unidentified substance containers suspected of containing hazardous substances or petroleum products were not observed during the Property reconnaissance.

4.10 Storage Tanks

No evidence of aboveground storage tanks (ASTs) or underground storage tanks (USTs), including fill pipes, fill ports, or vent pipes, were observed during the Property reconnaissance or reported during interviews.

4.11 Sumps, Catch Basins, and Pools of Liquid

No evidence of on-Property sumps or catch basins were observed or reported during the Property reconnaissance. Additionally, pools of liquids/standing surface waters containing liquid likely to be a hazardous substance or petroleum product were not observed at the time of the Property assessment or identified during interviews.

4.12 Oil-Water Separators, Used Cooking Grease Interceptors

No oil-water separators or in-ground used cooking grease interceptors were observed or reported during the Property reconnaissance.

4.13 Polychlorinated Biphenyls (PCBs)

Transformers and other electrical/hydraulic equipment (i.e., oil-filled switches, balers, hoists, vehicle lifts, dock levelers, hydraulic elevators, etc.) manufactured before 1979 could contain PCBs at a level that subjects them to regulation by the U.S. EPA. In 1979, the U.S. EPA issued a final rule, banning the manufacturing, processing, distribution of PCBs in commerce and use (44 Federal Register 31514). PCBs in electrical equipment are controlled by USEPA regulations 40 CFR, Part 761.

No electrical equipment expected to contain PCBs was observed on the Property during Nova's reconnaissance (HIDE TABLE)

4.14 Visual Evidence of a Release

No obvious indication of hazardous material or petroleum product or hazardous waste releases, such as stained areas or stressed vegetation, was observed during the Property reconnaissance or reported to Nova during interviews.

4.15 Odors

Strong, pungent, or noxious odors were not identified at the time of the assessment or reported by Property sources.

4.16 Pits, Ponds or Lagoons

No evidence of on-Property pits, ponds, or lagoons, was observed or reported during the Property reconnaissance.

4.17 Wastewater

Property sources reported that discharge to sanitary sewer is limited to wastewater generated within the restrooms (i.e. toilets, sinks). No indication of industrial wastewater disposal or treatment systems were observed during the Property reconnaissance or reported to Nova.

4.18 Wells

Wells (i.e. dry wells, potable wells, irrigation wells, injection wells, groundwater monitoring wells, abandoned wells or other wells) were not observed or reported by Key Site Personnel during the Property reconnaissance.

4.19 Septic Systems (Current or Historic)

Indication of a Property septic system or cesspool was not observed at the Property during the reconnaissance and/or review of publicly available resources.

4.20 Landfills/Fill of Unknown Origin

No evidence of on-Property landfilling was observed or reported during the Property reconnaissance. In addition, areas that appeared to have been filled/graded by non-natural causes and/or the presence of fill of unknown origin that would suggest the presence/disposal of hazardous substances and/or petroleum product was not observed and/or reported at the time of the assessment.

4.21 Additional Property Observations

No additional relevant general Property characteristics were observed.

4.22 Vapor Migration

The potential for soil, groundwater, or vapor migration of hazardous substances or petroleum products as they pertain to the Property, was examined in the scope of work for this Phase I.

During Nova's Property observations, review of historical sources, and review of regulatory databases, no current or historical usage of chemicals of concern at the Property or reported release or other indication of subsurface contamination from a Property source was evident. Additionally, no release or material threat of a release to the subsurface from an off-Property source was identified. As such, a vapor migration concern was not identified for the Property during the course of this assessment.

4.23 Other Environmental Concerns

Additional environmental concerns not previously discussed above were not identified during the reconnaissance.

5.0 NON-SCOPE CONSIDERATIONS (NSCS) AND/OR BUSINESS ENVIRONMENTAL RISKS (BERS)

Non-Scope Considerations (NSCs) and/or Business Environmental Risks (BERs) evaluated during this ESA are discussed below.

5.1 Asbestos Containing Materials (ACM)

Based on the scope of work performed, no sampling was conducted during the preparation of this ESA. However, Nova conducted a visual survey to note the presence and condition of suspect ACM observed. Based on the year of construction there is a potential that ACM was used in construction materials. In addition, the Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101, requires certain construction materials to be *presumed* to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building constructed prior to 1981 and have not been appropriately tested are presumed asbestos containing material (PACM).

Prior to conducting demolition, renovations, or building repairs that may damage the suspect materials, materials likely to be impacted should be properly sampled and analyzed to verify the presence or absence of asbestos.

5.2 Lead-Based Paint (LBP)

Due to the 1926 construction, lead-based paint may be present. However, since the current regulations regarding lead-based paint are generally for residential properties, lead-based paint is not considered a significant environmental concern to the non-residential Property, and no screening for the presence of lead-based paint was warranted or performed as part of this ESA.

5.3 Radon

The U.S. 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 picoCuries per liter of air (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 Property-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.

Review of the EPA Map of Radon Zones places the Property in Zone 2, where average predicted radon levels are between 2.0 and 4.0 pCi/L.

Based on the non-residential use of the Property, radon is not considered to be a significant concern and no sampling was performed or warranted.

5.4 Lead in Drinking Water/Overall Drinking Water Quality

The Property is connected to the municipal potable water supply provided by Los Angeles Department of Water and Power (LADWP). According to the 2018 Drinking Water Quality Report/Consumer Confidence Report, the drinking water supplied to the Property is compliant with state and federal standards, including those for lead and copper.

Nova did not conduct sampling of drinking water at the Property for the presence of total lead content.

5.5 Mold/Moisture Intrusion

As part of this assessment, Nova performed a limited visual inspection for the presence of significant mold. A class of fungi, molds have been found to cause a variety of health problems in humans, including allergic, toxicological, and infectious responses. Molds are decomposers of organic materials, and thrive in humid environments, and produce tiny spores to reproduce, just as plants produce seeds. When mold spores land on a damp spot indoors, they may begin growing and digesting whatever they are growing on in order to survive. When excessive moisture or water accumulates indoors, mold growth will often 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.

Nova observed interior areas of the Property for the presence of significant water intrusion and/or mold growth. This activity was not designed to discover all areas which may be affected by mold growth on the Property. Rather, it is intended to give the Client an indication if significant (based on observed areas) mold growth is present at the Property. Additional areas of mold not observed as part of this limited assessment, possibly in pipe chases, HVAC systems and behind enclosed walls and ceilings, may be present on the Property.

Nova **did not** note obvious visual or olfactory indications of the presence of mold, nor did Nova observe obvious indications of significant water damage. As such, no bulk sampling of suspect surfaces was conducted as part of this assessment.

6.0 INTERVIEWS

Pursuant to ASTM E1527-13, the following interviews were conducted during this assessment in order to obtain information indicating RECs in connection with the Property. Findings from these interviews are discussed in the appropriate sections in this report.

Nova made reasonable attempts to interview occupants of the Property who possessed knowledge of its current and past use history. Individuals with good knowledge of the uses and physical characteristics of the Property that were interviewed during the course of this assessment are summarized below. Interview content is included in various sections of this report.

Interviews

Name	Affiliation	Contact Information	Date Contacted / Interviewed	Duration of Occupancy
John Yoon	Property Manager, Green Lane Partners	(626) 578-1045	11/20/19	Since 2007

6.1 Interviews with Past Owners, Operators and Occupants

Interviews with past owners, operators, and occupants that are likely to have material information regarding the potential for contamination at the Property were not considered reasonably ascertainable during the course of this assessment.

6.2 Interviews with State and/or Local Government Officials

State and Local agencies that serve the area in which the Property is located were contacted in an effort to obtain information indicating RECs in connection with the Property. Interview content was previously discussed in detail within the Records Review section (Section 3.2.5).

7.0 FINDINGS, OPINIONS AND CONCLUSIONS

7.1 Findings and Opinions

Evidence of Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), Historical Recognized Environmental Conditions (HRECs) or other environmental issues in connection with the Property or off-Property facilities, if any, are detailed within the table below.

Finding(s)	Opinion(s)
Property - RECs	
None	None
Property - CRECs	
None	None
Property - HRECs	
None	None
Off-Property - RECs/CRECs/HRECs	
None	None
***De Minimis* Environmental Conditions**	
None	None

7.2 Conclusions and Recommendations

Nova has performed a Phase I ESA in conformance with the scope and limitations of ASTM E1527-13 of One of Two Adjoining Multi-tenant Retail Properties located at 5358-5376 Wilshire Blvd and abutting parking lot parcel, Los Angeles, CA. Any exceptions to or deletions from this practice are described in the Introduction Section of this report.

Information detailing recognized environmental conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), Historical Recognized Environmental Conditions (HRECs) and/or environmentally noteworthy items, if any, are discussed as follows.

Conclusion(s)	Recommendation(s)
None	None

7.2.1 NSCs/BERs

Environmental issues with regard to NSCs or BERs, if any, identified in connection with the Property at the time of the Property assessment are detailed below.

Finding	Recommendation
Based on the age of the Property building/ buildings (1926), there is a potential for asbestos containing materials (ACM) to exist. Nova observed wallboard assemblies (i.e. wallboard, joint compound, texture and tape), resilient floor finishes/associated mastics, and roofing components. The materials were observed in good condition and the potential for disturbance was low.	Prior to conducting demolition, renovations, or building repairs that may damage the suspect materials, materials likely to be impacted should be properly sampled and analyzed to verify the presence or absence of asbestos.

7.3 Deletions and Deviations

Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with the Property based on reasonably ascertainable information, as well as reasonable constraints with regard to time and cost. All limiting conditions, deletions, and deviations from the ASTM E1527-13 (if any) is listed individually and in detail, including client, imposed constraints, and all additions, within Section 1.0.

8.0 STANDARD OF CARE

The services performed by Nova Group, GBC on this project have been conducted with that level of care and skill ordinarily exercised by reputable members of the profession, practicing in the same locality, under similar budget and time constraints.

By signing this report, we declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR §312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. No other warranty is expressed or intended.

This report is exclusively for the use and benefit of those listed on the title page of this report and may not be relied upon by any other person or entity without written permission from Nova.

Prepared By:

NOVA GROUP, GBC



Gina Wilder
Project Manager
Environmental Professional



Gina B. Coletta E.P.
Senior Project Manager
Environmental Professional

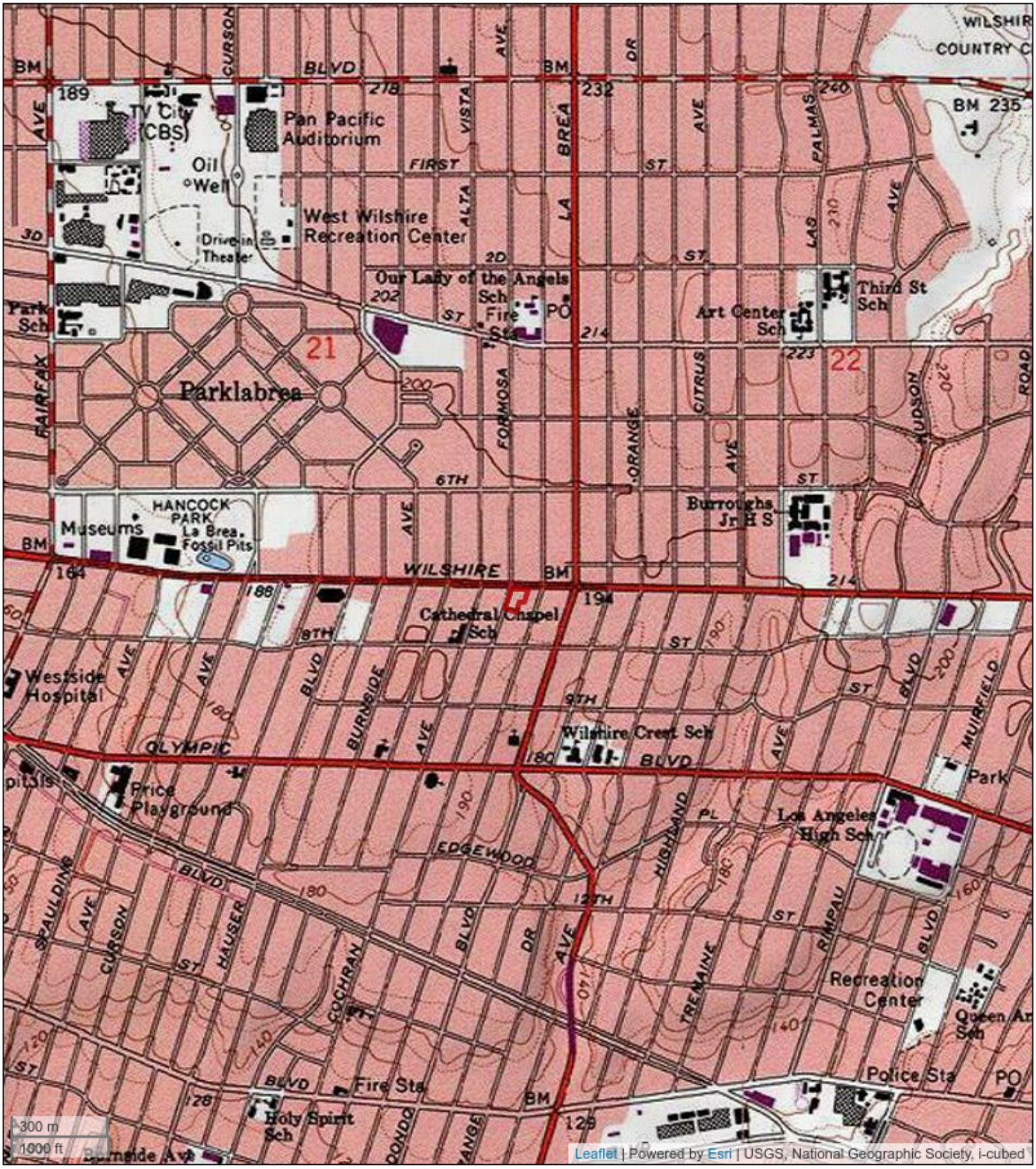
9.0 REFERENCES

Type	Source
Aerial Photographs	ERIS; Google Earth
City Directories	Los Angeles Public Library, Los Angeles, CA
Fire Insurance Map	ERIS
Flood Insurance Map	Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program
Geology	United States Geological Survey - https://www.usgs.gov/
Hydrology	California Department of Water Resources Bulletin 118 - https://water.ca.gov/Programs/Groundwater-Management/Bulletin-118
Oil/Gas Exploration	California Department of Oil, Gas, and Geothermal Resources - https://maps.conservation.ca.gov/doggr/wellfinder/#close
Radon	United States Environmental Protection Agency (EPA) Map of Radon Zones (online resource) http://www.epa.gov/radon/pdfs/zonemapcolor.pdf
Regulatory Database Information	ERIS, 5358-5376 Wilshire Blvd and abutting parking lot parcel, Los Angeles, CA, Inquiry No. 20191113244, November 15, 2019
Soils	United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Web Soil Survey (online resource), http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx
Topographic Map	United States Geological Survey – 7.5 Minute Topographic Quadrangle of Hollywood, CA, 1991.
Water Wells	California State Water Resources Control Board GAMA Groundwater Information System - https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/Default.asp
Water Quality Report	LADWP Drinking Water Quality Report 2018
Wetlands	U.S. Department of the Interior National Wetlands Inventory Geotract Mapping System - www.fws.gov/wetlands/Data/Mapper.html

ACRONYMS/ABBREVIATIONS

AAI	All Appropriate Inquiries
ACM	Asbestos Containing Material
AMSD	Approximate Minimum Search Distance
APN	Assessor Parcel Number
ASTM	American Society of Testing and Materials
AULs	Activity and Use Limitations
BFE	Base Flood Elevation
BER	Business Environmental Risk
COC	Chemical of Concern
CERCLA	Comprehensive Environmental Response, Compensation & Liability Act
CREC	Controlled Recognized Environmental Condition
ERIS	Environmental Risk Information Services
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
FBG	Feet Below Grade
FINDS	Facility Index System
FOIA	Freedom of Information Act
HREC	Historical Recognized Environmental Condition
HVAC	Heating, Ventilation and Air Conditioning
IC	Institutional Controls
LBP	Lead Based Paint
LQG	Large Quantity Generator
LUST	Leaking Underground Storage Tank
NFA	No Further Action
Non-Gen	Non-Generator
Nova	Nova Group, GBC
NPL	National Priorities Listing
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
ROC	Records of Communication
SHWS	State Hazardous Waste Sites
SQG	Small Quantity Generator
TSDF	Hazardous Waste Treatment, Storage or Disposal Facility
USEPA	United States Environmental Protection Agency
USGS	United States Geological Survey
UST	Underground Storage Tank
VCP	Voluntary Cleanup Program

FIGURES: Property Maps



Topographic Map

One of Two Adjoining Multi-tenant Retail Properties
5358-5376 Wilshire Blvd and abutting parking lot parcel
Los Angeles, CA 90036
Project #: E19-7877

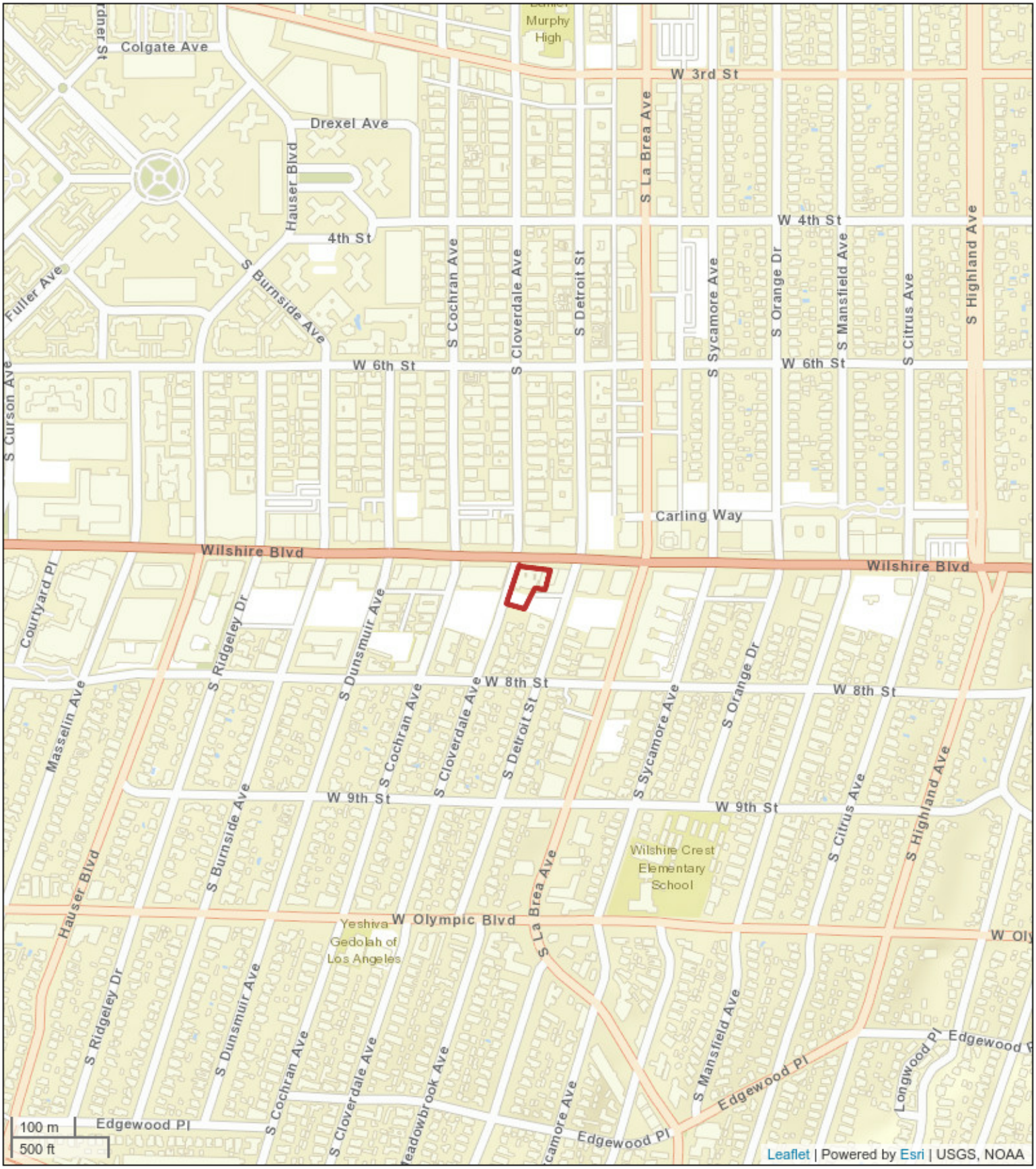
Nova Group



Property Details Map

One of Two Adjoining Multi-tenant Retail Properties
5358-5376 Wilshire Blvd and abutting parking lot parcel
Los Angeles, CA 90036
Project#: E19-7877

Nova Group



Property Vicinity Map

One of Two Adjoining Multi-tenant Retail Properties
5358-5376 Wilshire Blvd and abutting parking lot parcel
Los Angeles, CA 90036
Project #: E19-7877

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PING AND GIS
SERVICES
ALE 1" = 100'

d: 2/14/2013 7:04:38 AM
d: 2/14/2013 6:55:23 AM

Property Plat/Parcel Map

One of Two Adjoining Multi-tenant Retail Properties
5358-5376 Wilshire Blvd and abutting parking lot parcel
Los Angeles, CA 90036
Project #: E19-7877

Nova Group

APPENDIX A: Property Photographs



1. Front (north) elevation



2. Front (north) elevation



3. Side (west) and front (north) elevation elevation



4. Rear (south) elevation



5. Rear (south) elevation



6. Rear (south) elevation



7. Side (west) elevation



8. Access road



9. Parking area



10. Dumpster enclosure



11. HVAC on roof



12. Gas meter



13. Tenant unit interior



14. Tenant unit kitchen interior



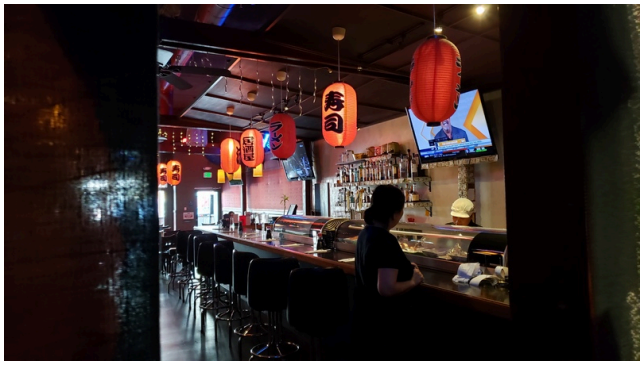
15. Grease bin in tenant unit



16. Grease bin in tenant unit



17. Tenant unit kitchen interior



18. Tenant unit interior



19. Vacant tenant unit



20. Cleaning chemicals in tenant unit



21. Cleaning chemicals in tenant unit



22. Water heater in tenant unit



23. Adjacent property north, commercial and residential



24. Adjacent property north, commercial



25. Adjacent property northwest, commercial



26. Adjacent property west, commercial and residential



27. Adjacent properties south, residential

APPENDIX B-1: Aerial Photographs



Order No:20191113244

1928

Project No.E19-7877

Site Name.Multi-Tenant Retail Properties,5358-5376 Wilshire Boulevard,Los Angeles,90036

Source:FAIRCHILD

Scale:1" to 500'

Comment:

Nova Group



Order No:20191113244

1938

Project No.E19-7877

Site Name.Multi-Tenant Retail Properties,5358-5376 Wilshire Boulevard,Los Angeles,90036

Source:ASCS

Scale:1" to 500'

Comment:

Nova Group



Order No:20191113244

1941

Project No.E19-7877

Site Name.Multi-Tenant Retail Properties,5358-5376 Wilshire Boulevard,Los Angeles,90036

Source:FAIRCHILD

Scale:1" to 500'

Comment:

Nova Group



Order No:20191113244

1948

Project No.E19-7877

Site Name.Multi-Tenant Retail Properties,5358-5376 Wilshire Boulevard,Los Angeles,90036

Source:ASCS

Scale:1" to 500'

Comment:

Nova Group



Order No:20191113244

1952

Project No.E19-7877

Site Name.Multi-Tenant Retail Properties,5358-5376 Wilshire Boulevard,Los Angeles,90036

Source:USGS

Scale:1" to 500'

Comment:

Nova Group



Order No:20191113244

1960

Project No.E19-7877

Site Name.Multi-Tenant Retail Properties,5358-5376 Wilshire Boulevard,Los Angeles,90036

Source:FAIRCHILD

Scale:1" to 500'

Comment:

Nova Group



Order No:20191113244

1964

Project No.E19-7877

Site Name.Multi-Tenant Retail Properties,5358-5376 Wilshire Boulevard,Los Angeles,90036

Source:USGS

Scale:1" to 500'

Comment:

Nova Group



Order No:20191113244

1972

Project No.E19-7877

Site Name.Multi-Tenant Retail Properties,5358-5376 Wilshire Boulevard,Los Angeles,90036

Source:USGS

Scale:1" to 500'

Comment:

Nova Group



Order No:20191113244

1980

Project No.E19-7877

Site Name.Multi-Tenant Retail Properties,5358-5376 Wilshire Boulevard,Los Angeles,90036

Source:USGS

Scale:1" to 500'

Comment:

Nova Group



Order No:20191113244

1989

Project No.E19-7877

Site Name.Multi-Tenant Retail Properties,5358-5376 Wilshire Boulevard,Los Angeles,90036

Source:USGS

Scale:1" to 500'

Comment:

Nova Group



Order No:20191113244

1994

Project No.E19-7877

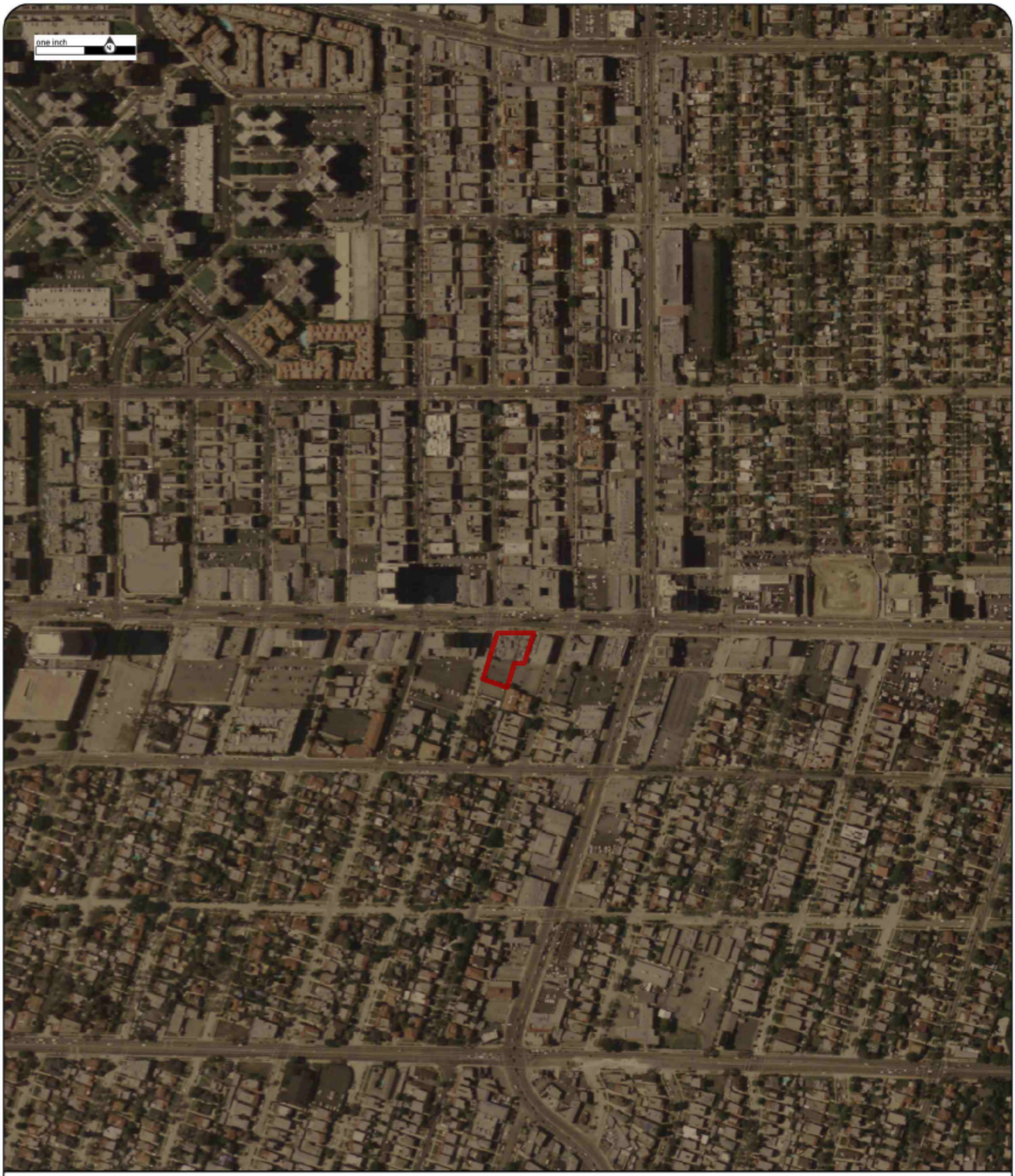
Site Name.Multi-Tenant Retail Properties,5358-5376 Wilshire Boulevard,Los Angeles,90036

Source:USGS

Scale:1" to 500'

Comment:

Nova Group



Order No:20191113244

2005

Project No.E19-7877

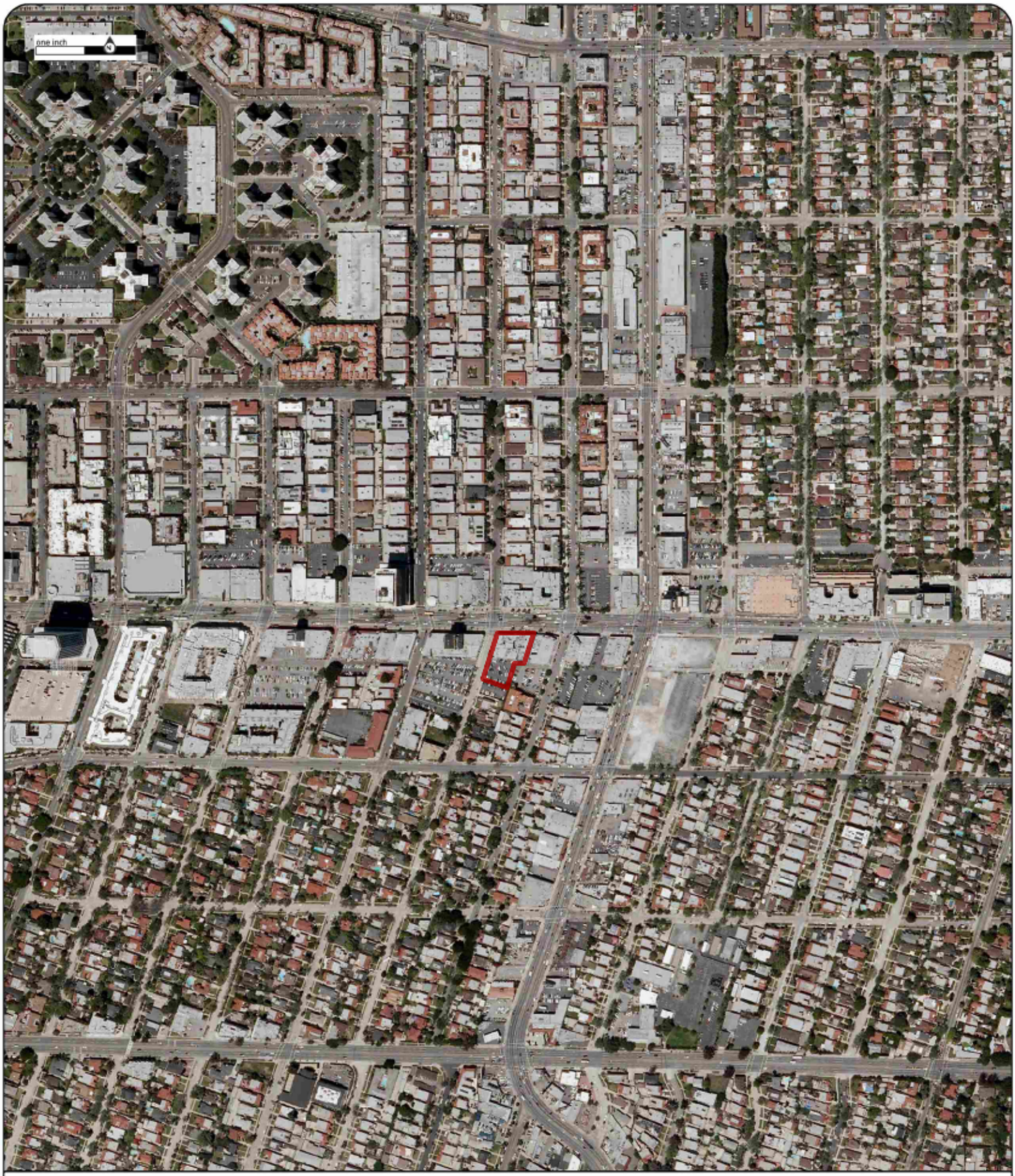
Site Name.Multi-Tenant Retail Properties,5358-5376 Wilshire Boulevard,Los Angeles,90036

Source:NAIP

Scale:1" to 500'

Comment:

Nova Group



Order No:20191113244

2010

Project No.E19-7877

Site Name.Multi-Tenant Retail Properties,5358-5376 Wilshire Boulevard,Los Angeles,90036

Source:NAIP

Scale:1" to 500'

Comment:

Nova Group



Order No:20191113244

2012

Project No.E19-7877

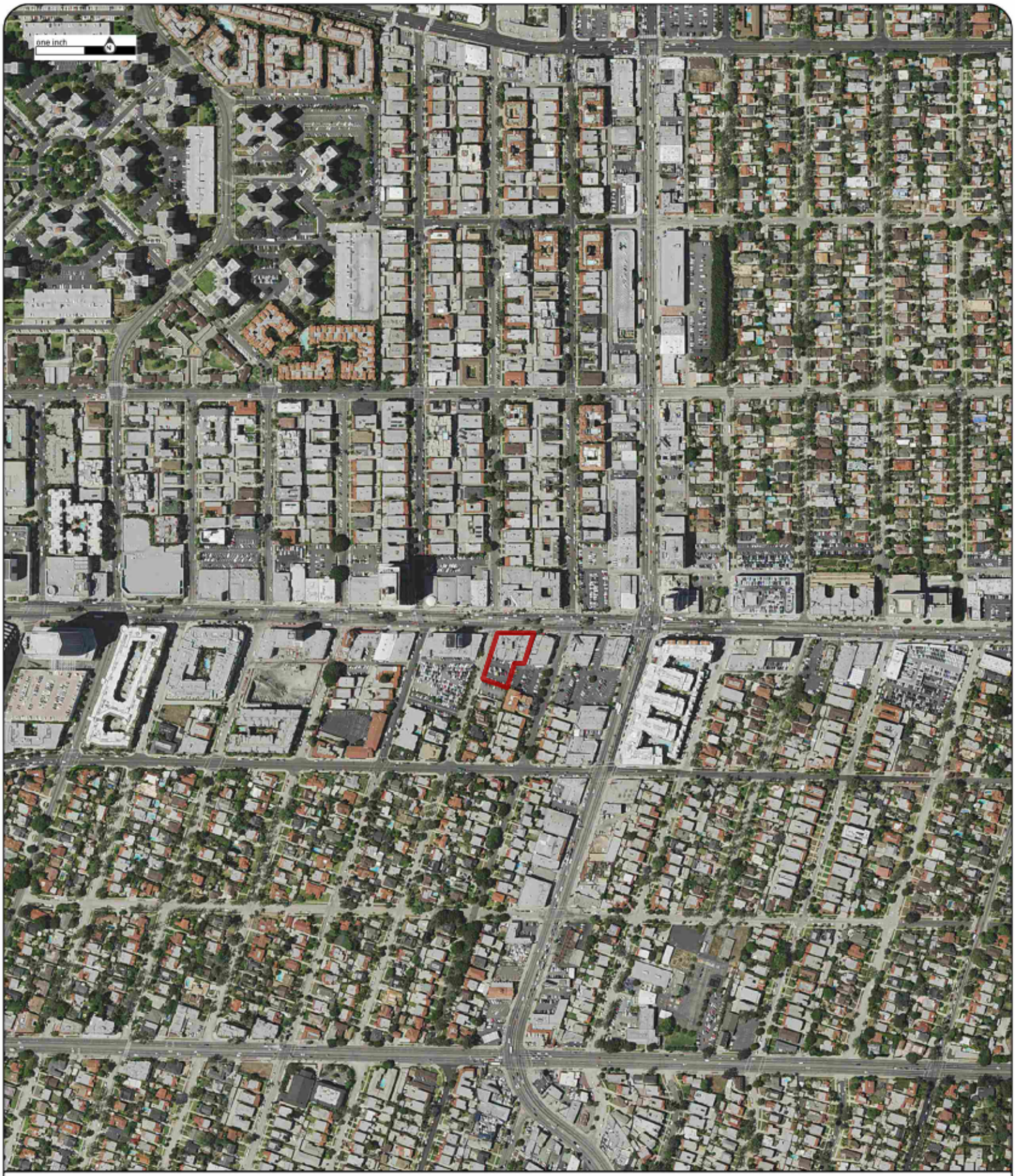
Site Name.Multi-Tenant Retail Properties,5358-5376 Wilshire Boulevard,Los Angeles,90036

Source:NAIP

Scale:1" to 500'

Comment:

Nova Group



Order No:20191113244

2014

Project No.E19-7877

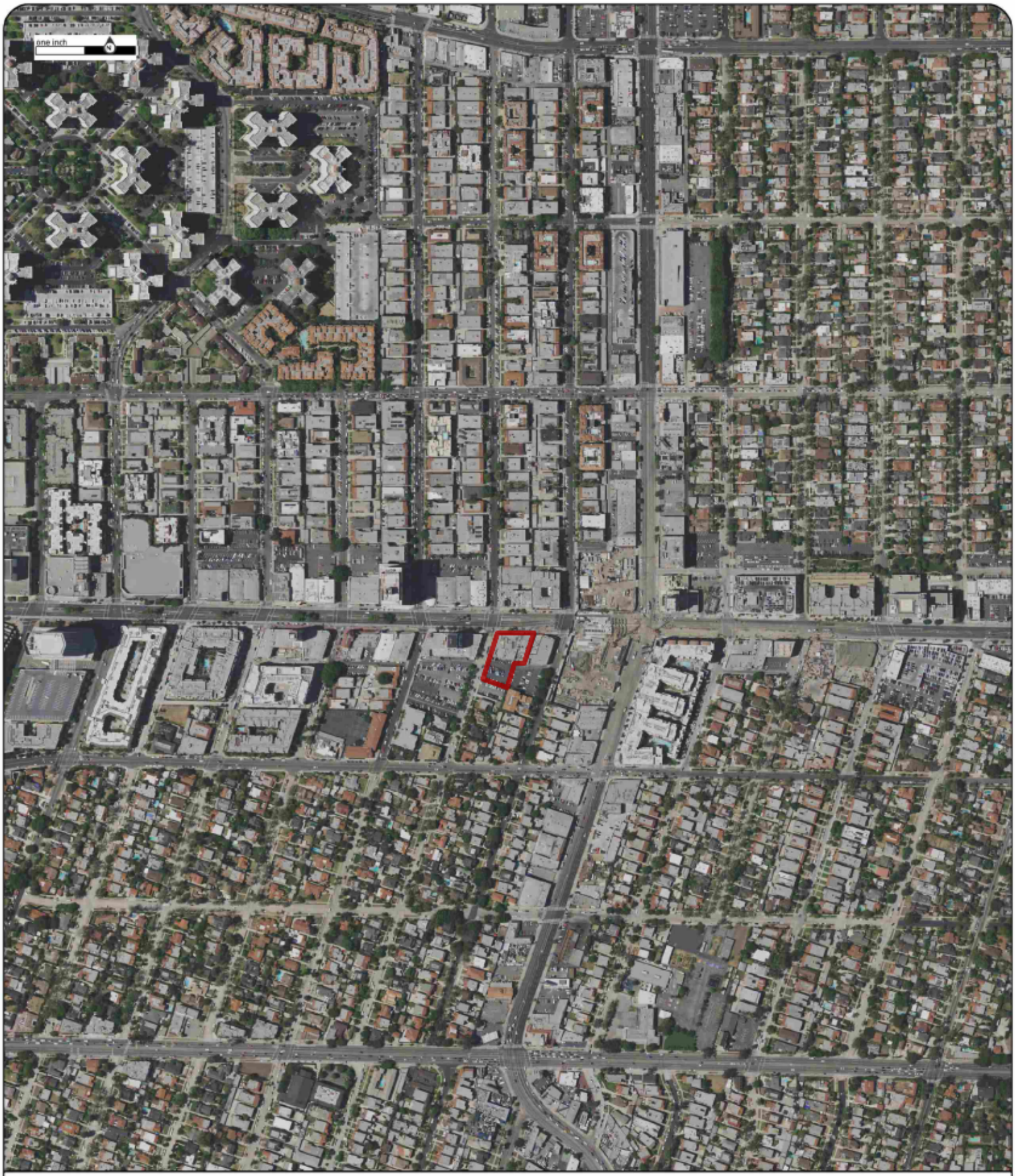
Site Name.Multi-Tenant Retail Properties,5358-5376 Wilshire Boulevard,Los Angeles,90036

Source:NAIP

Scale:1" to 500'

Comment:

Nova Group



Order No:20191113244

2016

Project No.E19-7877

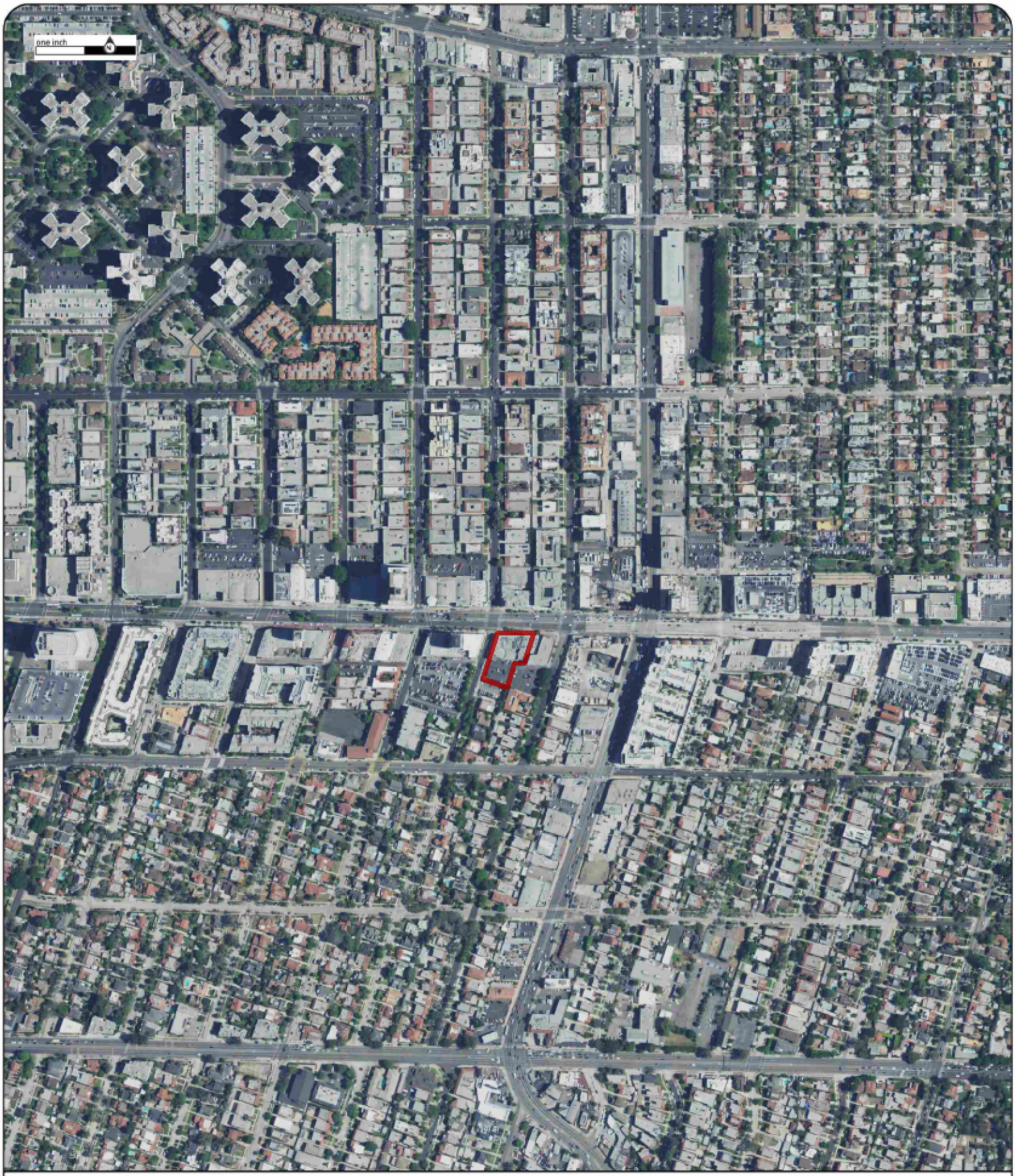
Site Name.Multi-Tenant Retail Properties,5358-5376 Wilshire Boulevard,Los Angeles,90036

Source:NAIP

Scale:1" to 500'

Comment:

Nova Group



Order No:20191113244

2018

Project No.E19-7877

Site Name.Multi-Tenant Retail Properties,5358-5376 Wilshire Boulevard,Los Angeles,90036

Source:NAIP

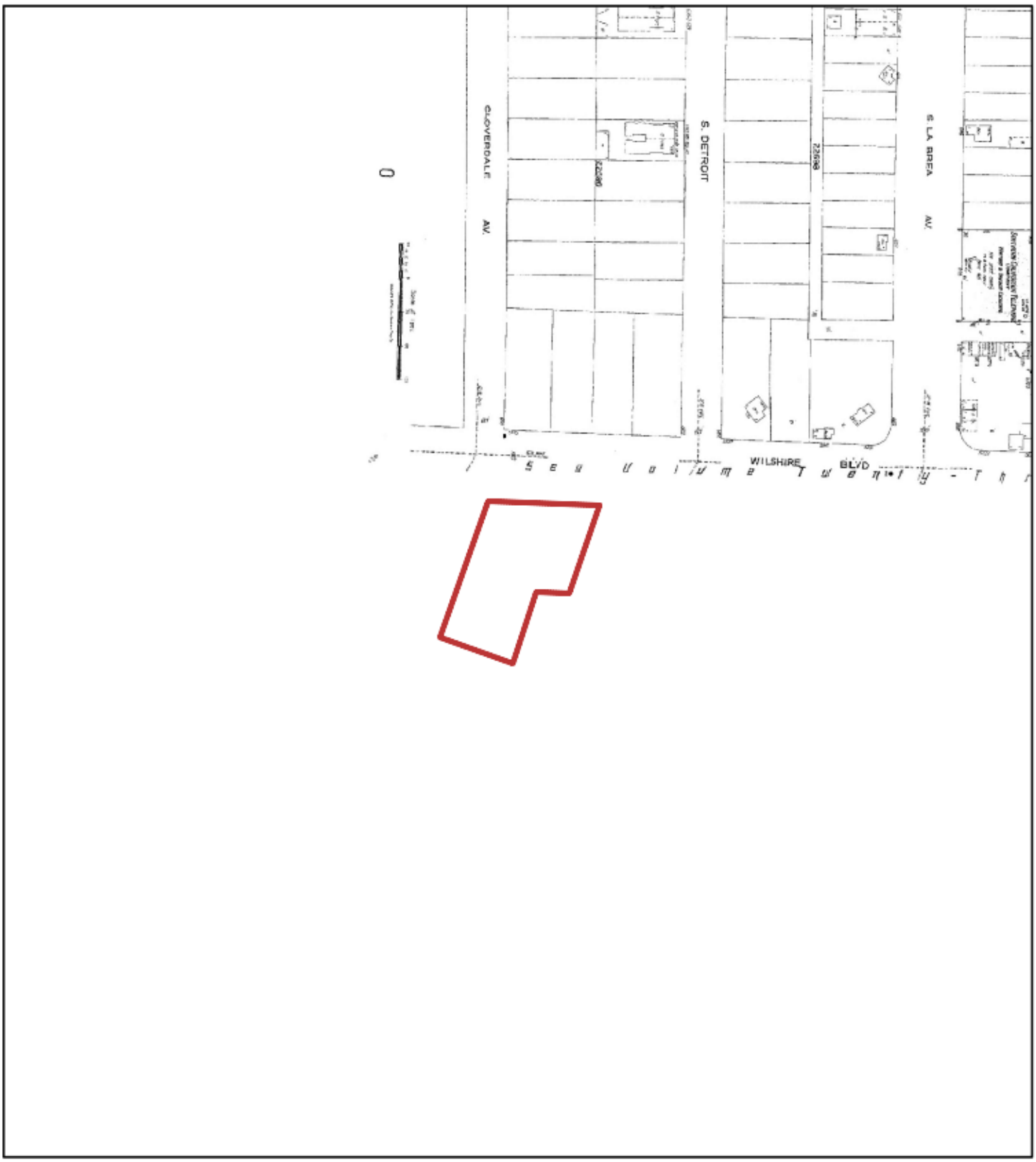
Scale:1" to 500'

Comment:

Nova Group

APPENDIX B-2: Fire Insurance Maps

Fire Insurance Map



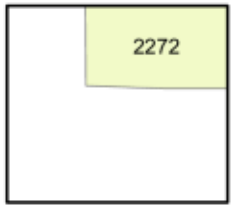
1926

0 90 180 360 540 720

N Feet

Address: 5358-5376 Wilshire Boulevard Los Angeles CA 90036

Order Number 20191113244



Map sheet(s):
Volume 22:2272;

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Fire Insurance Map



1927

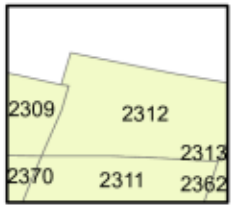
N

0 90 180 360 540 720

Feet

Address: 5358-5376 Wilshire Boulevard Los Angeles CA 90036

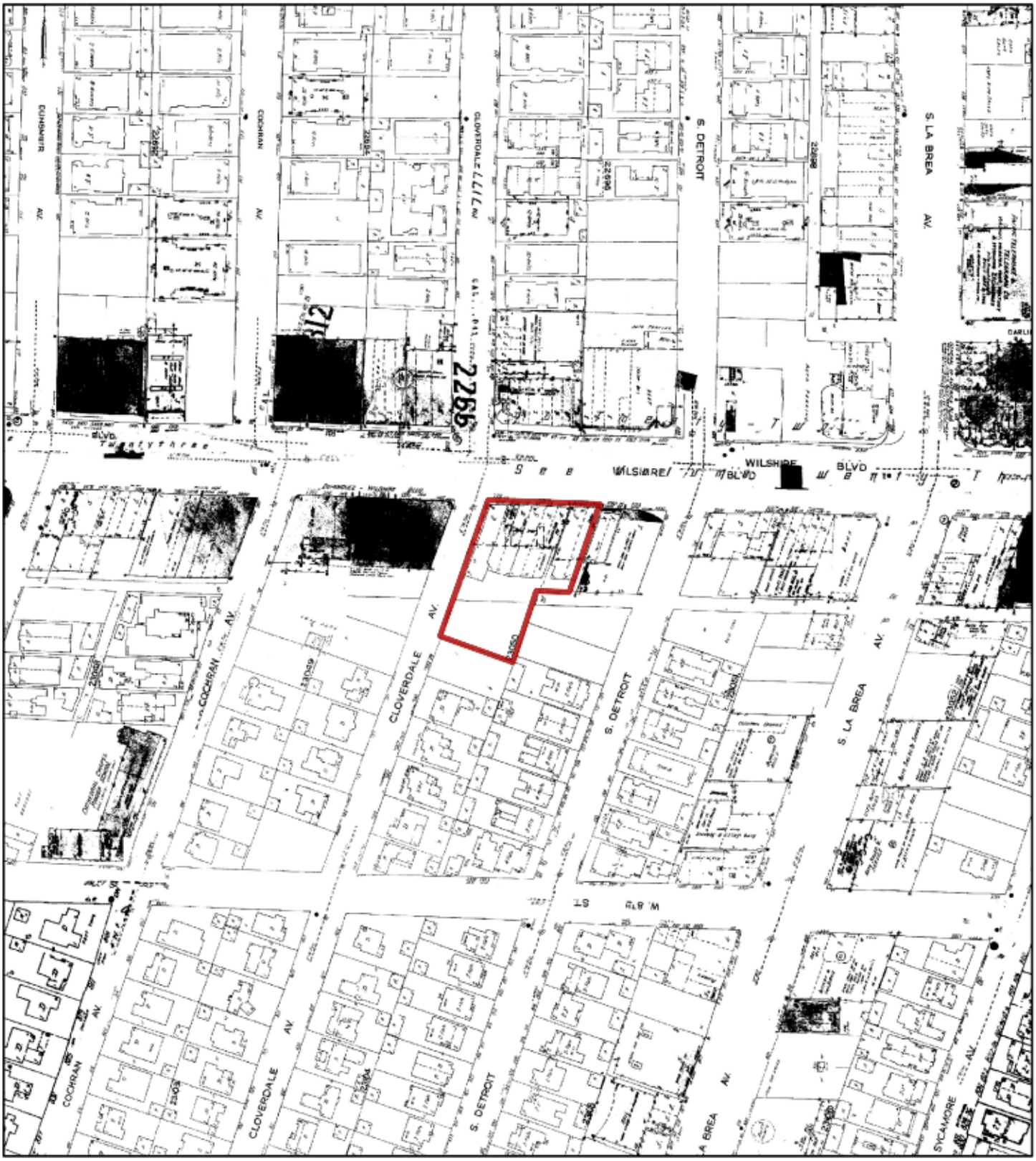
Order Number 20191113244



Map sheet(s):
Volume 23:2309,2311,2312;

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Fire Insurance Map



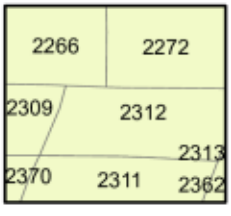
1950

0 90 180 360 540 720

N Feet

Address: 5358-5376 Wilshire Boulevard Los Angeles CA 90036

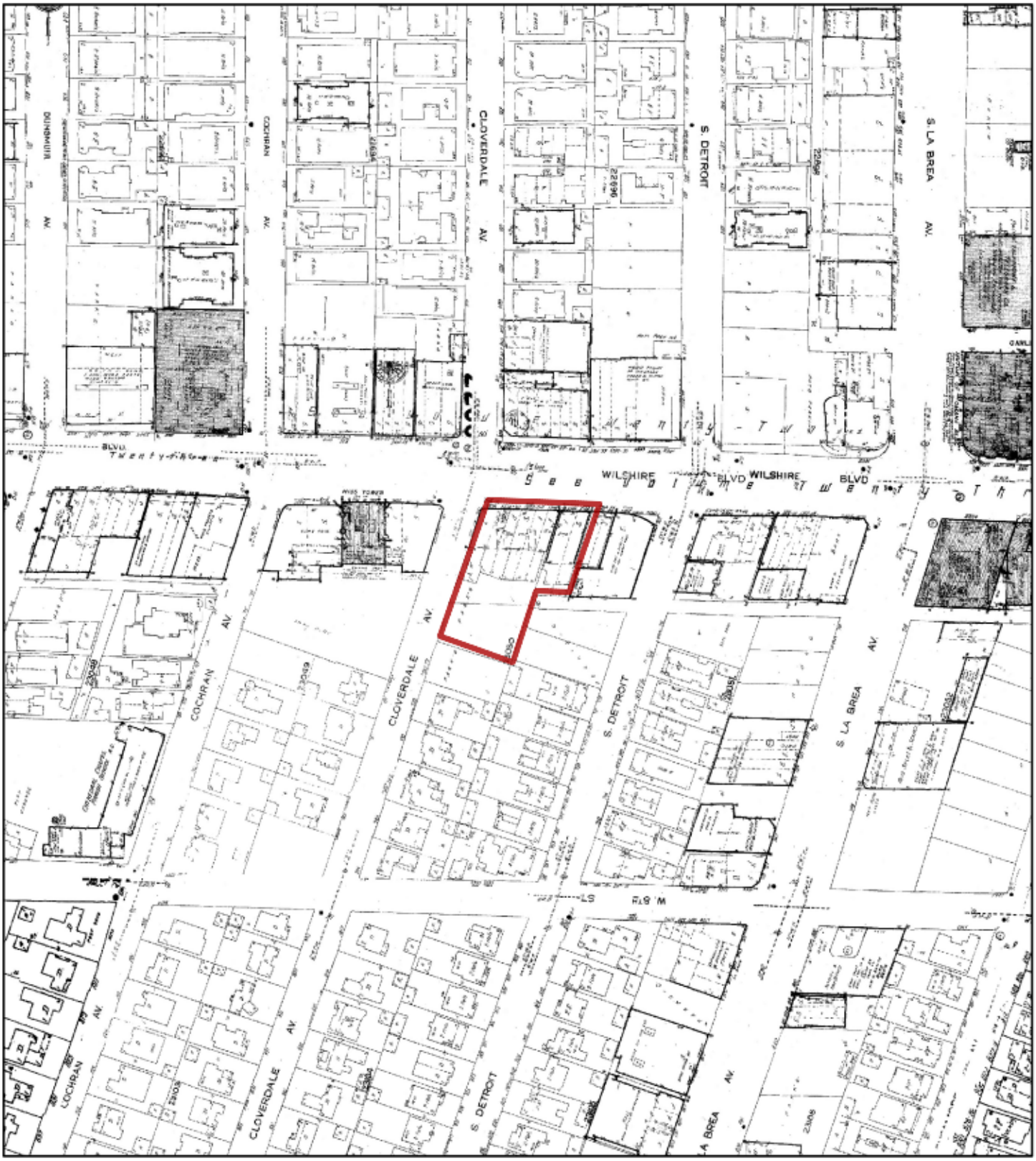
Order Number 20191113244



Map sheet(s):
Volume 22:2266,2272;
Volume 23:2309,2311,2312;

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Fire Insurance Map



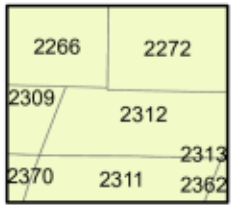
1969

0 90 180 360 540 720

Feet

Address: 5358-5376 Wilshire Boulevard Los Angeles CA 90036

Order Number 20191113244



Map sheet(s):
Volume 22:2266,2272;
Volume 23:2309,2311,2312;

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

APPENDIX B-3: City Directories

ENVIRONMENTAL RISK INFORMATION SERVICES

CITY DIRECTORY

Project Property:	*Multi-Tenant Retail Properties* *5358-5376 Wilshire Boulevard* *Los Angeles, CA 90036*
Project No:	*E19-7877*
Requested By:	*Nova Group, GBC*
Order No:	*20191113244*
Date Completed:	*November 18, 2019*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

November 18, 2019
RE: CITY DIRECTORY RESEARCH
Multi-Tenant Retail Properties
5358-5376 Wilshire Boulevard Los Angeles, CA

Thank you for contacting ERIS for an City Directory Search for the site described above. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either utilized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as multiple digitized directories. These do not claim to be a complete collection of all reverse listing city directories produced.

ERIS has made every effort to provide accurate and complete information but shall not be held liable for missing, incomplete or inaccurate information. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are additional addresses or streets that require searching please contact us at 866-517-5204.

Search Criteria:
5300-5425 of Wilshire Blvd
700-800 of S Cloverdale Ave

Search Results Summary

Date	Source	Comment
2018	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
2006	HAINES	
2001	HAINES	
1995	HAINES	
1990	STREET ADDRESS DIRECTORY	
1986	HAINES	
1981	HAINES	
1975	HAINES	
1971	STREET ADDRESS DIRECTORY	
1965	STREET ADDRESS DIRECTORY	
1960	STREET ADDRESS DIRECTORY	
1956	STREET ADDRESS DIRECTORY	
1951	STREET ADDRESS DIRECTORY	
1946	STREET ADDRESS DIRECTORY	
1941	STREET ADDRESS DIRECTORY	
1927	STREET ADDRESS DIRECTORY	

736 **CARNEGIE HILL PROPERTIES LA**...*Real Est*
743 **DEREK FREE DESIGN**...*Nonclassified Esta*

134 total records. *Part 1 of 3*

5300 **MANELA & CO**...*ACCOUNTANTS*
5300 **MANELA & CO**...*TAX RETURN PREPARAT*
5318 **ALBERTSON WEDDING CHAPEL**...*WEDDIN*
5318 **MARRIAGE LICENSE ADVISORY CTR**...*G*
5322 **DR BUILDER INC**...*BUILDING CONTRAC*
5322 **KING LEARNING CTR**...*CHILD CARE SE*
5322 **PROFESSIONAL BUILDERS-RMDLNG**...*BU*
5322 **PROFESSIONAL BUILDERS-RMDLNG**...*BU*
5324 **APPLE VIP SPA**...*MASSAGE THERAPIST*
5324 **WILSHIRE GROUP LLC**...*BUSINESS MAN*
5328 **CITY PRINT**...*COPYING & DUPLICATIN*
5350 **RACK & SACK**...*RECORDS TAPES & COM*
5352 **MEGHRIG COIN & STAMP SUPPLY**...*COI*
5352 **MEGHRIG COIN & STAMP SUPPLY**...*COI*
5353 **FLEUR NAIL**...*NAIL SALONS<*
5353 **HUNT FOOTBALL CLINIC**...*ATHLETIC O*
5353 **METRO AT 5353 WILSHIRE**...*APARTMEN*
5353 **MUSEUM GARDEN**...*APARTMENTS*
5353 **ROBEKS**...*MONOGRAMS*
5353 **ROBEKS**...*JUICE BARS*
5353 **ROBEKS**...*RESTAURANTS*
5353 **ROBEKS**...*JUICES-RETAIL*
5353 **STARBUCKS**...*COFFEE SHOPS<*
5353 **SUBWAY**...*RESTAURANT MANAGEMENT*
5353 **SUBWAY**...*RESTAURANTS*
5353 **SUBWAY**...*FOODSCARRY OUT*
5353 **TIM WU**...*NONCLASSIFIED ESTABLISHM*
5354 **VEES CAFE**...*RESTAURANTS*
5356 **RVM SALON**...*BEAUTY SALONS*
5358 **ARIYOSHI SUSHI CAFE IZAKAYA**...*FOO*
5358 **ARIYOSHI SUSHI CAFE IZAKAYA**...*RES*
5358 **LOS ANGELES COMMERCIAL**...*NONCLASS*
5360 **NEXT-GEN VIDEO GAMES**...*GAMES & GA*
5363 **BABY 101 LOS ANGELES**...*HEALTH SER*
5363 **MIRACLE MILE TOYS & GAMES**...*TOYS-*
5363 **TRAVEL LENDING USA**...*TRAVEL AGENC*
5364 **BUSBY S**...*RESTAURANTS*
5364 **BUSBY S**...*COCKTAIL LOUNGES*
5364 **BUSBY S**...*FOODSCARRY OUT<*
5364 **BUSBY S**...*BARS*
5364 **EL TORO CANTINA**...*FOODSCARRY OUT<*
5364 **EL TORO CANTINA**...*RESTAURANTS*
5367 **LEMON SKY PROJECTS EDITIONS**...*NON*
5369 **EARTH LIGHTING**...*LIGHTING CONSULT*
5369 **MONA LISA LINGERIE**...*LINGERIE*
5371 **CITIZEN OF THE WORLD CHARTER**...*SC*
5371 **DARRELL SCHMITT DESIGN ASSOC**...*MA*
5371 **DARRELL SCHMITT DESIGN ASSOC**...*IN*
5371 **GAY S ACCOUNTING TAX SVC**...*OTHER*
5371 **SHUTTLEROCK**...*NONCLASSIFIED ESTAB*
5371 **SKIN DIRECT INC**...*SKIN TREATMENTS*
5371 **SKINDIRECT INC**...*SKIN TREATMENTS<*
5371 **SUMMIT EQUITY**...*REAL ESTATE DEVEL*

Part 2 of 3

5371 **WONDER OF READING**...*Schools*
5371 **WONDER OF READING**...*Schoolsuniversitie*
5373 **DYSONNA HAIR STUDIO**...*Beauty Salons*
5373 **SAHAIRA**...*Hair Weaving*
5375 **RYDERS TUXEDO STORE**...*Men's Clothing &*
5375 **RYDERS TUXEDO STORE**...*Tuxedos<*
5375 **RYDERS TUXEDO STORE**...*Bridal Shops*
5376 **APEX IMPORT**...*Hair Replacement*
5376 **APEX IMPORT**...*Wigs Toupees & Hairpiece*
5376 **APEX IMPORT**...*Importers (whls)*
5376 **HAIR SHOP**...*Lingerie*
5376 **HAIR SHOP**...*Cosmetics & Perfumes-retai*
5376 **HAIR SHOP**...*Hair Goods-manufacturers*
5376 **HAIR SHOP**...*Hair Goods & Suppliesretai*
5376 **WIG SHOP**...*Clothing Accessories Stores*
5377 **OUR UNIQUE STYLE LLCOUR UNIQUE**...*Noncl*
5379 **ON WILSHIRE**...*Beauty Salons*
5399 **SMITTY'S LOCK & KEY SVC**...*Locks & Lock*
5401 **DENA'S HAIR WEAVING**...*Beauty Salons*
5401 **HEALTHY HAIR SUITE**...*Beauty Salons*
5401 **WILSHIRE BEAUTY SUPPLY CO**...*Beauty Sal*
5401 **WILSHIRE BEAUTY SUPPLY CO**...*Cosmetics*
5401 **WILSHIRE BEAUTY SUPPLY CO**...*Lingerie*
5402 **ANCHOR YOUR ASSETS LEASE GRNTY**...*Leasi*
5403 **DIVERSIFYED BUILD**...*Building Contracto*
5405 **AARON BELLISTON**...*Nonclassified Establ*
5405 **ACCURACY PLUS**...*Nonclassified Establis*
5405 **ALTERNATIVE ENERGY INC**...*Plumbing Htg*
5405 **ASPIRATION HOSTING**...*Nonclassified Est*
5405 **BADGEKOREA**...*Nonclassified Establishme*
5405 **BEVERLY LAW FIRM**...*Bankruptcy Service<*
5405 **BK GROUP**...*Nonclassified Establishment*
5405 **BLANK SPACES**...*Secretarial & Court Rep*
5405 **BLANK SPACES**...*Office & Desk Space-ren*
5405 **BLANKSPACES LLC**...*Real Estate<*
5405 **CLIPPING PATH OUTLINE**...*Nonclassified*
5405 **COHEN MARZBAN LAW CORP**...*Attorneys*
5405 **CORSIA LOGISTICS**...*Nonclassified Estab*
5405 **DONUT HR**...*Doughnuts*
5405 **E-WASTE SECURITY**...*All Other Support S*
5405 **FOURTH WALL COMMUNICATIONS INC**...*Commu*
5405 **GRAY HAT WEB**...*Internet Home Page Dev*
5405 **INFUSION WELLNESS**...*Wellness Programs<*
5405 **LABELCHOICES.COM**...*Advertising-compute*
5405 **LOCAL LEADER**...*Advertising-specialties*
5405 **LOS ANGELES FEMALE ESCORTS**...*Lingerie<*
5405 **LOS ANGELES FEMALE ESCORTS**...*Entertain*
5405 **MARIPOSA CAPITAL MGMT LLC**...*Financial*
5405 **MIAMI SEAQUARIUM**...*Nonclassified Estab*
5405 **MULHOLLAND LAW**...*Attorneys*
5405 **MY DATA RECOVERY LAB**...*Computer Servic*
5405 **MY DATA RECOVERY LAB**...*Computer & Equi*

2018
SOURCE: DIGITAL BUSINESS DIRECTORY
WILSHIRE BLVD

Part 3 of 3

5405 **MY DATA RECOVERY LAB**...*Computer Softwa*
5405 **MY DATA RECOVERY LAB**...*Data Retrieval*
5405 **NETWORK COURT REPORTING VD**...*Court &*
5405 **NEW FRONTIER REALTY**...*Offices Of Real*
5405 **PR COPYWRITER HQ**...*Nonclassified Estab*
5405 **REVERB AGENCY**...*Artists-commercial*
5405 **SCOTT HAMILTON BAIRSTOW**...*Nonclassifie*
5405 **SPIDERBOOST**...*Website Design Service*
5405 **STEINLEIN PRODUCTIONS**...*Dance Companie*
5405 **STREAMY AWARDS**...*Entertainment Bureaus*
5405 **TUBEFILTER INC**...*Advertisingnewspaper<*
5405 **TUBEFILTER INC**...*Newspapers (publisher*
5405 **UNTANGLED SOLUTIONS LLC**...*Computer Con*
5405 **UNTANGLED SOLUTIONS LLC**...*Nonclassifie*
5405 **VELLAIR**...*Apartments*
5405 **VELLAIR LLC**...*Apartments*
5405 **VINTAGE REALTY SOLUTIONS**...*Real Estate*
5405 **WILSHIRE LAW**...*Attorneys*
5407 **STAPLES**...*Office Supplies*
5410 **BEEKMAN PLACE MANAGEMENT**...*Real Estate*
5410 **BEEKMAN PLACE MANAGEMENT**...*Real Estate*
5410 **HYPERION**...*Photo Finishing-wholesale*
5410 **PLATFORM LLC**...*Nonclassified Establish*
5410 **SHINE**...*Graphic Designers*
5410 **SHOCONCEPTS CREATIVE SVC**...*Designers*
5410 **THIRD FLOOR INC**...*Theatresmovie*
5410 **THIRD FLOOR INC**...*Motion Picture Produ*
5412 **LUXE NAIL & SPA BOUTIQUE**...*Manicuring<*
5420 **BANK OF AMERICA**...*Banks*

NO LISTING FOUND FOR THIS YEAR...

68 total records. *Part 1 of 2*

5300 **VI SALUS SCIENCES**...*HEALTH & DIET*
5318 **ALBERTSON WEDDINGCHAPEL**...*WEDDING*
5320 **NEW MILLENNIUM BEAUTY & BARBER**...
5322 **AMERICAN ALL CARE SVC**...*RESIDENTI*
5322 **DR BUILDER INC**...*BUILDING CONTRAC*
5322 **GOLDEN CARE AGENCY**...*HOME HEALTH*
5322 **HOME IMPROVEMENT**...*BUILDING CONTR*
5322 **KING LEARNING CTR**...*CHILD CARE SE*
5324 **APPLE VIP SPA**...*MASSAGE THERAPIST*
5324 **WILSHIRE GROUP LLC**...*BUSINESS MAN*
5328 **CITY PRINT**...*COPYING & DUPLICATIN*
5350 **US POST OFFICE**...*POST OFFICES*
5352 **MEGHRIG COIN & STAMP SUPPLY**...*COI*
5353 **BOX BROTHERS**...*MOVING SUPPLIES &*
5353 **MUSEUM GARDEN**...*APARTMENTS*
5353 **ROBEKS**...*JUICE BARS*
5353 **STARBUCKS**...*COFFEE SHOPS<*
5354 **PANINI GRILL & DELI**...*RESTAURANTS*
5356 **ANA LAU SKIN CARE**...*BEAUTY SALONS*
5356 **ECLECTIC SALON**...*BEAUTY SALONS*
5358 **LAGOS AFRICAN CUISINE**...*RESTAURAN*
5363 **GULSEN ENTERPRISES**...*BUSINESS MAN*
5364 **ATM UNITED**...*AUTOMATED TELLER MAC*
5364 **BUSBY S**...*BARS*
5364 **EL TORO CANTINA**...*RESTAURANTS*
5366 **A & L SERVICING INC**...*GROCERS-RET*
5369 **EARTH LIGHTING**...*LIGHTING CONSULT*
5369 **J K ELECTRIC**...*ELECTRIC CONTRACTO*
5369 **MONA LISA LINGERIE**...*LINGERIE*
5370 **EL TORO CANTINA BUSBY S**...*RESTAUR*
5371 **COAST BUILDING MAINTENANCE**...*WIND*
5371 **DELOS INTERNATIONAL INC**...*RECORDI*
5371 **HUDSON PLAYS 411**...*THEATRES-MOVIE*
5371 **HUDSON THEATRE ACCOUNTING**...*THEAT*
5371 **SUMMIT EQUITY**...*REAL ESTATE DEVEL*
5373 **DYSONNA HAIR STUDIO**...*BEAUTY SALO*
5375 **RYDERS TUXEDO STORE**...*FORMAL WEAR*
5376 **APEX IMPORT**...*IMPORTERS (WHLS)*
5376 **HAIR SHOP**...*WIGS TOUPEES & HAIRPI*
5379 **ON WILSHIRE**...*BEAUTY SALONS*
5399 **SMITTY S LOCK & KEY SVC**...*LOCKS &*
5400 **EXPRESS NIGHT CLUB**...*NIGHT CLUBS<*
5401 **RODEO SKIN CARE**...*SKIN TREATMENTS*
5401 **TAUR CAN PRODUCTIONS & CO**...*MOTIO*
5401 **WILSHIRE BEAUTY SUPPLY CO**...*COSME*
5405 **BLANKSPACES**...*INTERIOR DECORATORS*
5405 **BMR ENTERPRISES**...*REAL ESTATE*
5405 **BODY ARMOR SECURITY INC**...*SECURIT*
5405 **CCW ROOFING**...*ROOFING CONTRACTORS*
5405 **CLIFF HARRIS REAL ESTATE**...*REAL E*
5405 **ENTERTAINMENT BUSINESS NTWRK**...*EN*
5405 **LEVEL ONE LIMOUSINE**...*LIMOUSINE S*
5405 **SAFE SHIELD SECURITY**...*SECURITY C*

2012
SOURCE: DIGITAL BUSINESS DIRECTORY

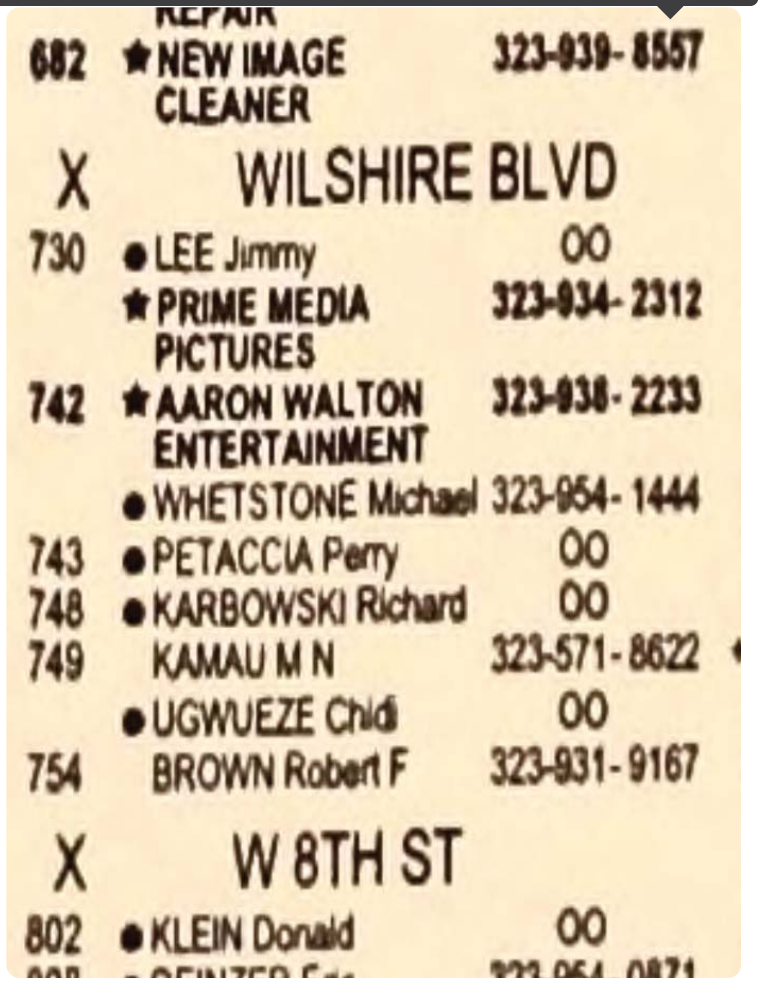
WILSHIRE BLVD

Part 2 of 2

5405 **STEINLEIN PRODUCTIONS**...*Dance Companie*
5405 **UNTANGLED SOLUTIONS LLC**...*Nonclassifie*
5407 **STAPLES**...*Office Supplies*
5410 **ALLSAINTS CORPORATE OFFICES**...*Clothing*
5410 **BEEKMAN PLACE MANAGEMENT**...*Real Estate*
5410 **HALLIS ENGINEERING**...*Engineers-electri*
5410 **HOWARD THORNE INC**...*Architects*
5410 **HYPERION**...*Photo Finishing-wholesale*
5410 **NIEMELA, KATHERINE**...*Physical Therapis*
5410 **SAY MEDIA**...*Advertising-agencies & Cou*
5410 **SHINE**...*Graphic Designers*
5410 **THIRD FLOOR INC**...*Motion Picture Produ*
5410 **THORNE, HOWARD**...*Architects*
5410 **U STUDIO YOGA**...*Yoga*
5410 **VINCE INC**...*Women's Apparel-wholesale<*

2006
SOURCE: HAINES

S CLOVERDALE AVE



5304	★BANK AM	323-730-9140
5318	★A ALBERTSON TRPCL GRDNS WDDNG	310-274-0396
	★A ALBERTSON WEDDING CHAPEL	323-937-4919
	★A-ALBERTSON TROPICL GRDNS CHPL	310-274-0396
	★ALBERTSON CAPILLA DE MATRIMNIO	323-937-4926
	★ALBERTSON WLSHRE-LA BRA WDDNG	323-937-4919
	★ALBERTSON'S WEDDING CHAPEL	310-274-0396
	★MARRIAGE LICENSE ADVISORY CNTR	323-937-4919
	★MARRIAGE LICENSE ADVISORY CT	310-274-0396
	★WEDDING CHAPEL	310-274-0396
	★WEDDING CHAPEL ALBERTSON	323-937-4919

5320	★LEGENDS INCORPORATED	323-936-8922 0
5322	★C PS LEARNING CENTER	323-857-0829 0
	★HOME IMPROVEMENT	323-634-9422 3
	★PROFSNL BUILDERS & REMODELING	323-634-9422 +6
5324	★WE THE PEOPLE DOCUMENT SERVICE	323-937-2311 0
	★WILSHIRE GROUP LLC	323-939-9465 4
5325	★MIRACLE MILE NEWSSTAND CAFE	323-525-0893 1
5328	★CITY PRINT	323-456-7966 4
5340	★YAMAHA LA MUSIC SC	323-933-2544
X	S DETROIT ST	
5353	APARTMENTS	
	★AAA SUBWAY INVSTMT GRP INC	323-938-0407 +6
	ANTHONY Andre	323-634-1034 +6
	CERVI Kathi	323-571-8542 +6
	JANANBAKHT Jaime	323-937-0871 +6
	JOHNSON S	323-634-9393 +6
	★MUSEUM GARDEN	323-937-7001 +6
	PIAO Jung Z1	323-954-6921 +6
	ROTH M	323-525-1223 +6
5353		
5354	★PANINI GRILL&DELI	323-935-0237 2
5356	★ANA LAU SKIN CARE	323-932-1733 0
	★ECLECTIC SALON	323-935-3130 0
	★ELEY KAMAURA ECLECTIC SALON	323-938-7913 2
5358	★GOMA RESTAURANT	323-934-1595 2
5363	★TRAVEL LENDING USA	323-932-8228 4
5364	★CONGA ROOM THE	323-938-1696 9
	★LA BOCA	323-938-1696 1
5365	★SABINA LEE GALLERY	323-935-9279 4
5366	★BUILDING	323-932-1793 7
5367	★LENDRUM FINE ART	323-933-5550 4
	★SMITH GUY AIA	323-933-6564 4
5369	★MONA LISA LINGERIE	323-939-9734
5371	★COAST BUILDING MNTC	323-933-5772
	★DARDASHTI BIJAN	323-964-9899
	★GARBO MODELING INC	323-934-2726 4
	★LONDONER HANK PHOTOGRAPHY INC	323-634-7600 +6
	★STRATA GRAPHICS	323-931-1888 4
5372	★5372 HEALTH	323-937-3959 0
5373	★DYSONNA HAIR STUDIO	323-857-0030 8
	★TERI DYSON'S HAIR	323-931-4949 2
5375	★RYDERS TUXEDO SHOP	323-933-5537 9
5376	★APEX IMPORT	323-930-4748 3
	★DENA WEAVE	323-938-8379 0
	★PERUKE HAIR	323-930-4744
	★THE HAIR SHOP	323-930-4744 4
	★THE HAIR SHOP	323-930-4747 4
	★THE HAIR SHOP	323-933-9465 4
	★XTENPLUS	323-930-4749 3
5377	★SOLWAYJONES	323-937-7354 4
5379	★EARTH LIGHTING	323-965-8700 +6
X	S CLOVERDALE AVE	
5400	★EXPRESS RESTAURANT	323-935-6000
5401	★WILSHIRE BEAUTY SUPPLY	323-937-2900
	★WILSHIRE BEAUTY SUPPLY CO	323-937-2901
5406	★ENTERPRISE RNT-A-CR LA	323-930-2985 8
5410	5410 WILSHIRE BLDG	
	★342 MEDIA	323-937-8009 5
	★4SIGHT COMMUNICATIONS	323-954-3550 4
	★AMPHIBIAN ARC	323-933-3698 3
	★BANGBANGSTUDIO	323-937-9007 4
	★BEEKMAN PLACE MANAGEMENT INC	323-954-0626 1
	★BLISS WORLD INC	323-930-8881 +6
	★CRIS	323-931-2371 4
	★CRL GROUP LLC	323-525-3225 4
	★DEMIAN DESIGN	323-935-3555 2
	★ENERGI CREATIVE	323-556-2400 4
	★GAMMA RAY	323-549-0488 +6
	★GOOD & PROPER	323-954-8228 4
	★GUTTMAN PROPERTY	323-954-1040 1
	★HALLIS ENGINEERING	323-933-1068
	★JENNINGS HOME & COMMERCIAL	323-556-2680 4
	★LUDOVICO TECHNIQUE	323-937-7065 4
	★MAGE DESIGN LLC	323-932-8935 4
	★MANOS PRODUCTIONS INC	323-857-1630 4
	★NIEMELA KATHERINE	323-933-1936 4
	★PAUL ROBBINS GARDEN DESIGN INC	323-933-3490 4
	★PIZZA PLEASE TRACK SCHOOL	323-938-8810 5
	★PLATFORM LLC	323-525-0990 4
	★PLATTER	323-931-0017 4
	★POLAK INTERNATIONAL CONSLTNTS	323-954-7009 2
	PUGLIESE Joe	323-939-9312 0
	★REBORNE SALES	323-930-6700 4
	★SHADOWPLAY STUDIO LLC	323-965-0010 +6
	★SNACK AND CHAT TRAFFIC SCHOOL	323-938-8810 5
	★THIRD FLOOR STUDIO THE	323-931-6633 +6
	★TRAVIS BASS INC	323-930-9923 +6
	★WESTRN INTERIORS AND DESIGN	323-549-3449 4
	★WILSON SHIRLEY& ASC	323-857-6977
5410		
5425	★STAPLES	323-965-5240
X	S COCHRAN AVE	

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692 ★CLOVERDALE CLEANERS 323-939-8557

X WILSHIRE BLVD

736 XXXX OO

742 ●WALTON Aaron OO

743 ●PETACCIA Perry OO

748 ●KARBOWSKI Richard OO

749 ●OKOLI Nnmeka 323-571-2089

754 ●GLAVES William OO

X 8TH W

802 ●LEDERER Philip OO

5300	★PAC ALLIANCE	323-268-1899	
5304	★BANK AM	323-730-9140	
5305	XXXX	OO	
5318	★A ALBERTSON CAPILLA Y JARDIN	323-937-4919	
	★ALBERTSON CAPILLA Y	323-937-4926	
	★ALBERTSON INSTANT CHAPEL	323-937-4919	
	★DANIEL FRANCO FASHION DESIGN	323-939-7330	
	★MARRIAGE LICENSE ADVISORY CNTR	323-937-4919	
	★PROTOTYPE COUTURE DANL FRANCO	323-939-7330	
	★WEDDING CHAPEL	323-937-4919	
5320	★LEGENDS BARBER SHOP	323-936-8922	
	★5173 ENTERPRISE	323-965-0902	
5322	★C PS LEARNING CENTER	323-857-0829	
	★GALAXY HOME IMPROVEMENT INC	323-938-0111	
	★HOME IMPROVEMENT	323-939-0336	
	★UNITD AMER INSURANCE CO	323-937-5451	
	★WHITEHOUSE CONSTRUCTION SERV	323-936-0404	
5324	★WE THE PEOPLE DOCUMENT SERVICE	323-937-2311	
5325	★MIRACLE MILE NEWSSTAND CAFE	323-525-0893	
5328	★GONLUCO COPYING PRNTNG&GRPHCS	323-954-3599	
5340	★YAMAHA LA MUSIC SC	323-933-2544	
X	DETROIT S		
5350	★FIRST QUINTILE CAPITAL MANGMNT	323-964-9700	
5352	★HAIR SHOP THE	323-933-5003	
5353	★BLOCKBUSTER VIDEO	323-934-8367	
	★PASQUALE SHOE REPAIR	323-936-6883	
5354	★ALEJANDRO'S DELI	323-935-0237	
5355	★FRAZEE PAINT&WALLCOVERIN-G	323-931-6371	
5356	★ANA LAU SKIN CARE	323-932-1733	
	★ECLECTIC SALON	323-935-3130	
5357	XXXX	OO	
5358	●FEHSEL Oscar	OO	
5363	★VIELMETTER SUSANNE LA PROJECTS	323-933-2117	
5364	★CONGA ROOM THE	323-938-1696	
	★LA BOCA	323-938-1696	
5365	★AUS TRADE	323-651-3913	
	★LEATHERBUY COM	323-935-8818	
	★LEATHERBUY COM	323-935-8808	
5366	★BUILDING	323-932-1793	
5367	★ROBERT SAVEDRA GALLERY	323-938-5084	
5368	XXXX	OO	
5369	★J K ELECTRIC	323-857-0525	
	★MONA LISA LINGERIE	323-939-9734	
5370	XXXX	OO	
5371	★B F C DESIGN DIVISION	323-933-6096	
	★COAST BUILDING MNTC	323-933-5772	
	★DARDASHTI BIJAN	323-964-9699	
	★KOCHKONYAN AKOP	323-933-0195	
	★SIR LANKA CONSULATE GENERAL	323-634-0479	
	★TILETECH	323-939-8986	
	★3D INVESTMENTS	323-931-3900	
5372	★LA BREA ACUPUNCTURE	323-937-3959	
5373	★DYSONNA HAIR STUDIO	323-939-7076	
	★DYSONNA HAIR STUDIO	323-857-0030	
	★DYSONNA HAIR STUDIO HAIR DEANA	323-938-9581	
	★TIFFANY AT DYSONNA HAIR STUDIO	323-935-5059	
5375	★RYDERS TUXEDO SHOP	323-933-5537	
5376	★DENA WEAVE	323-938-8379	
	★PERUKE HAIR	323-930-4744	
5377	★ASIANTIQUE IMPORT	323-939-6888	
5379	★EDGAR MORRIS PRDCTS	323-936-4103	
	★PRECIOUS HAIR&NAILS	323-936-2212	
X	CLOVERDALE AV S		
5400	★EXPRESS RESTAURANT	323-935-6000	
5401	★ATLAS BEAUTY SUPPLY	323-937-2003	
	★O'NEAL RHONDA	323-936-2938	
	★STERLING WILSHIRE	323-937-2000	
	★WILSHIRE BEAUTY SALON	323-936-2938	
	★WILSHIRE HAIR SALON	323-954-9086	
	★WILSHIRE STERLING BEAUTY SPLY	323-937-2000	
	★WILSHIRE STERLING BEAUTY SPLY	323-937-2001	
5403	XXXX	OO	
5405	★BEEKMAN PLACE MANAGEMENT	323-954-0626	
	●SHOAI Michael	OO	

2001 WILSHIRE BLVD - B
SOURCE: HAINES

5406	★ENTERPRISE RENTACAR	323-930-2995
5410.....	5410 WILSHIRE BLDG	
	●AMHERST Tower	00
	★ANTHONY PYTHIS ATTY	323-939-0913
	★BEEKMAN PLACE MANAGEMENT INC	323-954-0626
	★BRIAN HOWARD FOR PRODUCTION	323-937-1505
	★CONLON JAS CO	323-954-0876
	★ECAST MEDIA	323-954-3999
	★GUBEL&ASSOCIATES	323-935-5454
	★GUBEL&ASSOCIATES	323-935-4852
	★GUTTMAN PROPERTY	323-954-1040
	★HALLIS ENGINEERING	323-933-1068
	★INFORMATIVE DESIGN	323-692-0650
	★INTER WORLD IMMGRTN	323-937-9412
	★JOCKO	323-692-0808
	★JOCKO THE STORE	323-692-0832
	★MANOS JAMES PRODUCTION	323-857-1630
	★MARSTEN DAVID	323-936-3965
	★MIRACLE MILE COMMUNITY PRACTCE	323-939-6355
	★PARKER ROBERT	323-965-9932
	★PEER EDUC PROGRAM	323-937-0766
	★TRACHTENBERG R	323-938-4063
	★TSI NAN FU PRODUCTIONS	323-934-7002
	★WESTRN SANDBLAST	323-930-8823
	★WESTRN SANDBLAST	323-549-0852
	★WILSON SHIRLEY&ASC	323-857-6977
5410.....		
5412	XXXX	00
5414	XXXX	00
5415	XXXX	00
5425	★STAPLES THE OFFICE SUPERSTORE	323-965-5240

X COCHRAN AV S

1995 S CLOVERDALE AVE
SOURCE: HAINES

682	★CLOVERDALE CLEANERS	939-8557
730	XXXX	00
736	XXXX	00
743	★CLOVERDALE SC EARLY	939-0037
748	●SHALHOUB Joseph	00
749	BORETA Susan	938-6617
754	GLAVES Wm	931-9167
802	●BENNETT Lewis	00

5304	*BANK AM CUSTOMER SV	730-9140	4
5305	XXXX	00	
5318	*A ALBERTSON CHAPEL	937-4919	+5
	*ALBERTSON CAPILLA Y	937-4919	
	*ALBERTSON CAPILLA Y	937-4926	4
	*ALBERTSON CHAPEL	937-4919	
	*ALBERTSON GOWN RNTL	937-4919	
	*ALBERTSON WDDG GOW	271-1929	4
	*ALBERTSON WEDDING	937-4919	
	*BEVERLY HLS FSHN CT	276-6876	4
	*BLOOD TEST&MRRGE CT	937-4919	2
	*MARRIAGE ADVISORY	937-4919	2
	*MARRIAGE LICENSE	937-4919	
	*WEDDING CHAPEL	937-4919	2
5320	*EXOTIC HAIR EXTNSNS	936-6268	4
	*JACINTA HAIR DESIGN	936-6268	4
	*JACINTAS HAIR	936-6268	
5322	*FIRST PAGE	933-1903	+5
	*INSURANCE BUSTERS	938-0430	2
	*LINDGUARD PRDCTN	965-7814	3
	*PARTNERSHIP EQTY 2	965-7812	1
5324	*MAGIC LINE TOURS	937-3851	4
5328	*DAY&NIGHT COPYING	954-3599	+5
5340	*YAMAHA LA MUSIC SC	933-2544	+5
5350	*ORACLE CAPITAL MNG	934-8757	+5
	*US POSTAL STA	933-5746	
5352	*HAIR MART INC	933-9464	3
	*MEGKRIG G M	936-6246	
	*PERUKE GALLERY	936-7702	2
	*PERUKE HAIR	933-5003	1
	*PERUKE HAIR SALON	935-2888	4
	*TEXILA COTTAGE	935-4736	+5
5353	*BLOCKBUSTER VIDEO	934-8367	2
5354	XXXX	00	
5355	*FRAZEE PNT&WLLCVRNG	931-6371	3
5356	*DINA WEAVING	938-8379	3
	*MICHAELS HAIR FASHN	938-5257	
5357	XXXX	00	
5363	*BERKE MARVIN	938-2029	
	*MIRACLE MILE HEARNG	938-2029	
5364	*EUROPEAN HEALTH SPA	938-3851	2
	*JACK LA LANNES SPAS	938-3851	
	*JACKS HEALTH CNTR	938-3851	
	*LALANNES JACK SPAS	938-3851	2
5365	*FINGER S W DC	933-7377	
	*WILSHIRE CT CHIRO	933-7377	1
5366	*AMNS PIANO&ORGAN	933-7337	4
5367	XXXX	00	
5368	*JOELS PHOTO STUDIO	933-3322	
	*JOELS STUDIO PHOTO	934-5311	
5369	*MONA LISA LINGERIE	939-9734	+5
5370	*SHER E PUNJAY	933-2031	7
5371	*A D C DEVELOPMENT	937-2144	6
	*CAPSTONE STUDIOS	936-1156	2
	*COAST BUILDING MNTC	933-5772	2
	*H&H CERAMIC DENTAL	938-8341	1
	*KOCHIKONIAN AMALIA	933-0195	2
	*LA BABY PROOFING CO	936-0786	+5
	*POLIDENT DENTAL LAB	937-5181	1
5372	*HAIR BY MARTE	934-7674	4
5375	XXXX	00	
5376	*UNICO	938-9556	+5
5377	XXXX	00	
5379	*PRECIOUS HAIR&NAILS	936-2212	
5400	*MITCHELLS LEW REST	935-6000	
	*ORIENT EXPRSS REST	935-6000	
5401	*ATLAS BEAUTY SPLY	932-8042	4
	*STERLING BEAUTY SPL	937-2000	4
	*WILSHIRE STERLG BTY	937-2000	7
	*WILSHIRE STRLG SLN	937-3077	+5
5403	XXXX	00	
5406	XXXX	00	
5410	5410 WILSHIRE BLDG		
	*A 1 DENTAL CERAMICS	937-7883	3
	*ADVANCED PHILATELIC	934-1185	
	*ANGLE MANGMNT SERV	937-5185	+5
	*ANTHONY PYTHIS ATTY	939-0913	8
	*ARTERBURY INS AGCY	932-1922	
	*ARTERBURY J C FINC	932-1922	
	*ATTERSON PERSONNEL	954-9066	3
	*BROWN WILLARD HOUSE	933-8752	
	*C P M PARKING	934-9945	
	*CASTING CO THE	938-0700	
	*CENTER FOR COPING	933-2214	
	*COLONIAL STAMP CO	933-9435	
	*COMMERCL PARKNG MNG	934-9945	
	*CONLON JAS CO	954-0878	
	*CONSTANT HOME CARE	936-5251	
	*CREATIVE SKILL HLTH	935-3833	

WILSHIRE BLVD 90036 CONT...

*CROESUS CO INC	937-3600	4
*DRASIN LARRY DESIGN	939-7127	3
*ECHO ROCK ENTRTNMNT	954-8323	4
*EXTENSION THE	857-1636	4
*FERRIDAY ANN	939-3946	9
*GORDON MICHELLE&ASC	938-2465	4
*GUBEL&ASSOCIATES	935-5454	9
*HALLIS ENGINEERING	933-1068	
*HOLSCHAUER GEORGE	933-9435	
*HOME AMERICA RL EST	525-3860	4
*HOUSE OF W BROWN HR	933-8752	
*ICE ENTERTAINMENT	525-1775	+5
*INTER WORLD IMMGRTN	937-9412	3
*INTERMEDICAL DTASYS	934-2501	3
*JENERETTE COUTURE	937-0883	0
*K Y M MANGMNT CORP	936-6160	2
*KELLY EUGENE ATTY	931-7571	8
*LABORDE GROUP THE	938-9007	
*LAW OFC	935-8658	+5
*LUPUS BONNIE DENN	933-4667	7
*MT REEL PRODUCTIONS	939-0535	4
*PARKING SERVICE INC	934-9967	2
*PEER EDUC PROGRAM	937-0766	
*PEREIRA INS AGENCY	939-4785	+5
*RAPPAPORT JODI B	934-8633	9
*RENET MORTGAGE	939-8819	4
*ROQUE HERMAN&ASSOCS	930-0931	
*S B C TRAVEL	935-2877	4
*SIMON J C CO	939-2366	
*SMOG TONE PUBLISHNG	939-3025	+5
*SUCCESS INTERNATL	938-0173	
*SUCCESS INTERNATL	939-7538	
*UNICORN MKTG CO	938-9466	+5
*UNITD SCENIC ARTIST	965-0957	
*WADES ATTY SERV	933-4448	
*WARDROBE WITH CLASS	936-9028	
*WESTRN SANDBLAST	930-8823	
*WILSON SHIRLEY&ASC	857-6977	
*WOLFER DEWAYNE DDS	938-4409	
*WRITERS WORKSHOP	933-9232	
*YATES BUSINESS SERV	931-3813	
5410		
5412 XXXX	00	
5414 *COMPUTER HOUSE	954-0011	
5415 XXXX	00	
5420 XXXX	00	
5425 *STAPLES OFC SUPRSTR	965-5240	
*TUESDAY MORNING INC	934-9890	

682 CLOVERDALE CLEANERS ..939-8557
736 ADOLESCENT ALLIANCE ..965-9677
743 CLOVERDALE SCHOOL FOR EARLY YEARS.....939-0037
754 Glaves Wm 931-9167
816 Johnston Mary L.....938-5479
[illegible] 965-7645

PHARMACY
5320 CHOCOLATE HAIR SALON 937-3434
5322 965-8575
-100 RICHARDS OLIVE M 935-6098
-210 BADESCU DUMITRU A 935-4890
-230 PARTNERSHIP EQUITIES INC
5328 ORIENTAL RUG CENTER 965-7612
5350 UNITED STATES GOVERNMENT 938-9191
5352 MEGHRIG M & SONS 933-5746
5354 J M CAFETERIA RESTAURANT 936-6246
5356 MICHAEL'S HAIR FASHION 965-9049
5363 MIRACLE MILE HEARING AID CENTER 938-5257
5365 WILSHIRE CENTER CHIROPRACTIC GROUP 938-2029
5367 LOVE CO THE 933-7377
5368 JOEL'S PHOTO STUDIO 939-4934
5368 JOEL'S STUDIO OF PHOTOGRAPHY 933-3322
5368 JOEL'S STUDIO OF PHOTOGRAPHY & FINGERPRINTING 934-5311
5369 ONI IFE PRESENTS 934-5311
5370 SHER-E PUNJAV CUISINE 933-4424
5371 933-2031
-202 ADC DEVELOPMENT INC 937-2144

5371 (Cont'd)

	-205	HODES COMPANY THE	933-7275
	-206	AIDA TRAVEL SERVICES	965-1626
	-207	WILSHIRE AUTO BROKERS	
+	-211	H & H CERAMIC DENTAL LAB	936-4221
	-220	YOUNG & KELBAN ADVERTISING	938-9341
	5376	AHN'S PIANO & ORGAN	937-8222
	5376	AHN'S PIANO & ORGAN	933-7337
	5377	HIS & HER HAIR GOODS	933-8236
	5379	CUSTOMER COMMUNICATION & CORRESPONDENCE	931-1021
	5379	PRECIOUS NAIL SALON INC	931-8654
+	5400	LOUISE MITCHELL	936-2212
	5400	MITCHELL'S LEW ORIENT EXPRESS RESTAURANT	934-5788
	5401	WILSHIRE BEAUTY SUPPLY CO	935-6000
	5406	YAMAHA LOS ANGELES MUSIC SCHOOL	937-2000
	5410	ARTERBURY J C FINANCIAL CONSULTANT SERVICE	933-2544
	5410	HOLSCHAUER GEO W	932-1922
	5410	DELTA ENTERPRISES PARKING SERVICES &	933-9435
	5410	GELFAND JACKIE	934-9945
	5410	ARMSTRONG PUBLISHING CO	936-2374
	5410	WOLFER DEWAYNE	937-3600
	-201	LANE MILES INCOME TAX ANALYST	938-4409
	-203	COMMONWEALTH CO THE	937-6605
	-204	WILLIAM GRACE STUDIO	934-4000
	-206	ALLIED HEALTH CARE SERVICES	934-5189
	-206	ALLIED HEALTH CARE SERVICES	932-1199
	-207	ISRAEL'S PROFESSIONAL NURSES REGISTRY	935-4141
	-210	PAC INVESTMENT CO	937-3861
	-218	CONFIDENTIAL TELEPHONE SERVICE	935-4374
	-219	WARDROBE WITH CLASS	965-1535
	-226	PORTLAND PLAZA ARCHITECTURAL & CONTRACTOR	936-9028
	-226	J & A INVESTMENTS	934-8128
	-231	CONSTANT HOME CARE INC	936-7102
	-234	SOFTWARE CREATIONS & CONSULTING	936-5251
	-237	SUPERJANI SERVICE INC	932-1837
	-240	YATES BUSINESS SERVICES	937-0415
	-241	ROQUE HERMAN & ASSOCIATES	931-3813
	-242	CREATIVE SKILLS IN HEALTH DEVELOPMENT	930-0931
	-243	FORT AGENCY	935-3833
	-244	NEURALOGICS LTD	965-7600
	-244	STUDIO 2000	857-0048
	-246	5410 WILSHIRE BUILDING	857-0048
	-247	PERKINS ENTERPRISES	936-3433
	-248	ARMSTRONG ASSOCIATES	939-3973
	-307	HALLIS ENGINEERING INC	937-3600
	-400	ACTOR'S FUND OF AMERICA	933-1068
	-407	UNITED SCENIC ARTISTS LOCAL UNION 829	933-9244
	-410	TRANK LEONARD	965-0957
	-411	FINGERS & PHOTOS TOO	931-7797
	-504	WESTLUND DESIGN ASSOCIATES	931-3315
	-506	JENERETTE COUTURE	938-5218
	-508	ARTERBURY INSURANCE AGCY	937-0883
	-509	SIMON J C CO	932-1922
	-511	HOUSE OF WILLARD	939-2366
	-600	MCMANN TATE & STEVENS	933-8752
	-604	EDMUND CHANG & ROGER SHERMAN PARTNERS	939-7127
+	-604	D C ARCHITECTS	932-1292
	-611	CENTER FOR COPING	934-0734
	-611	LUPUS BONNIE DENN CHAPTER T A L S	933-2214
	-700	ANTHONY PYTHIS WM	933-4667
	-702	DRAZNIN JULIUS N	939-0912
	-703	LEGAL PROFESSIONALS	931-4155
	-704	KELLY EUGENE	935-2700
	-705	SPANISH AS YOU LIKE IT	931-7571
	-711	INSTITUTO LATINO DE SUPERACION PERSONAL	934-2044
	-712	FERRIDAY ANN	934-9943
+	-713	LABORDE GROUP THE	939-3946
+	-715	HAWKINS COMPANY THE	938-9007
	-804	GUBEL & ASSOCIATES	933-3337
	-808	BEAUTY FAIR	935-5454
	-811	MARTIN ROBT A	932-8625
	-811	WINSTON R E	937-7677
	-813	WILDSIDE PRODUCTIONS	938-4141
+	-900	IMAGE DEVELOPMENT	930-1698
	-901	PACIFIC CAPITAL	931-1197
	-904	KALLISON MARVIN	934-2800
	-905	AVIZ ROYAL PARKING SERVICE	933-2595
+	-907	BLUE BIRD PERSONNEL	934-9945
	-1005	CADDO PRODUCTION RESOURCE THE	936-8182
	-1005	SCHWAB ENGINEERING INC	857-1584
	-1008	RAPPAPORT JODI B	933-5646
	5420	BORNEO INTERNATIONAL FURNITURE INC	934-8633
	5450	CARAVAN RUGS INC	935-1061
	5451	SUMITOMO	

682½	HAAS B	857-0929
730	MITCHELL ROBT A	931-4081
736	XXXX	00
743	CLOVERDALE SC EARLY	939-0037
	DELEON R	933-1422 +
749	XXXX	00
754	GLAVES WM	931-9167
802	XXXX	00

5301	XXXX	00
5304	BANK AM LOAN	468-2907
	BANK AM VERSATELLER	468-2906 +
	BANK AM VRSTLLR	468-2904
5320	CHAIN OF LOV BTYSLN	939-1831
	MIRACLE MISTY	939-1845
5322	APPLETISING PROD CO	937-0666 +
	JEWISH LEARNG EXCH	857-0923
	JIFFY AUTO RENTALS	937-1576 +
	MKWSKI&BRCLNA&SLWC	935-4890 +
	OHR SOMAYACH JW LRN	857-0923
	RIMS TRADING CO	937-5869 +
5323	XXXX	00
5324	SAVIN CORP	933-8221
	SAVIN CORP	933-5663
5328	UNIVRSL COMPUTERS	937-3279 +
5340	XXXX	00
5350	US POSTAL STA	933-5746
5352	MEGHRIG G M	936-6246
	MEGHRIG MASONS	936-6246
5353	FIRST INTRST ACCNTS	614-3863
	FIRST INTRST CHG&SV	614-3671
	FIRST INTRST COML	614-3661
	FIRST INTRST LOANS	614-3864
	FIRST INTRST NOTES	614-3628
5354	FERNANDOS NATRL FD	935-8781
5356	EQUEZ CESAR M DR OP	935-8008 +
5358	MICHAELS HAIR FASHN	938-5257
5357	XXXX	00
5359	AHNS MUSIC CO	933-8236
5361	XXXX	00
5363	BERKE MARVIN	938-2029
	MIRACLE MILE HEARNG	938-2029
5364	EUROPEAN HLTH SPAS	938-3851
	JACK LA LANNES SPAS	938-3851
	LALANNES J HLTH SPA	938-3851
	MIRIAMS NUTRTN CTR	931-0549
5365	FINGER S W DC	933-7377
	MIRACLE MILE CHRPRC	933-7377
5366	DALE JEWELERS	933-2060
	DALES JEWELERS	933-2060
5367	VERGEES PALACE	937-2437
5368	JOELS FINGERPRINTNG	934-5311
	JOELS PHOTO STUDIO	933-3322
	JOELS STUDIO PHOTO	934-5311
5369	WILSHIRE HANDBAGS	934-5405
5370	PUNJAB RSTRNT INDIA	932-9264 +
5371	A D C DEVELOPMENT	937-2144 +
	BETTER INVESTMENT	933-8101
	CUSTOMER COMMNCTN	931-8654 +
	GLICK EDW	939-2101
	H G A OFC SYS&SPPRT	937-3383 +
	MAX MEDIA PROD&DIST	937-0843 +
	PROSTHETIC STDO DTL	935-1018

5372	XXXX	00	
5373	XXXX	00	
5375	ORGNL MAJESTIC CO	934-1294	+6
5376	HOUSE OF LIGHTS	938-0396	2
	SANDERS ELECTRIC	938-0396	
	SANDERS HOUSE LGHTS	938-0396	
5377	EVERGROW IND CO	931-1021	9
	HIS&HER HAIR GOODS	931-1021	0
	U S CUSTOM HAIRWRKS	931-1021	9
5379	PRECIOUS NAIL SALON	936-2212	0
5400	LEW MITCHELLS ORINT	935-6000	3
	MITCHELL LEWIS N	935-6000	1
	ORIENT EXPRESS REST	935-6000	1
5401	COMPUTYPE SYSTEMS	931-1105	9
	LECTRO STIK WESTERN	931-1105	9
	TRU LINE LITHO	936-2001	8
	TYPE FLEX	931-1105	0
5402	BIBA INTERNATIONAL	937-0613	+6
5403	SIEGEL TRADING CO	937-1980	0
5404	XXXX	00	
5405	AUSTER MORRIS	937-1980	0
5406	VALLEY SRGCL SUPPLY	937-3003	+6
5407	OLYMPIA HLTH&EXERCS	938-1144	5
5407½	PEPES MEXICAN FOOD	930-0534	3
5409	WAREHOUSE GRAPHICS	934-4430	+6
	WAREHOUSE PRTNG&CPY	937-1211	1
5410	5410 WILSHIRE BLDG		
	A S A P TELECMNCTNS	936-4525	+6
	A WAY WITH WORDS	935-6191	+6
	ACCURATE DATA SERV	937-9590	+6
	ADVANCED PHILATELIC	934-1185	9
	ALMA OLIVIA	857-0338	+6
	ART DIRECTION	932-1232	+6
	ARTERBURY INS AGCY	932-1922	
	ARTERBURY J C FINC	932-1922	
	ASK US	934-2736	+6
	ASTHMA ALLERGY FNDN	937-7859	3
	BEAUTY FAIR	932-8625	5
	BRODWIN MARTIN G	931-1197	
	BRODWIN SANDRA K	931-1197	1
	BROWN HELENE G&ASC	936-0326	1
	BROWN WILLARD HOUSE	933-8752	
	C&E MAINTENANCE CO	931-1168	
	CA NURSES ASSN	930-1477	3
	CA NURSES ASSN E&GW	930-0803	4
	CARPENTERS CNSTRCTN	931-1168	
	CARTERS RL EST AGCY	931-1168	
	CE ME ENTERPRISES	931-1507	5
	CENTER FOR COPING	933-2214	4
	COLONIAL STAMP CO	933-9435	9
	COMMWLTH CO THE	934-4000	1
	COMNTY CANCER CNTRL	938-2608	4
	CONDOR WATCH CO	931-1551	4
	CONSANI C ILLSTRTNS	930-0811	6
	CONSTANT HOME CARE	936-5251	0
	CREATIVE SKILL HLTH	935-3633	6
	CRENSHAW BAIL BOND	931-1168	
	D S BUILDERS INC	937-2088	+6
	DATATECH SYSTEMS IN	937-0966	+6
	DORIS HARRIS ATGRPH	939-4500	7
	DRAZNIN JULIUS N	931-4155	5
	FINGERS&PHOTOS TOO	931-3315	+6
	FIVE FOR FASHIONS	936-3433	+6
	FORTE ENTERPRISES	938-2247	3
	GELFAND JACKIE MA	936-2374	+6
	GEORGOPOULOS IMADA	933-6425	3
	GREATER ENERGY CORP	857-0303	+6
	HALLIS ADEL&ASSOCTS	933-1068	2
	HARRID DORIS AUTOGP	939-4500	1
	HOFFMAN HOFFMAN	933-5550	4
	HOLSCHAUER GEORGE	933-9435	9
	HOUSE W BROWN HAIR	933-8752	
	HUESMAN FRED B	934-2797	2
	IMAGE DEVELOPMENT	931-1197	1
	INTL BSNS SYSTEMS	936-3619	+6
	IVIE L DSGNR BLDR	936-5107	0
	IVY CONSTRUCTION	936-5106	3
	JOHNSON ENTPRS&ASSC	857-1834	+6
	JOHNSON GEO S DDS	939-0633	8
	JOHNSON HOMER R DR	935-1888	
	KOGAN MARC CNSTR	933-5542	1
	KURTZMAN SAML DR	936-6437	
	L R Y INVESTMENT CO	935-1094	3
	LOR MAR PLUMBING	936-1565	+6
	LOTUS BOOK CO	937-7217	+6
	MARQUEZ SUZANNE R	934-5003	4
	MARTIN ROBT A	937-7677	
	MASSARO ASSOCIATES	935-2054	3
	MERIT PROTECTIVE SV	933-7491	
	MERO SECURITY GROUP	937-2166	+6
	METRPOLTN OPERA NTL	933-5649	5
	MIRACLE MILE MBL SV	931-1168	
	MIRACLE MILE MEAT	931-1168	
	MOORE ALLEN	857-0303	+6
	MOTHRA CORP	937-2940	+6
	NEMERSON L SCOTT	935-1338	5
	NEURALOGICS LTD	857-0048	+6
	NEW LONDON FINEST	939-6303	+6
	P H D M D	935-0748	+6
	PARAMOUNT FUND CORP	857-0303	+6
	PARROTT MARIAN C	935-8414	2
	PERKINS ENTERPRISES	939-3973	+6
	POLAMERICA PRESS	933-6966	1
	PRIMARY MARKT SRVC	939-4093	4
	RICHARDSON CONSTRUC	931-9019	+6
	RIDLEY HANK JR	932-1232	5
	RIZOR LEE	934-1740	4
	SCHWAB ENGINEERING	933-5646	
	SHANDIZZ	932-1014	3
	SIMON J C CO	939-2366	0
	SINGER JOYCE	936-7126	0
	SOLRAC ENTRPRS INC	933-3374	5
	SPANISH AS YOU LIKE	934-2044	
	STUDIO 2000	857-0048	+6
	TRANK LEONARD	931-7797	+6
	TRANS CA MORTGAGE	938-2763	7
	WEALTHY ORNMNT JAPN	937-2941	+6
	WESTLUND DESGN ASC	938-5218	2
	WILLIAM GRACE STDO	934-5189	+6
	WINSTON R E	938-4141	2
	WOLFER DEWAYNE DDS	938-4409	1
	WOMENS AMER ORT RGN	931-9721	
	WORKS THE	933-9435	9
	ZIDELL JACK CPA	936-3344	
	5410 WILSHIRE BLDG	936-3433	0
5410			
5411	BROOKS ORTHPDC SHOE	938-7237	
5412	GLENDL MUSIC CO	857-1157	+6
5413	ROMAN DELI	933-4768	2
5414	XXXX	00	
5415	KIM HERBERT CPA	937-0481	+6
	ROMAN FOODS MEAT	939-9211	
5416	XXXX	00	
5420	XXXX	00	
5423	BROWNS WILSHR BKRY	931-8710	1
	BROWNS WILSHR BKRY	935-1261	
5425	FLYING SAUCER BRBQ	939-6303	

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682½	GABRIEL ANITA	935-0787 +
730	MICHTELL L	937-6741 +
736	SCHACHT DANL V	935-2162
743	CLOVERDALE SCHOOL	939-0037
754	GLAVES WM	931-9167
802	GAVIOLO CASSANDRA	937-1977

5301	AVANTGARDE CNSLTNG&	933-7379 +
	UNTD TECH SERV	935-4422 +
5304	BANK AM CHECKING	468-2904
	BANK AM LOAN DEPT	468-2906
5305	A BUDGET RENT A CAR	933-8412
	BUDGET RENT A CAR	933-8411
	SEARS RENTACAR	933-8082
5308	XXXX	00
5310	XXXX	00
5315	AJAX RENT A CAR	933-9521
5318	XXXX	00
5320	RED CARPET REALTORS	931-1422
5322	XXXX	00
5323	XXXX	00
5324	XXXX	00
5350	US GOV POSTAL SERV	933-5746
5352	MEGHRIG G M	936-6246
	MEGHRIG M&SONS	936-6246
5353	UNITD CAL BK ACCNTS	614-3863
	UNITD CAL BK CHECKG	614-3671
	UNITD CAL BK LOANS	614-3864
	UNITD CAL BK NOTES	614-3628
	UNITD CAL BK WILSHR	614-3661
5354	JACK LALANNES HLT F	935-8781 +
	LALANNES J NUTRITN	935-8781
5355	WEISBERG J D-DR	936-2038
	YASNEY IRVING S DR	935-8008
5356	MICHAELS HAIR FASHN	938-5257
5357	XXXX	00
5359	XXXX	00
5361	AHNS MSC CO	933-8236
5363	BERKE M HEARING AID	938-2029
	MIRACLE MLE HRG AID	938-2029
5364	EUROPEAN HLTH SPAS	938-3851
	JACK LALANNES SPAS	938-3851
	LALANNES J HLTH SPA	938-3851
5365	MIRACLE MILE CHRPRC	933-7377
5366	DALE JEWELERS	933-2060
	DALES JEWELERS	933-2060
	DALES JWLRS	933-2829
5367	GERTRUDES BTY SHOP	935-3132
	MIRACLE MILE BEAUTY	935-3703
	MIRACLE ML BTY SLN	932-9041
5368	JOELS PHOTO STUDIO	933-3322
	JOELS STDO PHTGRPHY	934-5311
5369	WILSHR HANDBGS&LGGE	934-5405
5370	DARK ROOM CAMERA SH	937-1030

WILSHIRE BLVD 90036 CONT

5371 WILSHIRE CENTER BLG
BETTER INVESTMENT 933-8101 0
217 CALIF DEMOCRTC CNCL 933-7397 2
CAMPBELL H R CONSLT 931-1253 0
215 DEMOCRATIC CO CMMTE 937-2218 7
ENGLISH BALLET SCHL 934-2489 9
203 GLICK EDW 939-2101
H&R CAMPBELL TAX 931-1253 0
MACIEL TITO N 934-2489 9
211 PROSTHETIC DNTL LAB 935-1018 2
TURNAMATIC AUT PAT 938-8768 0
YARCON SERVICES 936-9640 0

5371
5372 XXXX 00
5373 XXXX 00
5375 ORIGINAL MAJESTIC 934-1294
5376 XXXX 00
5377 EVERGROW INDUSTRIAL 931-1021 9
HIS&HER HAIR GDS 931-1021 0
U S CUSTOM HAIRWRKS 931-1021 9
5379 PRECIOUS NAIL SALON 936-2212 0
5400 MITCHELL LEWIS 935-6000+1
ORIENT EXPRS RSTRNT 935-6000+1
5401 COMPUTYPE SYSTEMS 931-1105 9
LECTRO STIK WESTERN 931-1105 9
TRU LINE LITHO 936-2001 8
TYPE FLEX 931-1105 0
5403 SIEGEL TRADING CO 937-1980 0
5404 XXXX 00
5405 AUSTER MORRIS 937-1980 0
MULTIMEDIA COMMNCTN 936-4579+1
MULTIMEDIA COMMNCTN 936-4189+1
R&R COLOR SLIDES 936-6414 9
TYPE WEST INC 931-1791 9
5406 LAWYERS COMPUTER SV 937-7720 3
5407 JOBCO INC 935-5627+1
RENTIMES INC 933-8444 8
RENTIMES INC 933-8201 8
5407½ SATICOY MEAT PCKNG 938-2185+1
5409 WAREHOUSE PRNTG&CP 937-1211+1
5410 5410 WILSHIRE BLDG
ACCREDITED BUS SV 935-6558 8
ADPRO GRAPHICS CO 938-7438+1
208 ADVANCED PHILATELIC 934-1595 0
ADVANCED PHILATLIOS 934-1185 9
ALEX GARCIA AGCY 933-7251+1
ANGELA THE ELCTRLGT 931-9781 9
ANS BEAUTY ROOM 937-9848 7
ARCTIC AIR COND 936-7201+1
ARCTIC AIR COND 939-8777+1
B&D REFRIGERATION 931-6063+1
700 BALLENGER JOHN W 935-8414
BATTERED WMN LGL CN 938-3663+1
BLACK PROGRSSV AIM 931-5325 0
BLACKZEMA SKIN CARE 939-4828+1
BRODWIN MARTIN G 931-1197+1
BROWN HELENE G 938-0326+1
BROWN WILLARD HOUSE 933-8752 5
210 C&E MAINTENANCE CO 931-1168 6
CALIF LEISURE 937-5884 0
CAMERA TECH INC 933-1430+1
CARPENTERS CONSTR 931-1168 6
CARTERS RL EST AGCY 931-1168 6
COLONIAL STAMP CO 933-9435 9
COMMONWLTH CO THE 934-4000+1
CONSTANT HOME CR 936-5251 0
CORNUCOPIA PRSNL SV 936-1216 8
CRENSHAW BAIL BONDS 931-1168 6
CRESCENT PUBLICATN 934-3054 8
CRISIS CENTER 938-3661+1
DORIS HARRIS ATOGPH 939-4500 7
FELEZAVAR INTRNT 938-3551+1
FERGUSON MARGARET 935-0696+1
FIFTY FOUR TEN WLSH 936-8686 8
GALAXY WEALTH FNDR 931-5325 0
GARCIA ALEX AGCY 933-7251+1
GERARD MERWIN 938-6424+1
GRIFFIN THOMAS L 933-8167 8
311 GROUNDS GENE C 931-2112
409 GROUNDS KATHRYN P 939-1323 0
H D S INTERNATL COR 938-6357+1
HARRIS DORIS AUTOGR 939-4500+1
HAYDEN GLEN S REV 936-9563 0
HOLSCHAUER GEORGE 933-9435 9
HOUSE OF W BROWN 933-8752 5
HOUSEKEEPERS 933-7251+1
IMAGE DEVELOPMENT 931-1197+1
INTERCHANGE INC THE 931-2686 8
IVIE LYNN DESIGNER 936-5107 0
JOHNSON GEO S-DDS 939-0633 8
304 JOHNSON HOMER R DR 935-1888
KOGAN MARC CNSTRCTN 933-5542+1
KOREAN AMRC CHRS JR 931-8144+1
609 KURTZMAN SAML DR 936-6437
KWAK JUNGSOO AIA 938-1313 0
LAN ETTE PRODUCTS 936-0819 9
LARSEN FRANK DC 939-7010 9
808 LAVETTA 933-8884 7
MAIDS OF A GARCIAS 933-7251+1
811 MARTIN ROBT A 937-7677 5
MATRA TRADING CORP 931-9081+1
MAXWELL DESIGNS 936-8844 9
MAYER JOHN 935-1728+1
MERIT PROTECTIVE SV 933-7491 2
MIRACLE MILE MEAT 931-1168 7
MIRACLE MILE MOBILE 931-1168 8
NATL FINANCIAL SRVC 938-0478+1
PACIFIC CMPTR CNSLT 933-7684 0
609 PARTHENON RECORDS 936-6437
PERFORMNG ARTS THEA 938-7768+1
PHILATELIZ 937-2030 0
PICCINO ANGELA L 931-9781 4
POLAMERICA PRESS 933-6966+1
PROFILE WST TALENT 931-7600+1
PUBLIC PRINT 937-9767+1
RAPE AND BATTRNG HT 938-3661+1
RIVERS REALTY 934-7187 0
SANTIANO RICARDO L 938-1313 8
1005 SCHWAB ENGINEERING 933-5646 6
SIMON J C CO 939-2366 0
SINGER JOYCE 936-7126 0
705 SPANISH AS YOU LIKE 934-2044
401 SUMMIT STAMPS 938-6124 5
SYSTEM CRDT CONTRL 933-9317 0
410 THOMPSON MARY N 935-2027 7
TIELENS ARTHUR&ASSO 938-5755 8
221 TRANS CAL MORTGAGE 938-2763 7
WELLS FARGO CONSTR 936-5106+1
WHITE JOSEPH B 935-1338 0
WILLADSEN SANDRA 931-1197+1
WOLFER DEWAYNEDDS 938-4409+1
411 WOMENS AMERICAN ORT 931-9721 4
WORKS THE 933-9435 9
302 ZIDELL JACK CPA 936-3344
5410 WILSHIRE BLDG 936-3433 0

5410
5411 BROOKS MORRIS 938-7237
BROOKS ORTHPDC SHOE 938-7237
BROOKS SHOE REPAIR 938-7237
5412 XXXX 00
5415 HANCOCK PARK LIQUOR 934-2222 0
HANCOCK PARK LIQUOR 937-3444 0
ROMAN FOOD MKT 937-3444 8
ROMAN FOODS MEAT 939-9211

WILSHIRE BLVD 90036 CONT

5416 XXXX 00
5420 FINANCL SAVING&LOAN 938-2484
5423 BROWNS BAKERY 935-1261
BROWNS WILSHIRE BKR 931-8710+
BROWNS WLSHR BKRY 931-8710
5425 FLYING SAUCER BBQ 939-8303
5440 XXXX 00

1975
SOURCE: HAINES

S CLOVERDALE AVE

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682*CLOVERDALE CLNRS      934-8596
730 SOONG L               938-9613*
736 SCHACHT DANL V        935-2162
743*CLOVERDALE SC         939-0037
754 GLAVES WM             931-9167
803 GRUS M H              931-2098
    SAND T H              931-2098
808 SAXFGH GFO F          936-9609
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1975
SOURCE: HAINES

WILSHIRE BLVD

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..WILSHIRE BLVD        90036 CONT..
 317 *STYLE UPHOLSTERING 933-1319
     *TILLER J W CO      931-3550+5
 603 *TOTH STEPHEN S MD  934-1061
     *TRANSPACFC ENTRPRS 931-2996+5
 210 *UNITED BENFT LF INS937-0630
     *UNITED OF OMAHA    933-9381 3
 317 *UPHOLSTRY SPCIALSTS934-9321 0
 502 *WELLS MARGARET E   939-3666
     *WESTERN ASSOC INS  936-5229+5
 504 *WIEMAN WALTER H MD 937-3333 2
     *WORTHING W E       933-9381 3
     *ZIONIST ORGNZTN AM 938-9183+5
5225.....................
 5231*WLSHR LA BREA PHRM 937-3434
 5301*AAMES BUR EMPL MENS937-0930 4
     *AAMES BUR EMPL WMN 933-9575 4
     *AAMES BUR EMPLOYMNT933-5711+5
     *AAMES TEMP STAFF   933-5711
 5304*BANK AMER CHCKG&SVG683-4635
     *BANK AMER LOAN DEPT683-4639
 5308*LESCO SHAVER SERV  936-5166 3
     *REMINGTON SAVER RPR936-5166+5
 5310*GALE GOODWIN PRSNNL938-2111
 5312*B&H CARPET CLEANING935-7262+5
     *REMINGTON CARPET   936-2144+5
     *SIMI CARPETS       936-2393+5
 5314*LABREA WLSHR BARBER937-9452 4
     *WLSHR LA BREA BRBR 937-9452
 5315*AJAX RENT A CAR    933-9521 0
 5318*S S M DESIGNS UNLTD933-5697+5
     *TECHNICAL DIV      936-8241
     *V B LABS           933-5697+5
 5320*RED CARPET REALTORS931-1422 4
 5322*BNAI BRITH LOG 487 938-3877
     *ENGLISH BALLET SCHL934-2489 3
      MACIEL TITO N      934-2489 3
     *RICKETSON FRANK JR 931-2477
      YUNG ROGER L       938-9074+5
 5323  XXXX              00
 5324*S&H GRN STMPS CNTRS935-1316
 5352*PANTS BAZAAR       937-9847+5
     *RICH RAGS          934-3000+5
 5353*UNITD CAL BK ACCNTS614-3661+5
     *UNITD CAL BK CHECKG614-3671+5
     *UNITD CAL BK DEPT  614-3671+5
     *UNITD CAL BK ESCROW614-3664+5
     *UNITD CAL BK LOANS 614-3864+5
     *UNITD CAL BK NOTES 614-3628+5
 5354*JACK LALANNES CNTR 935-8781 3
     *LALANNE J NUTRITION935-8781 2
 5355*YASNEY IRVING S DR 935-8008
 5356*MICHAELS HAIR FASHN938-5257 4
 5357*HORTON&CONVERSE     938-2468 3
 5359*ROSYS SHOP         935-1933+5
 5361*DAVID HAIR STYLISTS939-3155 2
     *DAVIDS BEAUTY SALON939-3155
     *DAVIDS HAIR STYLIST939-3155
     *NOVICK CELIA       939-0165
 5363*MIRACLE ML HRNG AID938-2029 2
 5364*EUROPEAN HLTH SPAS 938-3851 3
     *JACK LALANNE SPA   933-5541 2
     *JACK LALANNES SPAS 938-3851 3
     *LALANNE J EURPN SPA933-5541 3
     *LALANNE J HLTH SPA 938-3851 2
 5365 HOOVER MAURICE     933-8775+5
     *MIRACLE MILE MASSAG937-8745+5
 5366*DALE JEWELERS      933-2060
     *DALES JEWELERS     933-2829 3
     *DALES JEWLRS       933-2060
     *FORD CHAS          933-2829 4
 5367*MIRACLE MILE BEAUTY937-9041 4
     *MIRACLE ML BTY SLN 935-3703+5
 5368*JOELS PHOTO STUDIO 933-3322
     *JOELS STDO PHTGRPHY934-5311
 5369*WILSHRE HNDBGS&LGGE934-5405+5
 5370*DARK ROOM CAMERA SH937-1030
5371....WILSHIRE CENTER BLG
 208 *BIG BEAR LAND&WATER939-2101
 217 *CALIF DEMCRTC CNCL 933-7397 2
 201 *CHARLESWORTH G D   936-8111
 201 *FUSS MILTON        936-8111 0
 203 *GLICK EDW          939-2101
     *GRAFICUS           933-9157+5
 201 *KRUSE H M&CO       936-8111
 201 *MORIMOTO EDWARD T  936-8111 0
 203 *PETER PAN WDLND CLB939-2101
 211 *PROSTHETIC DNTL LAB935-1018 2
 647 *STUDIO G           931-1739 4
     *SUPERIOR CREDIT PLN936-8214+5
     *SUPERIOR FINANCE CO936-8214+5
     *SUPERIOR INDUS LOAN936-8214+5
     *SUPERIOR TOOL&DIE  936-8214+5
5371.....................
 5372*EMANUELS TAILOR SHP931-4045 4
     *STUFT SHIRT        938-7722 2
 5373*WAREHOUSE BEDSPREAD934-4454+5
 5375*ORIGINAL MAJESTIC   934-1294
 5376*MISTER ROMANO       933-5404 2
     *ROMANO MR          933-5404 2
 5377*WILSHRE MENSWEAR    933-6956+5
 5379*STERN FURS          931-1448 3
 5400*GENRL PANTS CO      937-8957+5
 5401*25 CENT DAY TV RNTL937-3800 4
 5403*NATL SLVR COIN EXCH938-2071+5
     *SIEGEL TRADING CO   937-1980 0
 5404*GENL TIME FACTRY SV936-5174 4
     *SETH THMS FACTRY SV936-5174 3
     *TRIUMPH FACTORY SV 936-5174+5
     *WESTCLOX FACTORY SV936-5174 3
 5405*AUSTER MORRIS      937-1980 0
     *SHATTUCK COMPANY    937-0690+5
     *SHELGER KURT S      937-0690
      STEELE ROBERT A     934-1188+5
     *STEELE ROBT A       937-0690
 5406*LAWYERS COMPUTER SV937-7720 3
 5407*TIP TOP CLNRS&TAILR933-4739
 5407½*WLSHIRE KOSHER MEAT936-6283
 5409*COPLEY L L TOBACCO 938-8122
     *COPLEYS PIPE&TOBCCO938-8122
 5410....5410 WILSHIRE TOWER
     *ABELES HARRY       936-3310
 221 *ACTORS OF AMERICA  935-6055 2
 208 *ADVANCED PHILATELIC934-1595 0
 401 *AFFILTD PRSNL SRCH 938-2378 2
..WILSHIRE BLVD        90036 CONT..
 210 *AM CMTE HOSP JERSLM937-4794 0
     *AMER BNKG ASSN DIR 934-6334+5
     *AMER SOC TRVL AGENT935-4044
 704 *ANGELA ELECTROLOGST931-9781 4
     *ANZIS STANLEY DDS  936-8787
     *ARAKELIAN IMPORTING931-6747+5
     *ASSOCTD BSNS DIRCTY934-6334+5
 200 *BAKER CHAS L DR     933-9121
 507 *BALLARD RONALD      935-0696
 700 *BALLENGER JOHN W    935-8414
 711 *BARVIKS BIRUTA DDS  939-1448
 205 *BNAI ZION           933-8201
 505 *BRKICH MICHAEL A    934-0203 3
     *BROWN WILLARD MSE   933-8752+5
     *COMPULSN CNTRL CTR  936-8203+5
 509 *COVER WORLD CO      935-5133 3
 611 *CREINDELS HARRY DR  938-4409
 410 *CRESCENT PBLCTNS    934-3054 4
 514 *DAHLSTROM R M       931-2909 3
     *DAVIS DEE&ASSOCIATE931-1621
     *DAVIS REPLOGLE&ASC  931-1621
 206 *EHRENFREUND K&ASC   937-1255 7
 103 *5410 WILSHR TWR BLD936-8686 4
     *FLYING DENTISTS ASN931-1621+5
     *FOREMAN D CSP       933-6726+5
 805 *FOSTER CORWIN W     933-1511
 404 *GALLINA FRANCINE    936-8844 2
 810 *GOLDFINGER J CPA    934-6154 0
 311 *GROUNDS GENE C      931-2112
 409 *GROUNDS KATHRYN P   939-1323 0
     *GUGAS CHRIS         933-7491 4
  10 *HAMILTON J C DR     935-5020 3
     *HAMMER SECURITY SV  933-7253 2
     *HARD TO FIND PRSNNL938-3211+5
 311 *HATA JACK Y         931-7420 4
     *HEARING AID ASSN    935-0539 4
     *HISS DR SHOE STORE  938-6300 0
 200 *HISS FORMERLY CLINC933-9121 3
 200 *HISS JOHN M SR MD   933-9121
 300 *HISS TOWER BUILDING935-6000
     *HOUSE OF W BROWN    933-8752+5
 301 *HUMAN CONCERN FNDTN933-5715 4
     *INTERIM PERSONNEL   934-0203+5
 900 *JEWISH NTL FND CNCL937-0900
     *JOHNSON GEO S       939-1189 2
 800 *JOHNSON GEO STEPHEN939-0633
 304 *JOHNSON HOMER R DR  935-1888
 307 *JOHNSTON OKEEFE&ASC934-1319 3
 900 *KAHAN FRED          937-0900
 200 *KOWAN MAURICE H MD  937-3532
 217 *KRENTZMAN EDW D     933-7231
 609 *KURTZMAN SAML DR    936-6437
     *LA ACADEMY MEDICINE931-1621
     *LA OB&GYNECL&GCL SOC931-1621
     *LA SOC INTL MEDICNE931-1621 4
1008 *LARSEN FRANK DR     939-7010
 500 *MADISON AGCY THE    937-4040 3
     *MARTIN ROBT A       937-7677+5
 705 *MENDOZA ISABEL M    934-2044
     *MERIT PROTECTIVE SV933-7491 2
     *METAL FNSHNG ASSOC  936-4262
     *MIRACLE MILE ASSN   931-1621
 706 *NATL HOSPITAL PHAR  931-0100 4
 301 *OBSTETRICAL ASSMBLY931-1621
     *PAC CST FERTLTY SOC931-1621+5
 609 *PARTHENON RECORDS   936-6437
 514 *PEYTON INS AGCY     934-2922
     *PICCINO ANGELA L    931-9781 4
     *PUBLIC RELATNS SCTY931-1621+5
     *QUICK TREE&LANDSCPE931-9195 4
     *REDFIELD TONI&ASSOC933-9181 4
     *REPLOGLE JEAN&ASSOC931-1621 3
     *ROBINSON TRMT CNTL 936-0636+5
 504 *ROBINSON TRMT CNTRL939-6545 4
     *S H A R C PRODCTNS 937-7291+5
     *SCHULMAN F          934-6740 3
1005 *SCHWAB&ENGEL ENGNRS933-5646 3
 305 *SECURITIES DATA     934-6740 0
     *SECURITY FINANCE    933-7488+5
 311 *SHAARE ZEDEK HSPTL  937-4794 3
 300 *SINGER RALPH M      936-7126
     *SLAVIN SIDNEY DR    936-6437+5
     *SO CAL DNTL HYGNTST936-3424 4
     *SOC GRADUATE SURGNS931-1621+5
 705 *SPANSH AS YOU LK IT934-2044
 410 *STABILIZER CO       936-8686 2
     *SUMMIT STAMPS       938-6124+5
 201 *SYSTEM CREDIT CNTRL933-9317 0
 400 *TONI REDFIELD&ASSOC933-9181 4
     *UTT BETTY A         935-0696 2
 710 *WEBER CURTIS A CSP  934-2623
 200 *WHEADON E MELVIN DC 931-5341
 507 *WHITE EDNA MILLER   935-0696
 709 *WINSTON R E         938-4141 3
 804 *WOMENS AMERICAN ORT 931-9721 4
 302 *ZIDELL JACK CPA     936-3344
5410.....................
 5411*BROOKS MORRIS       938-7237
     *BROOKS ORTHPDC SHOE 938-7237
     *BROOKS SHOE REPAIR  938-7237
 5412*DR HISS SHOE STORE  933-5661 3
     *HISS DR SHOE STORE  933-5661
 5415*ROMAN FOODS MEAT    939-9211
     *ROMAN FOODS MKT     937-1470
     *ROMAN FOODS TKE OUT 937-3020
 5416*WETHERBY KAYSR SHOE 935-5110 3
 5420*FINANCIAL SAVNGS&LN 938-2484+5
 5423*BROWNS BAKERY       935-1261
     *BROWNS WILSHIRE BKY 937-8654
 5425*FLYING SAUCER BBQ   939-8303
 5450*EVER RDY LGHTNG CTR 936-7251 4
     *HARRIS&FRANK INC    933-5706 3
 5451*BANK OF CALIF N A   937-3060 0
5455....LEE TOWER
     *ABLESER GARY D      937-5030+5
     *ACCOUNTANTS EXCHNGE 933-7411+5
     *ALLIED AUTO PARKS   937-9138
     *ASSOCTD ACCOUNTANTS 933-7411+5
     *BAL FORD INC        935-0777
1714 *BELL LOUIS I        937-4530
1610 *BERGER JACK R       937-1464
1001 *BJORNLIE CONRAD T   936-6241
     *BLACK BELT MAGAZINE 938-2065 4
     *BOMBERGER BRUCE     933-9228+5
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682 Cloverdale Cleaners & Dyers ..934-8596
730 Draper E C 935-5132
736 Schacht Danl V 935-2162
743 Cloverdale School For Early Years 939-0037
743 Wiener Max 939-3738
754 Fillion H 938-7469
803 Sand T H 931-2098

5231 Wilshire-La Brea Pharmacy
5308 Lesco Shaver Service 936-5166
5310 Gale Goodwin Personnel Agency 938-2111
5312 Kawa Frame & Art Center ..935-3031
5314 Wilshire-La Brea Barber Shop 937-9452
5315 AJax Rent A Car Division Of Gibraltar 933-9521
5318 Manpower Inc 936-8131
5318 Manpower Inc 936-8241
5318 All States Service Inc 936-8244
5320 Mitchell Grant Mitchell Associates 937-6460
5322
-204 Ricketson Frank H Jr 931-2477
-205 B'Nai B'Rith 938-3877
-207 English Ballet School 934-2489
5323 Budget Rent-A-Car 933-8411
5324 S & H Green Stamps 935-1316
5352 General Pants Co 937-2745
5352 General Pants Co 937-9847
5354 La Lanne's Jack Nutrition Center 935-8781
5355 Yasney Irving S Dr 935-8008
5356 Spartan Hair Fashions 938-5257
5357 Horton & Converse 938-2468
5359 Brasilia Imports 937-8186
5361 Novick Celia 939-0165
5361 David's Hair Stylists 939-3155
5363 Miracle Mile Hearing Aid Center 938-2029
5364 LaLanne Jack European Health Spa 933-5541
5364 Jack La Lanne's European Health Spas 938-3851
5364 Marshall Credit Corp 938-5278
5366 Dale's Jewelers 933-2060
5366 Dale's Jewelers 933-2829
5367 Miracle Mile Beauty Salon ..935-3703
5367 Miracle Mile Beauty Salon ..937-9041
5368 Joel's Photo Studio 933-3322
5368 Joel's Studio Of Photography 934-5311
5369 Wilshire Handbags & Luggage 934-5405
5370 Dark Room Camera Shop ...937-1030
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-201 Kruse H M & Co 936-8111
-202 Brown J C & Associates 931-2612
-205 Harper Method Beauty Salon 935-6606
-208 Big Bear Land & Water Co ..939-2101
-209 Hobel Henry 935-5755
-210 Calif Assn Of Parents Of Deaf And 933-8708
-211 Prosthetic Studio Dental Lab 935-1018
-217 California Democratic Council 933-7397
-220 Mathe Lewis L & Co 931-1565
5372 Stuft Shirt 938-7722
5375 Original Majestic Co 934-1294
5376 Mr Romano 933-5404
5377 Rudolph's Dress Shop 933-5450
5379 Stern A & Sons 931-1448
5400 Brown's-Wilshire Men's Clothing 933-8355
5401 American Furniture Rentals .931-1003
5403 Siegel Trading Co Inc 937-1980
5404 Baker C H 939-0421
5405 Shattuck Company 934-1188
5405 Shattuck Company 937-0690
5407 Tip Top Cleaners & Tailors ..933-4739
5407½ Wilshire Kosher Meat Mkt 936-6283
5409 Copley L L Tobacco Co 938-8122
5410 Davis-Repogle & Associates .931-1621
5410 Merit Protective Service Of Calif 933-7491
5410 Verdugo Heights Estates 934-7676
5410 Transair Market Development Corp 938-3734
5410 Halcyon Hotels Ltd 938-3735
5410 Hawaii Seibu Travel 938-3736
5410 Hiss Dr Shoe Store 938-6300
5410 Pruitt Sam Investigations ..938-7106
5410
-10 Hamilton J C Dr 935-5020
-200 Miracle Mile Orthopedic 931-0536
-200 Wheadon E Melvin DC 931-5341
-200 Hiss John Martin Sr MD 933-9121
-200 Kowan Maurice H MD 937-3532
-201 Taggart Jack B Dr 935-1555
-202 System Of Credit Control Inc 933-9317
-205 Bnai Zion 933-8201
-208 P & L Personnel Agcy 937-0400
-212 Schroeder Simon Dr 936-6136
-215 Ehrenfreund Kurt And Associates 937-1255
-217 Krentzman Edw D 933-7231
-219 Gibson Alfred T 935-4671
-221 Actors Of America 935-6055
-300 Hiss Tower Building 935-6000
-300 Singer Ralph M 936-7126
-301 Kraft Henry Ins Agcy 937-1314
-302 Zidell Jack 936-3344
-304 Johnson Homer R Dr 935-1888
-305 Securities Data 934-6740
-311 Grounds Kathryn Paulson ...939-1323
-311 Scott Florence M Mrs 939-5177
-312 Consultant Credit Corp 938-2667
-314 Corbett Jas & Co 934-4606
-400 Advanced Philatelics 934-1595
-401 Affiliated Personnel Search Agency 938-2378
-404 Golden Iris M 938-3644
-405 Foster Corwin W 933-1511
-406 Lawyers Computer Service Inc 937-2267
-409 Grounds Gene C 931-2112
-410 Albright Wilhelmina G 934-5449
-411 Gallina Francine 936-8844
-503 New World Travel Center ...933-7593

1971 WILSHIRE BLVD - B

SOURCE: STREET ADDRESS DIRECTORY

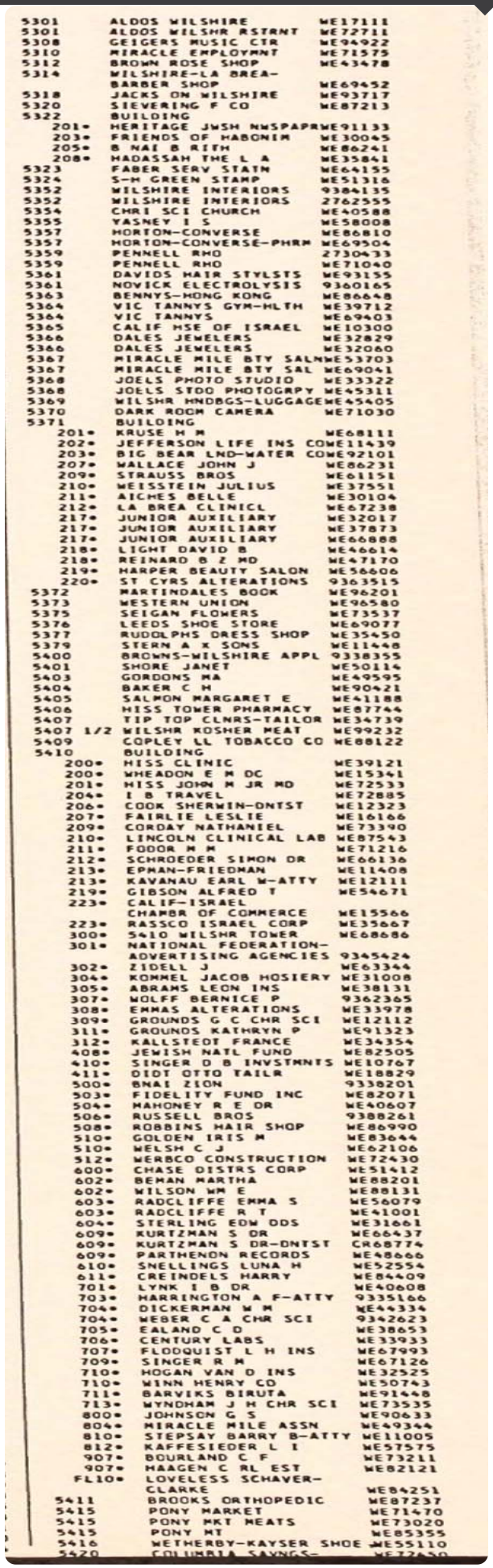
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-504 Robinson J V Termite Control 936-0636
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-507 White Edna Miller 935-0696
-508 Mitchell Realty Co 931-7776
-512 U S A Free Enterprise 938-4000
-514 Peyton Ins Agcy 934-2922
-600 Fifty Four Ten Wilshire Tower Bldg 936-8686
-609 Kurtzman Saml Dr 276-8774
-609 Slavin Sidney Dr 934-4917
-609 Kurtzman Saml Dr 936-6437
-610 Scientific Swedish Massage .934-5136
-611 Creindels Harry Dr 938-4409
-700 Ballenger John W 935-8414
-701 Mozer Jos A 934-2525
-703 Harrington A F 933-5166
-704 Angela L Piccino 931-9781
-705 Spanish As You Like It 934-2044
-706 Halvorson E M & Associates .934-5424
-707 Flodquist L H 936-7993
-710 Weber Curtis A 934-2623
-711 Barviks Biruta 939-1448
-800 Johnson Geo Stephen 939-0633
-808 Fushan & Kuhn Real Estate .936-6165
-810 American Committee For Shaare Zeder 937-4794
-811 Martin & Winston 937-7677
-812 Scarvie Geo C 938-7079
-813 Goldfinger Jacob 934-6154
-900 Jewish National Fund Council 937-0900
-1005 Treadway-Schwab & Engel .933-5646
-1008 Larsen Frank Dr 939-7010
5411 Brooks Orthopedic & Custom Shoes 938-7237
5412
-200 Hiss Dr Shoe Store 933-5661
5415 Roman Foods Mkt 937-1470
5415 Roman Foods Take-Out Delicatessen 937-3020
5415 Roman Foods Meat Dept 939-9211
5416 Wetherby Kayser Shoes 935-5110
5420 Discount Record Center Stores 936-8201
5423 Brown's Bakery 935-1261
5423 Brown's Wilshire Bakery Inc 937-8654
5425 Flying Saucer Barbeque 939-8303
5450 Harris & Frank Inc 933-5701
5451 Bank Of Calif

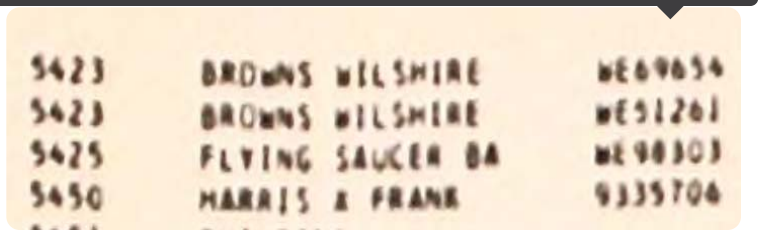
1965 S CLOVERDALE AVE

SOURCE: STREET ADDRESS DIRECTORY

682 CLOVERDALE CLNRS-DYRS WE48596
730 DRAPER E C WE55132
736 SCHACT D V WE52162
737 SAYEGH J WE32961
742 SCHIFFMAN I P WE98039
743 WIENER MAX WE90037
748 ROSEN SIMON 9394576
749 CRENNA EDITH WE86802
754 EBERLE J EDW WE87730
802 HEERMAN R E MRS WE89275
803 PHILLIPS HARRY A 9333333



5301	ALDOS WILSHIRE	WE17111
5301	ALDOS WILSHR RSTRNT	WE72711
5308	GEIGERS MUSIC CTR	WE94922
5310	MIRACLE EMPLOYMNT	WE71575
5312	BROWN ROSE SHOP	WE43478
5314	WILSHIRE-LA BREA-BARBER SHOP	WE69452
5318	JACKS ON WILSHIRE	WE93717
5320	SIEVERING F CO	WE87213
5322	BUILDING	
201•	HERITAGE JWSH NWSPAPR	WE91133
203•	FRIENDS OF HABONIM	WE30045
205•	B NAI B RITH	WE86241
208•	HADASSAH THE L A	WE35841
5323	FABER SERV STATN	WE64155
5324	S-H GREEN STAMP	WE51316
5352	WILSHIRE INTERIORS	9384135
5352	WILSHIRE INTERIORS	2762555
5354	CHRI SCI CHURCH	WE40588
5355	YASNEY I S	WE58008
5357	HORTON-CONVERSE	WE86810
5357	HORTON-CONVERSE-PHRM	WE69504
5359	PENNELL RHO	2730433
5359	PENNELL RHO	WE71040
5361	DAVIDS HAIR STYLSTS	WE93155
5361	NOVICK ELECTROLYSIS	9360165
5363	BENNYS-HONG KONG	WE86648
5364	VIC TANNYS GYM-HLTH	WE39712
5364	VIC TANNYS	WE69403
5365	CALIF HSE OF ISRAEL	WE10300
5366	DALES JEWELERS	WE32829
5366	DALES JEWELERS	WE32060
5367	MIRACLE MILE BTY SALN	WE53703
5367	MIRACLE MILE BTY SAL	WE69041
5368	JOELS PHOTO STUDIO	WE33322
5368	JOELS STDO PHOTOGRPY	WE45311
5369	WILSHR HNDBGS-LUGGAGE	WE45405
5370	DARK ROOM CAMERA	WE71030
5371	BUILDING	
201•	KRUSE H M	WE68111
202•	JEFFERSON LIFE INS CO	WE11439
203•	BIG BEAR LND-WATER CO	WE92101
207•	WALLACE JOHN J	WE86231
209•	STRAUSS BROS	WE61151
210•	WEISSTEIN JULIUS	WE37551
211•	AICHES BELLE	WE30104
212•	LA BREA CLINICL	WE67238
217•	JUNIOR AUXILIARY	WE32017
217•	JUNIOR AUXILIARY	WE37873
217•	JUNIOR AUXILIARY	WE66888
218•	LIGHT DAVID B	WE46614
218•	REINARD B Z MD	WE47170
219•	HARPER BEAUTY SALON	WE56606
220•	ST CYRS ALTERATIONS	9363515
5372	MARTINDALES BOOK	WE96201
5373	WESTERN UNION	WE96580
5375	SEIGAN FLOWERS	WE73537
5376	LEEDS SHOE STORE	WE69077
5377	RUDOLPHS DRESS SHOP	WE35450
5379	STERN A X SONS	WE11448
5400	BROWNS-WILSHIRE APPL	9338355
5401	SHORE JANET	WE50114
5403	GORDONS MA	WE49595
5404	BAKER C H	WE90421
5405	SALMON MARGARET E	WE41188
5406	HISS TOWER PHARMACY	WE87744
5407	TIP TOP CLNRS-TAILOR	WE34739
5407 1/2	WILSHR KOSHER MEAT	WE99232
5409	COPLEY LL TOBACCO CO	WE88122
5410	BUILDING	
200•	HISS CLINIC	WE39121
200•	WHEADON E M DC	WE15341
201•	HISS JOHN M JR MD	WE72533
204•	I B TRAVEL	WE72885
206•	COOK SHERWIN-DNTST	WE12323
207•	FAIRLIE LESLIE	WE16166
209•	CORDAY NATHANIEL	WE73390
210•	LINCOLN CLINICAL LAB	WE87543
211•	FOOR M M	WE71216
212•	SCHROEDER SIMON DR	WE66136
213•	EPMAN-FRIEDMAN	WE11408
213•	KAVANAU EARL W-ATTY	WE12111
219•	GIBSON ALFRED T	WE54671
223•	CALIF-ISRAEL CHAMBR OF COMMERCE	WE15566
223•	RASSCO ISRAEL CORP	WE35667
300•	5410 WILSHR TOWER	WE68686
301•	NATIONAL FEDERATION-ADVERTISING AGENCIES	9345424
302•	ZIDELL J	WE63344
304•	KOMMEL JACOB HOSIERY	WE31008
305•	ABRAMS LEON INS	WE38131
307•	WOLFF BERNICE P	9362365
308•	EMMAS ALTERATIONS	WE33978
309•	GROUNDS G C CHR SCI	WE12112
311•	GROUNDS KATHRYN P	WE91323
312•	KALLSTEDT FRANCE	WE34354
408•	JEWISH NATL FUND	WE82505
410•	SINGER D B INVSTMNTS	WE10767
411•	DIDT OTTO TAILR	WE18829
500•	BNAI ZION	9338201
503•	FIDELITY FUND INC	WE82071
504•	MAHONEY R E DR	WE40607
506•	RUSSELL BROS	9388261
508•	ROBBINS HAIR SHOP	WE86990
510•	GOLDEN IRIS M	WE83644
510•	WELSH C J	WE62106
512•	WERBCO CONSTRUCTION	WE72430
600•	CHASE DISTRS CORP	WE51412
602•	BEMAN MARTHA	WE88201
602•	WILSON WM E	WE88131
603•	RADCLIFFE EMMA S	WE56079
603•	RADCLIFFE R T	WE41001
604•	STERLING EDW DDS	WE31661
609•	KURTZMAN S DR	WE66437
609•	KURTZMAN S DR-DNTST	CR68774
609•	PARTHENON RECORDS	WE48666
610•	SNELLINGS LUNA H	WE52554
611•	CREINDELS HARRY	WE84409
701•	LYNK I B DR	WE40608
703•	HARRINGTON A F-ATTY	9335166
704•	DICKERMAN W M	WE44334
704•	WEBER C A CHR SCI	9342623
705•	EALAND C D	WE38653
706•	CENTURY LABS	WE33933
707•	FLODQUIST L H INS	WE67993
709•	SINGER R M	WE67126
710•	HOGAN VAN D INS	WE32525
710•	WINN HENRY CO	WE50743
711•	BARVIKS BIRUTA	WE91448
713•	WYNDHAM J H CHR SCI	WE73535
800•	JOHNSON G S	WE90633
804•	MIRACLE MILE ASSN	WE49344
810•	STEPSAY BARRY B-ATTY	WE11005
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5411	BROOKS ORTHOPEDIC	WE87237
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731 Clovrdle Keenan Peter Mrs.....WE 4-3480
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748 Clovrdle Av Rosen Simon Mrs.....WE 5-9632
749 S Clovrdle Av Carter Fred .....WE 8-6802
749 S Clovrdle Crenna Edith r.....WE 8-6802
754 Clovrdle Eberle J Edw.....WE 8-7730
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5310 Wilshr Bl Miracle Employment Agcy WE 7-1575
5312 Wilshr Bl Brown Rose Shop women's appri WE 4-3478
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5318 Wilshr Bl Jack's-On-Wilshire .... WE 9-3717
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5323 Wilshr Bl Behling G W Chevron Serv Stn WE 6-4155
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5324 Wilshr Bl S & H Green Stamp Stores WE 5-1316
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5365 Wilshr Bl Calif House of Israel The.WE 1-0300
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Rm 714 Brown Harry D chr sci pr ..... WE 8-0139
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Rm 901 Campbell Gordon F chr sci pr WE 5-5192
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10th Flr Loveless Norman W Loveless Schauer & Clarke WE 8-4251
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10th Flr Lund David Loveless Schauer & Clarke WE 8-4251
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5410 Wilshr Bl Fodor Michael M advg ..... WE 8-2121
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5353 Wilshr Bl California Bank Wilshire-Detroit Ofc.WE 3-9121
5354 Wilshr Bl Christian Science Churches Reading Rooms & Offices 25th Church Reading Room.WE 4-0588
5355 Wilshr Yazney Irving S Dr optmtrst.WE 5-8008
5357 Wilshr McKiernan's Apparel Shoppe WE 9-3904
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5360 Wilshr Bl Claridge Fine Art Inc...WE 4-2422
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Rm 207 Professional & Commercial Telephone Exch commercial serv dept.WE 8-0121
Rm 207 Rankin Overhead Door Lite-Lift Co WE 8-0121
Rm 207 Rankin's Lite-Lift Overhead Door Co WE 8-0121
Rm 207 Rosenberg Annette ins.....WE 3-2845
Rm 207 Security Inv Co rl est.....WE 8-0216
Rm 207 Skelly Douglas L rl est brkr..WE 3-4213
Rm 207 Syme Robt electrcl contr.....WE 8-5271
Rm 207 Wells Don L appraiser.....WE 8-6161
Rm 207 Wilshire House & Window Clnrs WE 8-6161
Rm 207 Wilshire Window Clnrs A A A & Wilshire House & Window Clnrs.WE 8-6161
Rm 207 Wright W D Bill contr.....WE 9-9652
Rm 207 Young R M & Co ins agts & brkrs WE 8-6161
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Rm 209 Oldham M C Dr optmtrst.....WE 4-2212
Rm 210 Loomis Donald A Dr.....WE 6-8123
Rm 211 Bradley J P atty.....WE 1-0458
Rm 211 Duke Glen A atty.....WE 1-0458
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Rm 302 Zidell Jack CPA.....WE 6-3344
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Rm 307 Allen Gordon K Pac Group Agencies Inc.WE 1-1797
Rm 307 Cranmer Lee D Pac Group Agencies Inc.WE 1-1797
Rm 307 Pac Group Agencies Inc.....WE 1-1797
Rm 310 Welsh Clarence J rltr.....WE 5-1171
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Rm 311 Paulson Kathryn chr sci pr...WE 9-1323
Rm 312 Bennett Margaret E psyclgst..WE 3-4354
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Rm 408 Kahan Fred Jewish National Fund Council.WE 8-2505
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Rm 504 Mahoney P E Dr.....WE 4-0607
Rm 507 Golden Iris M rl est.....WE 8-3543
Rm 508 Robbins Hair Shop.....WE 8-6990
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Rm 512 Riegler Eugenie Mme ofc....WE 5-5903
Rm 513 Russell Bros .....WE 8-8261
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Rm 600 Linn Allen H Dr orthdntst...WE 4-4834
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Rm 605 Harrington Earl V dntst.....WE 5-6311
Rm 606 Certified Telephone Secretarial Exchanges.WE 8-6161
Rm 606 Rose Jack Detrola Elec Co...WE 6-7626
Rm 606 Weissman Irving rl est.....WE 3-8484
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Day & Night call.....WE 6-6437
Rm 610 Snellings Luna Hall Mrs chr sci pr WE 5-2554
Day & Night call.....WE 5-2554
Rm 611 Silverman Mayo Dr.....WE 8-4409
Rm 611 Silverman S Mayo Dr.....WE 8-4409
Rm 701 Lynk I B Dr.....WE 4-0608
Rm 703 Hancock Park Property Owners Assn WE 3-8064
Rm 704 Austin John W chr sci pr....WE 4-4334
Rm 704 Dickerman Wm M chr sci pr...WE 4-4334
Rm 705 Ealand Chas D pub acct.....WE 3-8653
Rm 705 Ealand Loraine T CPA.....WE 3-8653
Rm 706 Arcata Redwood Co.....WE 9-1109
Rm 706 Rea J J lumbr.....WE 9-1109
Rm 710 Singer Ralph M.....WE 6-7126
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Rm 714 Brown Harry D chr sci pr....WE 8-0139
Rm 714 Brown Louise Hurford chr sci pr WE 8-0139

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Rm 800 Johnson Geo Stephen dntst...WE 9-0633
Suite 810 Kling David H MD.....WE 9-2155
Rm 812 Kaffesieder L I MD.....WE 5-7575
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Rm 907 Camloc Fastener Corp.....WE 1-1361
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Rm 909 Rucker Lyle W atty.....WE 5-3305
10th Flr Arnold Hugh G CPA for Dominguez
Estate Co.WE 1-1676
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Land Co.WE 1-1676
10th Flr Carson Estate Co.....WE 1-1676
10th Flr Dominguez Estate Co.....WE 1-1676
10th Flr Dominguez Water Corp Los Angeles
Ofc.WE 1-1676
10th Flr Dominguez-Wilshire Corp ...WE 1-1676
10th Flr Watson Land Co.....WE 1-1676
5410 Wilshr Bl General Vendors .....WE 1-1231
5410 Wilshr Bl Kommel Jacob .....WE 3-1008
5410 Wilshr Bl United Sound & Television Co
WE 3-8141
5410 Wilshr Bl Zingler Dry Cleaners....WE 5-2090
5411 Wilshr Bl Brooks Orthopedic & Custom
Shoe Serv.WE 9-9369
5411 Wilshr Bl Brooks Orthopedic & Custom Shoes
WE 1-9239
5411 Wilshr Bl Brooks Shoe Serv Orthopedic
& Custom.WE 9-9369
5411 Wilshr Bl Brooks Shoes Orthopedic & Custom
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5415 Wilshr Bl Clover Mart Corp.....WE 8-5355
5415 Wilshr Bl Clover Meats .....WE 9-3015
5415 Wilshr Bl Miracle Mile Health Food
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5416 Wilshr Bl Weatherby-Kayser Shoe Co
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5416 Wilshr Bl Wetherby-Kayser Shoe Co
Wilshire Store.WE 5-5110
5420 Wilshr Bl Thrifty Drug Stores Co Inc
Wilshire & Cochran.WE 8-1808
5423 Wilshr Brown's Bake Shop.....WE 5-1261
5423 Wilshr Brown's Bake Shop.....WE 6-9654
5425 Wilshr Bl Flying Saucer Barbeque..WE 9-9364
5450 Wilshr Harris & Frank Inc clthng

682 S Clovrdle Cloverdale Clnrs & Dyers...WH-8596
730 Clovrdle Draper E C r.....WA-5132
731 Clovrdle Keenan Peter Mrs r.....WH-3480
736 Clovrdle Schacht Danl V r.....WA-2162
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742 Clovrdle Schiffman Ida P r.....WY 8039
743 Clovrdle Lemley G Gray r.....WA 5935
748 Clovrdle Brickman Pauline r.....WA 9632
749 S Clovrdle Crenna Edith r.....WE 8-6802
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5301 Wilshr Tilfords Restaurant .....YO 6279
5304 Wilshr Bank of America Natl Trust &
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Wilshire-La Brea Br.WE 8-6101
5310 Wilshr Dr Scalir's Foot Health Shop..WH 3383
5310 Wilshr Scalir Chas S Dr.....WH-3383
5310½ Wilshr Martindale's Book Store..WY-6201
5312 Wilshr Bl Leni-Wilshire womens wearng
apprl.WE 3-0205
5314 Wilshr Carole's toys .....WY 6984
5316 Wilshr Berges Jack Mens Wear.....YO-9696
5316 Wilshr Burgess Jack Mens Wear....YO-9696
5318 Wilshr Joseph's Delicatessen .....WY 3655
5320 Wilshr Morene's ..... WA 8082
5322 Wilshr
Rm 201 Morris Emanuel M acct.....WA 4919
Rm 203 Friends of Habonim council..WE 3-0045
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Rm 204 Nathan Jess Dr Zionist Organization of
America Southern Pacific Region.WE 3-8228
Rm 204 Southern Pacific Region Zionist
Organization of America.WE 3-8228
Rm 204 Zionist Organization of America
Southern Pacific Region.WE 3-8228
Rm 205 United Jewish Appeal.....WE 3-7216
Rm 208 Hadassah The L A Chapter...WE 3-5841
Rm 208 L A Chapter of Hadassah....WE 3-5841
5322 Wilshr Adam Hat Stores Inc.....WY 0996
5323 Wilshr Standard Stations Inc
Wilshire & Detroit Sta.YO-9523
5326 Wilshr Miracle Mile Liquors & Cigars.YO 6667
5328 Wilshr Kahn Tailoring Co.....YO 8702
5350 Wilshr Kress S H & Co 5-10 & 25c
Stores.WE-7754
5351 Wilshr Pig'n Whistle Candy & Pastry
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5351 Wilshr Pig 'n Whistle Restaurant....WA 4384
5354 Wilshr Christian Science Churches &
Organizations 25th Church Reading Room
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5355 Wilshr Yasney Irving S Dr optmtrst...WA 8008
5356 Wilshr Matus Camera Supply Co.....WE 7472
5357 Wilshr McKiernan's Apparel Shoppe.WY 3904
5357 Wilshr McKiernan's Apparel Shoppe...YO 9690
5358 Wilshr Hickory House .....WE 8-9947
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Grnd Flr Horton & Converse Pharmacies
Los Angeles Stores Store No 2.WE 8-6810
5359 Wilshr Horton & Converse Pharmacies
Store No 2.PR-5161
5360 Wilshr Schenasi Decorator .....WE 3-1771
5361 Wilshr Staber's for Beauty.....WE 8-6572
5363 Wilshr Pauline womens wearng apprl.WY 3824
5364 Wilshr
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Rm 200 Vogel Stanley W DDS.....WH 8731
Suite 201 Electrolysis Salon .....WE 3-0104
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Suite 202 Keller Jos H Dr dntst.....WE 3-5805
5364 Wilshr Stone Jos Wilshire Women's
Health Club.WE 7121

5364 Wilshr Wilshire Women's Health Club reducing..WE 7121
5365 Wilshr Corn Nile WY-1714
5366 Wilshr Dale's Jewlrs .....WE 3-2060
5366 Wilshr Dale's Jewlrs .....WE 3-2829
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5367 Wilshr Miracle Mile Beauty Salon...WA 3703
5367 Wilshr Miracle Mile Beauty Salon...YO 9041
5367 Wilshr Robbins Hair Shop.....WE 8-6990
5368 Wilshr Embassy Men's Shop Inc...WE 3-4764
5369 Wilshr Philipps Flower Shop.....WA 3414
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5370 Wilshr Darkroom The photographic eq
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5371 Wilshr Bl
Rm 201 Kruse Herman M pub acct.....YO 8111
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Rm 202 Jackman Murray investmts...WE 8-4886
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Rm 202 Lyday Henry M rl est.....WH 0137
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Suite 203 Kammerer W W DDS.....WH-3902
Rm 204 Halmos & Keith mfrs reps.....WE 5201
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Rm 205 Allan E A Dr.....YO-4549
Rm 205 Allen E A Dr.....YO-4549
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Rm 209 Strauss Bros rl est.....YO-1151
Rm 209 Strauss Bros rl est.....YO 1152
Rm 209 Strauss EdgarL rl estStraussBros.YO-1151
Rm 209 Strauss Louis Saran rl est Strauss
Bros.YO-1151
Rm 210 Hoffman Rose skirts.....WA 1490
Rm 214 Hendee C J La Brea Clinical Lab.YO 7238
Rm 214 La Brea Clinical Laboratory....YO 7238
If no ans call.....WE 8-6161
Rm 214 La Brea X-Ray Lab La Brea Clinical
Lab.YO 7238
If no ans call.....WE 8-6161
Suite 217 Feldman Max DDS.....YO 2433
Rm 218 Light David B dntst.....WH 6614
Suite 218 Tornow Edw Dr chirpdst...WE 3-3734
Rm 219 The Thomas .....WH 5134
Rm 219 Thomas Hair Treatment.....WH 5134
Rm 219 Thomas Scalp System.....WH 5134
Suite 220 Ashjian Leon H Dr.....WA-2121
5371 Wilshr Bl Jefferson Standard Life Ins Co
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5371 Wilshr Bl Zahnle E E Jefferson Standard
Life Ins Co.WE 3-5441
5373 Wilshr Little Miss & Mister Shop....WY-8082
5374 Wilshr Davis Slacks & Sportswear...WA 7315
5374 Wilshr Davis Sportswear Davis Slacks
& Sportswear.WA 7315
5375 Wilshr Kay's Bootery Juvenile.....YO 1220
5375 Wilshr Kay's Juvenile Bootery.....YO 1220
5376 Wilshr Leed's Shoe Stores.....YO 9077
5377 Wilshr Slenderella Wilshire Store..WE 3-3970
5379 Wilshr Sitkin Rose Ann furs.....DU 9-2433
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5400 Wilshr Myer Siegel & Co misses &
womens apprl.WE 8-6131
5400 Wilshr Siegel Myer & Co misses &
womens apprl.WE 8-6131
5401 Wilshr Bl Dorn's House of Miracles Inc
Wilshire Store.WE 7245
5401 Wilshr Bl Dorn's Radio & Appliance Co
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5403 Wilshr Fabrics Inc .....WE 3-2878
5403 Wilshr Fabrics Inc .....YO 9567
5403½ Wilshr Taran's Delicatessen &
Restaurant.WY 2401
5404 Wilshr Baker C H store.....WY 0421
5405 Wilshr Milbern Studios .....WH 0812
5406 Wilshr Boulevard Stationers.....WA-1000
5406 Wilshr Burns Robt J Boulevard Stationers
WA-1000
5407 Wilshr Mariam A jwlry.....WA-7070
5409 Wilshr Corsetorium YO-5841
5410 Wilshr (Dominguez-Wilshire Bldg)
Rm 301 Mantchik Herz N MD.....WE 1-1103
Rm 302 Gralnick Justin pub acct.....YO 3344
Rm 302 Zidell Jack CPA.....YO 3344
Suite 304 Avery Ralph W MD.....WY 6702
Suite 304 Bissell Franklin E MD
Day & Night call.....WE 7904
Rm 306 (Dominguez Wilshire Bldg).....WA 6000
Rm 307 Binney Albert A Cronk Geo P & Co
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Rm 308A Manwaring Jos H investmts...WY 3063
Rm 309 Watson Dried Fruit Co.....WE 3-2095
Rm 310 Welsh Clarence J rltr.....WA 1171
Rm 310 Welsh Clarence J rltr.....WA 1172
Rm 311 Radcliffe Emma S Mrs.....WA 6079
Rm 312 Sallan Dental Lab.....YO-0210
Suite 400 Finkelstein Gertrude P MD.WE 1-8187
Suite 400 Goldenberg J L MD.....WE 1-8187
Day or Night call.....WE 1-8187
Suite 400 Heldfond Alfred J MD.....WE 1-8187
Rm 404 Bankoff Leon dntst.....WY-5005
Suite 408 Bear River Lumbr Co.....YO 2161
Rm 410 Didt Otto tlr.....WE 1-8829
Rm 500 Gassman F J MD X-Ray Labs..WE 1-1195
Rm 500 X-Ray Labs .....WE 1-1195
★Rm 503 Dominguez Wilshire Bldg....WA 6000
Rm 504 Mahoney R E Dr.....WH-0607
Rm 510 Smith R Nichol MD.....YO-1436
Day & Night call.....YO 1436
Rm 511 Flodquist L H ins.....YO-7993
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Rm 600 Linn J A Dr orthdntst.....WH-4834
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Rm 606 Academy Bldrs .....WE 0121
Rm 606 Allan Associates .....WE 0121
Rm 606 Berri-Ecklund Associates ....WE 8-6161
Rm 606 Beverly Diagnostic Lab.....YO 6997
Rm 606 Commercial & Professional Telephone
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Rm 606 Professional & Coml Telephone Exch
commercial serv dept.WE 0121
Rm 606 Rankin Overhead Door Lite-Lift Co
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Rm 606 Rankin's Lite-Lift Overhead Door Co
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Rm 606 Rosenberg David L ins.....WE 3-2845
Rm 606 Security Inv Co rl est.....WE 0216
Rm 606 Silver Henry psyclgst.....WE 0121
Rm 606 Sturtevant Corinne .....WE 0121
Rm 606 Telesonic Music Corp.....WE 1-1336
Rm 606 Wright W D Bill contr.....WY 9652
Rm 609 Kurtzman Saml dntst
Day & Night call.....YO 6437
Rm 609 Styrt Nathan A DDS.....WH-8666
Rm 610 Snellings Luna Hall Mrs chr sci pr
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Rm 610 Van Cleave Margaret L CS.....WA-2554
Rm 611 Haley Forrist V Dr.....YO-2179
Rm 611 Lynk 1 B Dr.....WH-0608
Rm 703 Hancock Prk Property Owners Assn
WE 3-8064
Rm 704 Ealand Chas D pub acct.....WE 3-8653
Rm 704 Ealand Loraine T CPA.....WE 3-8653
Rm 705 Austin John W chr sci pr.....WH 4334
Rm 705 Cordes Evelyn G Mrs chr sci pr.WE 3-3451
Rm 705 Dickerman Wm M chr sci pr....WH 4334
Rm 705 Walker Helen B Mrs chr sci pr.WE 3-3451
Rm 707 Singer Ralph M.....YO 7126
Rm 710 Scott Pauline D CSP.....WA 7739
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Rm 712 Brunson Clarke E dntst.....YO 1311
Rm 714 Pugh Dena D chr sci pr.....WY 1323
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Rm 800 Bailey Thos E Dr.....WA 2432
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Estate Co.WE 1-1676
10th Flr Carson Estate Co.....WE 1-1676
10th Flr Dominguez Estate Co.....WE 1-1676
10th Flr Dominguez Water Corp Los Angeles
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10th Flr Dominguez-Wilshire Corp ...WE 1-1676
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5410 Wilshr Cronk Geo P & Co ins brkrge..WE 7271
5411 Wilshr Golub S Shoe Repair.....YO 9827
5415 Wilshr Brody Bros Quality Meats....WY 3015
5415 Wilshr Clover Mart Corp.....WE 5355
5415 Wilshr Miracle Produce .....WE 0487
5415 Wilshr Van de Kamp's Holland Dutch
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5416 Wilshr Wetherby Kayser Shoe Co
Wilshire Store.WA 1201
5420 Wilshr Thrifty Drug Stores
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5423 Wilshr Brown's Bake Shop.....WA 1261
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5425 Wilshr Bl Flying Saucer Barbeque....WY 9364
5450 Wilshr Harris & Frank Inc clthng
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5458 Wilshr Gayle's sportswr retl.....WE 8-9517
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retl.WE 8-9517
5459 Wilshr Marvel Shoes .....WY 8056
5459 Wilshr Rapport Ben S shnes.....WY 8056
5460 Wilshr Woolworth F W Co 5-10 & 15c
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5463 Wilshr Wilshire Delicatessen Inc....WH 0536
5466 Wilshr Bl Karp's Wilshire mens wear.WE 7624
5470 Wilshr See's Candy Shops Inc Shop No 10
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5472 Wilshr New York Millinery stores.WE 8-9206
5474 Wilshr Jay-Lane Shops women's apprl
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5474 Wilshr Bl Lane-Jay Shops women's apprl
WE 3-6768
5478 Wilshr
Suite 201 Beare Thos W ins.....WE 3-7960
Suite 201 Sackett Chas G.....YO 6431
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Rm 203 Employment Surveys Agcy Wilshire Ofc
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Suite 208 Lieberman Herman N ins agt.WE 3-8979
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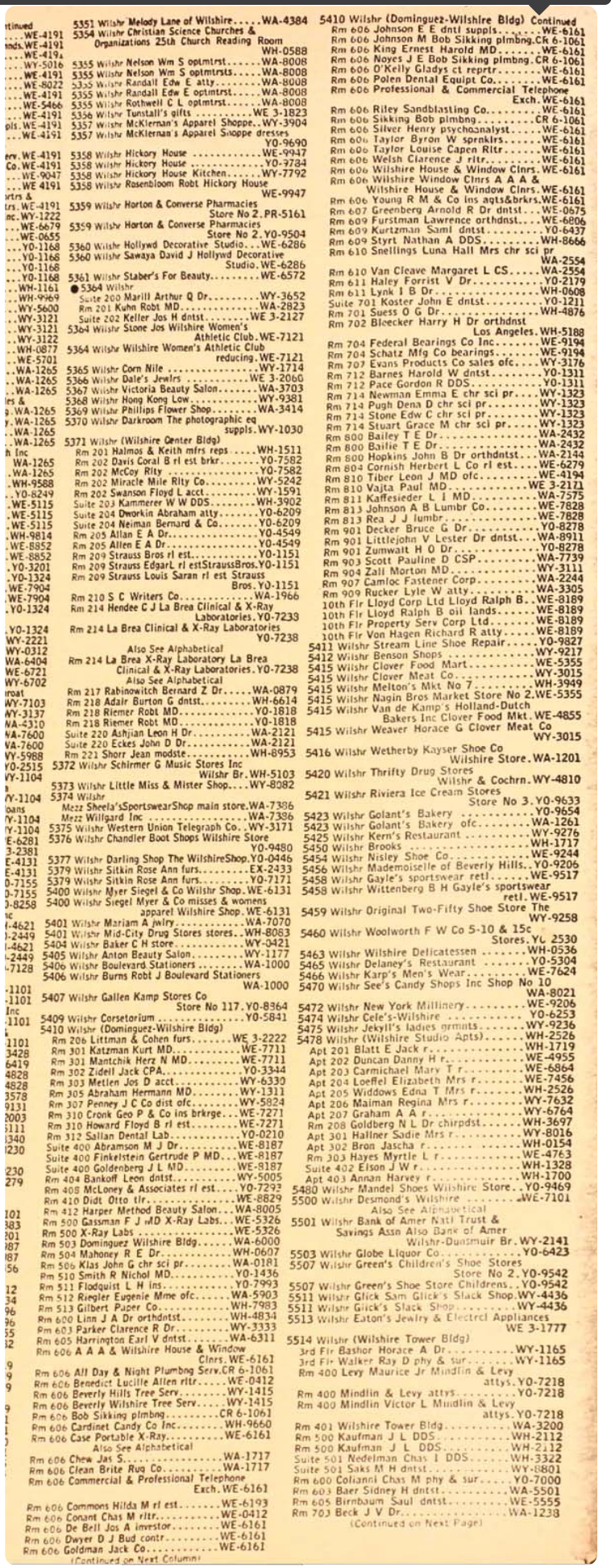
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1183 5300 Wilshr Jaqueline Gift Shop.....YO-0230
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9039 5301 Wilshr Tilford's Restaurant.....YO-6279
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Rm 206 Zionist Youth Commission.....WY-0505
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5323 Wilshr Standard Stations Inc
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5324 Wilshr New York Hat Stores.....WH-9771
5326 Wilshr Columbia Liquors.....YO-6667
5328 Wilshr Austin Studios photos Miracle Mile
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5350 Wilshr Kress S H & Co 5-10 & 25c
Stores WE-7754

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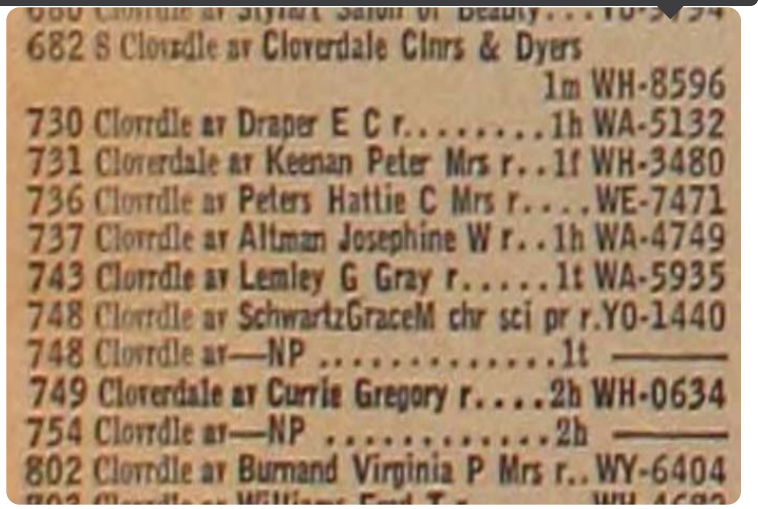
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nds.WE-4191
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trs.WE-4191
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5354 Wilshr Christian Science Churches & Organizations 25th Church Reading Room WH-0588
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5358 Wilshr Rosenbloom Robt Hickory House WE-9947
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5376 Wilshr Chandler Boot Shops Wilshire Store YO-9480
5377 Wilshr Darling Shop The WilshireShop.YO-0446
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5415 Wilshr Weaver Horace G Clover Meat Co WY-3015
5416 Wilshr Wetherby Kayser Shoe Co Wilshire Store. WA-1201
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5421 Wilshr Riviera Ice Cream Stores Store No 3. YO-9633
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SOURCE: STREET ADDRESS DIRECTORY



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736 Cloverdle av Peters Hattie C Mrs r....WE-7471
737 Cloverdle av Altman Josephine W r..1h WA-4749
743 Cloverdle av Lemley G Gray r.....1t WA-5935
748 Cloverdle av SchwartzGraceM chr sci pr r.YO-1440
748 Cloverdle av—NP .....1t ——
749 Cloverdale av Currie Gregory r....2h WH-0634
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5300 Wilshr bl New York Hat Stores..1m WH-9771
5301 Wilshr bl McDonnells Wilshire...1c WY-9290
5301 Wilshire blvd—NP 1p
5301 Wilshire blvd—NP 1p
5304 Wilshr bl Bank of America Natl Trust & Savings Assn Also Bank of America Wilshire-La Brea Br.13x WE-6101
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5310 Wilshr bl Steigler Dress Shop grmnts 1m WA-8805
5310 Wilshr bl Wallem Edith Steigler Dress Shop a WA-8805
5310½ Wilshr bl Martindale's Book Store 1m WY-6201
5312 Wilshire bl Amzalak Holding Corp.2m WY-4987
5312 Wilshire blvd Latin Linen Shop...a WY-4987
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5316 Wilshire blvd Mode O'Day Shops..1m YO-4319
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5328 Wilshr bl All Brand Shoe Store...1c YO-9751
5350 Wilshr bl Kress S H & Co 5-10 & 25c Stores.2m WE-7754
5350 Wilshire blvd—NP 1p
5351 Wilshr bl Melody Lane of Wilshire.2m WA-4384
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5351 Wilshr bl—NP 1p

5354 Wilshr bl Emerson Fred L Jr Fitzwell Shoes Inc.WE-7464
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5355 Wilshr bl Ducommun Erwin E Swiss Watchmaker.a WA-8008
5355 Wilshr bl Rothwell C L optmetrst.1m WA-8008
5357 Wilshire blvd McKiernan's Apparel Shoppe 1m WY-3904
5357 Wilshire blvd McKiernan's Apparel Shoppe dresses.1c YO-9690
5358 Wilshr bl Websters Coffee Shoppe..1c YO-9754
5359 Wilshr bl Horton & Converse Pharmacies Store No 2.a FR-5161
5359 Wilshr bl Horton & Converse Pharmacies Store No 2.1c YO-9504
5360 Wilshr bl Hollywd Decorative Studio.WH-1168
5361 Wilshire blvd Staber's For Beauty.2m WE-6572
5361 Wilshr bl—NP 1p
5363 Wilshr bl Shanghai Importers WH-9414
5364 Wilshr bl 2nd Flr Capital Wilshire-La Brea Billiard Parlor.1c YO-9426
5364 Wilshr bl Kennedy Robt A MD..1m WE-5579
5364 Wilshr bl Stone Jos Wilshire Women's Athletic Club.WE-7121
5364 Wilshr bl Wilshire Women's Athletic Club reducing.2x WE-7121
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5365 Wilshr bl Corn Nile S tlr.....WY-1714
5366 Wilshr bl Sally's Homemade Candy Co Store No 20.1m WE-8338
5367 Wilshr bl Budget Beauty Shop.....WA-5775
5368 Wilshire blvd Hong Kong Chop Suey Parlor 2c WY-9381
5369 Wilshire blvd (Geo T Cline Bldg)
5369 Wilshr bl Health Spot Shoe Shop.1m WH-2645
5370 Wilshr bl Darkroom The photographic eq suppls.2m WY-1030
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5374 Wilshr bl Sheela's Sportswear Shop.2c WY-9197
5375 Wilshr bl Westn Union Telegraph Co.WY-2303
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5401 Wilshr bl—NP 1m
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5401 Wilshr bl—NP 1p
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5405 Wilshr bl National Beauty Salon..2x WY-1177
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5406 Wilshr bl Burns Robt J Boulevard Stationers a WA-1000
5407 Wilshr bl Gallen Kamp Stores Co Store No 117.1m YO-8864
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Rm 800 Hopkins John B Dr.....WA-2144
Rm 804 Cornish Herbert L Co rl est.2x WE-6279
Rm 810 Orleans Leslie S MD.....WE-4194
Rm 810 Tiber Leon J MD.....WE-4194
Rm 901 Decker Bruce G Dr.....YO-8278
Rm 901 Gadwa M E Dr.....YO-8278
Rm 901 Littlejohn V Lester Dr.....WH-4578
Rm 901 Zumwalt H O Dr.....YO-8278
Rm 907 Evans Products Co.....WE-6796
Rm 907 Singer Ralph M.....WE-6796
Rm 907 Standard Plywoods Inc.....WY-8185
Rm 909 Rucker Lyle W atty.....2m WA-3305
10th Flr Lloyd Corp Ltd Lloyd RalphB.a WE-8189
10th Flr Lloyd Ralph B oil lands...6x WE-8189
10th Flr Property Serv Corp Ltd.....a WE-8189
5410 Wilshire blvd—NP .....1b ———
5411 Wilshr bl Cohn Arnold H Streamline Shoe Repair.a WH-6955
5411 Wilshr bl Streamline Shoe Repair.2m WH-6955
5412 Wilshire blvd Benson Shops.....1c WY-9217
5415 Wilshr bl Atlantic & Pacific Tea Co.1c YO-9202
5415 Wilshire blvd—NP .....1p ———
5416 Wilshr bl Wetherby Kayser Shoe Co Wilshire Store.2x WA-1201
5420 Wilshr bl
2nd Flr—NP .....1m ———
5420 Wilshr bl Thrifty Drug Stores Wilshr & Cochrn.WY-4810
5420 Wilshr bl—NP .....1p ———
5420 Wilshr bl—NP .....1p ———
5420 Wilshr bl—NP .....1p ———
5421 Wilshr bl Fifth Av Shoes.....1m WH-4656
5423 Wilshr bl Ginsberg's Bakery YO-9654
5425 Wilshr bl Wimpy Grills Inc.....1c YO-9237

706 Chandonnet J A WH 9693
716 Miller Foster F OR 1835
724 Woltson Jas J OR 0422
725 Philipps Fred K G WH 4193
730 Draper E C OR 5132
731 Keenan Peter Mrs WH 3480
736 Kersey W S OR 5410
737 Hubert William OR 3351
743 Lemley Mollie M OR 5935
749 Fischer G J WH 1545
802 Burnand A A WH 6556

Report ID: 20191113244 - 11/18/2019
www.erisinfo.com

1927 WILSHIRE BLVD

SOURCE: STREET ADDRESS DIRECTORY

NO LISTINGS IN RANGE

--- END REPORT ---

1926 Marin Elizabeth 413-0870
1926
-8 Monroy Lorenzo M 484-8465
-9 Barraza Ysaura 483-5604
-11 Oseguera Leticia Andrade .. 484-8709
-14 Castillo Rosa 484-5210
-16 Ramos Ruben 483-7997
1927 Imfeld Peter 484-8473
1932 Arqueta Lucrecio 483-7514
1935 Gil Blanca 483-1988
1936 Munoz Amabilia 484-2560
1937 Orellana Segundo Benjamin 483-2597
1938 Encarnacion Larry A 484-8538
1939 Rosas Santiago 484-9966
1942 Morales Guillermo A 484-5099
1946 Hidalgo Candelario 484-6409
1949 Castillo Monica 483-8305
2114 Curtis Maria 484-8862
2127 Cordero Dulce 413-2719
2131½ Torres Joel & Stella 483-2450
2134 Sathianathan Paul Kandiah 413-5033
2135 Verble Matt 413-0227
2136 Tizon Lydia 413-1783
2138 Marte Julio 483-2415
2139 Roberts Fredonia 413-4071
2141 Dyels Ollie B 413-5816
2142 Castro Jose 413-8220
2142
-6 Blanco Perfecto S 413-7913
2146 Esguerra Fely 483-1407
2147 McNary Minnie 413-4604
2148 Ayala Jose E 483-2717
2151 Fadollone Guy 413-1097
2151 Fadollone Guy 484-0254
2212½ Alas Blanca Estela 484-5361
2219 Echeverria Sal C 413-5147

CLINTON 90004

3800
-1 Rice Ramon 665-9746
-4 Galdamez Victor Manuel 665-6352
3804
-3 Rosales Henry Banez 666-2376
3851 Narvaez Damiano 666-1535
3852 Kumagai Yuzuru 665-1733
3856 Uekuma Tetsuyasu 668-0694
3870 Quiamco Lou M 664-3613
3917 **DAYTON HEIGHTS CHILDREN'S CENTER** 664-1024
3954 Matsui Takeshi 664-9946
4011 **CHRIST PRESBYTERIAN CHURCH OF HOLLYWOOD** .665-3581
4014 Pilapil Delano 662-3630
4017 Avalos Alvaro 665-5347
4017½ Perez L E 663-0447
4019 **MAGANA JOHN LANDSCAPING & TREE SERVICE** 661-8531
4019½ Urena Angel 662-7374
4028 Alcantara Isabel Reina 664-0666
4032 Ramos Blanca Rosa 662-4053
4115 Chanleun Suwilai 666-9838
4158 Klein B A 661-5623
4160 Newing G 661-9619
4203 Haro Martha 665-8984
4205 Baena Maria A 664-6423
4307 Park Chan M 660-0987
4307½ Gabriyelyan Setrak 664-1722

-A Ordonez Marco ..... 46[illegible]
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-C Bustamante Patrick ..... 46[illegible]
5025½ Zamora Oscar 468-9125
5029 Perera Harold 466-3415
5031 Marelich K C 461-2091
5050 Gasca Maria Luce 461-9813
5112 Muresan Paul 467-1933
5114 Vasques L N 465-1094
5115
-1 Baltayan Gevork 460-6444
-1 Baltayan Gevork 463-3956
-2 Karadetyan Perch 463-9824
5116 Mansion Donald J 463-5204
5118 Boldt Mickie 469-7720
5118½ Bulot Chas 467-1801
5128 Nance James 463-6178
5130 Wallace Robt F 464-2524
5131
-2 Acosta Guadalupe 461-1634
-3 Ho Phuc V 467-4610
-4 Castro Rogelio Nunez 467-4756
-5 Solis Augustina F 465-0619
-6 Sandoval Anna 856-0609
-9 Alvardez Andres 469-3052
-11 Meza Felipe 871-9365
5136½ Moore Wilbur I 464-6233
5138½ Mitchell Melayn 464-8125
5140 Ferderber Skip 465-5743
5140½ McAleer D 463-4602
5141 Williams Malvin 464-6663
5141¾ George Christopher Harmon 461-1395
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-2 Camurat Bernard Guy 469-2132
5142½ Phillips Mary E 467-8560
5143½ Martone Robt Jr 463-4244
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-4 Mkroyan Alis 465-1756
-7 Morales Lagia 467-4655
-9 Abdelmesseh Khairy 461-2717
5148 Mack David 465-5945
5150 McCarthy Justin 464-2053
5151 Desjardins Rene 465-5530
5152 Roe Victor T 856-0044
5152½ Braun Mary L 466-2339
5154 Nelson Bruce 469-2552
5156 Clinton Robt J 467-5682
5157 Morgan Gregory 463-6049
5158 Hebblethwaite M 461-2656
5162 Howell Curtis R 462-2499
5168
-1 Bowman B 461-5498
-2 Robertson John 460-4136
5170 Growe Ken 466-1266
5170
-1 Schapiro Chas J 469-7742
5170½ Manning Paul A 469-6597
5174 Ownbey Bill 461-1753
5174½ Carter Bernard 856-0208
5184 Allen August 467-5747
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5230
-3 Lui Jim 464-2825
-4 Bernheimer Ralph H 465-6667
-7 Sturgis David H 462-0043
5357 Trinidad D Jose 461-1592
5360 Acker Gerald 463-3591

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8215 Coulter Benedict 653-4209
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CLINTON AV 90048

8308
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8315 Abrams Cindie 655-5607
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-9 Murphy Timothy 655-7935
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-7 Kamin Zeev 653-3909
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-1 Shapiro F 653-9716
-7 Bartz James 653-5621
8337
-5 Furman Harry 658-7750
-9 Pomerantz Ann Mrs 653-3119
-10 Tugendhaft Irvine 655-7964
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-4 Weinstein D 651-0986
-9 Katzev N Mrs 651-0865
-10 Eisman Desider D 651-5040
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-5 Goldman Irving 651-0417
-9 Gordon Aaron 655-0199
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-3 Blumenfeld J 658-6766
-7 Sussan Nancy F 655-1224
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-1 Makoul M 658-6272
-4 Suer Max 852-9740
-5 Komiya K 658-7575
-7 Mackta Jamie 651-4085
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-101 Peterman Robt C 653-4895
-102 Borjas Robyn Adele 651-4159
-202 Levy Sam 651-1522
-203 Elchuck Tim 651-5400
-205 Musaa Achara & Ahmad ... 658-8788
8437 Levee M 855-0269
8443 Sian Stephen A 655-7764
8451 **COPELIN WOLPER & ASSOCIATES** 651-1416

CLOVER 90031

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600 **P M T-SD FEDERAL CREDIT**

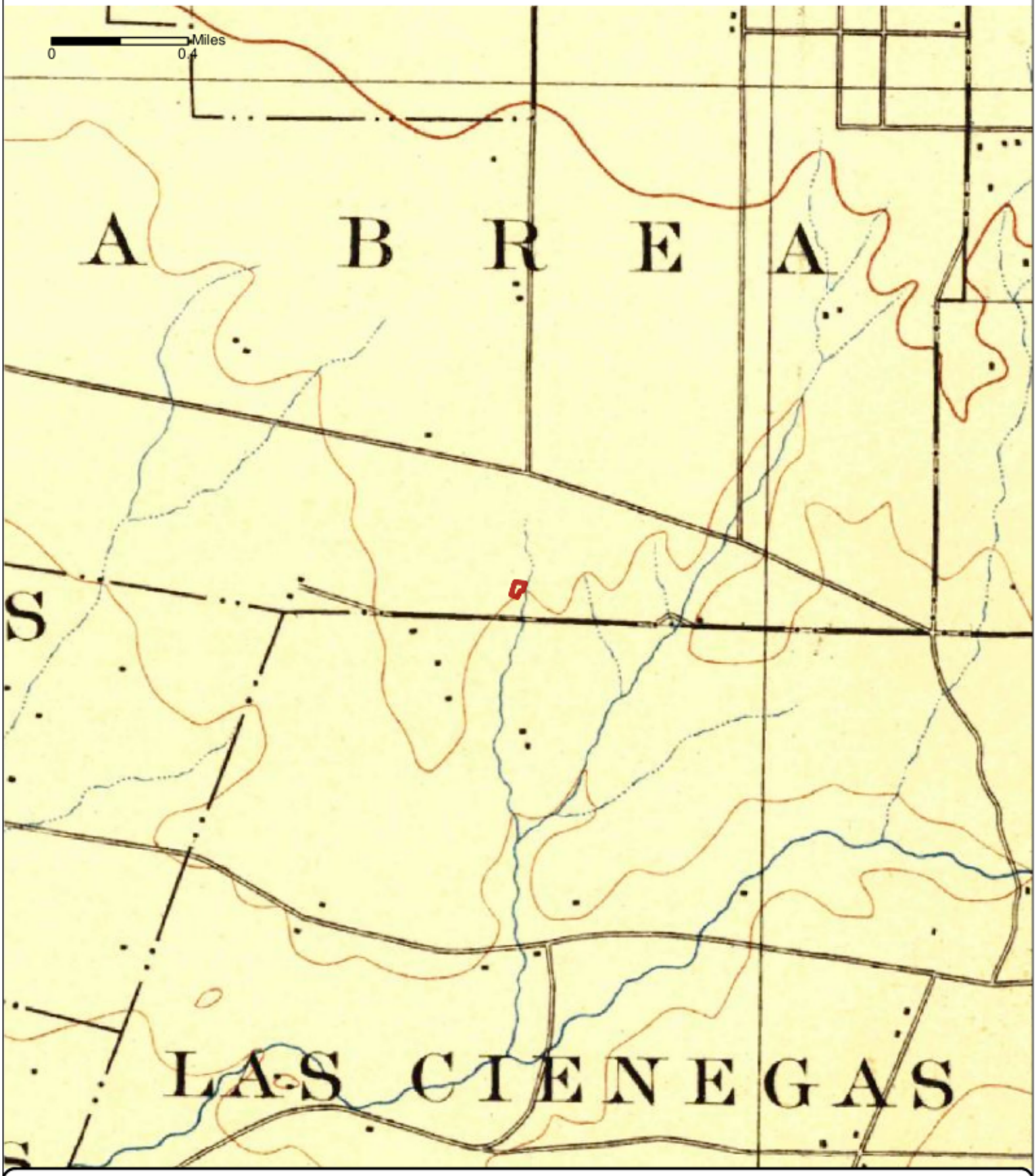
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-6 Sacks Cary 939-5811
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-8 Faraldo Dani 931-4992
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-8 Lenarcic K 937-5877
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-5 Warburton Brian 933-2006
425 Rozenel R 935-0472
429½ Stone Evie & Curt 939-0447
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-2 Earl Matt & Lorriane 936-9855
-4 Shoolman Gerald & Mahrie .. 936-4148
-5 Brantley Laureen 938-7282
-6 Mac Donald E 936-9444
-7 La Qua Keith 939-7466
-21 Conwell B 937-4224
-22 Kavner Steven & Lunne 931-3275
-24 Leslie Chas & Nina 935-2193
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-27 Ehrlich R 935-1357
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-4 Lipnick Randy J 931-5172
-6 Levinson David 936-6871
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-8 Kim E G 936-9828
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-2 Bernardi Adam 939-1421
-4 Cassells C A 937-8080
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-22 Royston J 935-3442
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-4 Munzi Maximo 931-2887
-4 McArthur R 933-7729
-24 Kendall C 938-8045
448 Wacks Steven 934-3488
448½ von Strunckel Shelley 937-7273
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-105 Coleman Dennis 939-6479
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-205 Josias Murray 936-8423
-303 Franklin Ida Mrs 936-9107

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-3 Knorr Sharon 936-9541
-4 Howe Kevin 935-2741
645 Blasberg T A 935-8336
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-3 Gordon Michael A 932-1944
-4 Schiffer R A 938-4608
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-2 Brickwood Susan Atty 934-2751
-3 Schmidt L 934-9791
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-1 Chiusano L J 938-7817
-2 Furman W 939-5914
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-105 Stevens Samantha 935-9498
-107 Williams D 932-8013
-108 Kost S K 933-4088
-112 Cherry David 938-6740
-113 Ito Roger 930-0382
-115 Toussaint Jas D 931-7039
-202 Lettiere David M 939-9479
-208 Flaherty Robt 938-8116
-302 Romero E B Jr 933-0651
-304 Lincenberg Gary 938-0543
-312 Beatty David 936-5876
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-102 Kay Norman 937-9265
-104 Goldman Rae 938-1991
-107 Rokah Avi 939-7961
-110 Holmes Bill 933-1414
-201 Singer Lillian 938-6010
-202 Albert Susan 931-5953
-207 Polansky Polina 933-5103
-208 Newton Laura 933-7741
-209 Weinstein Freda 939-2782
-210 Kaplan Florence 935-3070
663 Smith Courtney 931-1636
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-4 Zimmack Lincoln E 939-4704
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-102 Young Leslie G 933-6233
-202 Stopnicer M 938-5381
-206 Moosaji Yacub E 933-6331
674 **WILSHIRE CLOVERDALE CENTER** 934-0381
676 **CLOVERDAL SHOE REPAIR** .. 934-0833
678 **INTERNATIONAL BRAIDERY** .932-9410
678 Manor Bell 934-4746
680 **STYLART SALON OF BEAUTY** 932-8794
682 **CLOVERDALE CLEANERS** 932-9799
682½ Tannen Steve 857-0929
743 Uychoode T B 935-4266
743 **CLOVERDALE SCHOOL FOR EARLY YEARS** 939-0037
754 Glaves Wm 931-9167
821 Balingit Rafael & Virce 935-9720
829 November Karen & Marty ... 933-1346
841 Dunne D M 936-3227
845 Oh Kyu Woong 939-8989
846 Clark Benjamin F & Gerlena . 936-9940
851 Malebranche A & C 931-5062
854 Lee L 930-0662
855 Clemmons Andrew J 933-2967
909 Steinway Wm & Patricia 935-4772
922 Nettles R L 931-4106
935 Gallina Frances P 936-0028

CLOVERDALE AV 90019

1280 Jernick Chas J 933-2515
1294 Simons R C 939-9913
1298 Norrell F M 933-0041
1302 Williams Jos L Mrs 939-9873
1303 **OSEI NARESHIMAH PHOTOGRAPHY** 937-6637
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-4 Dempsey Herbert 938-4498
-5 Osei Nareshimah & Janice ... 935-3707
-8 Paisley Marcel 936-3771
1308 Runnels Ken R 931-0609
1308 McGill Albert 931-7561
1318
-1 White Maria 936-4493
-4 Hill G 933-1345
1319 Luster Marie 938-8926
1321 **SIMPSON SPENCER E PRINTING** 931-4367
1321 Simpton Spencer E 933-0956
1321 Simpson Spencer E 933-6832
1322 Moore Henderson B 935-4768
1322 Moore Mayme A 935-6160
1324 Hunter Robt M 934-1003
1328 Dotson O T 936-6866
1328½ Peace Lillian 936-8970
1329 Johnson Roger 934-4754
1331½ Thompson Bernice I 934-6833
1338 Gipson Harry B Sr 935-1760
1338 Gipson Kevin A 935-4383
1338 Gipson Keith E & Kevin A .. 935-5372
1338 Gipson Harry B & Edna 935-7150
1344 Talley Lester & Carolyn ... 930-0300
1346 Mash Phillip 933-6537
1346½ Carlyle Waldo 937-0934
1348 Jackson Johnny & Mary 933-7910
1348 Jackson Johnny & Mary 933-7920
1353½ Conley V 938-9164
1357 Oliver Rosie Lee 939-6440
1358½ Perowe Norman 931-6227
1363 Trumbach Bernard 935-1536
1373½ Jackson Marie 930-2567
1374 Flowers Chas 933-3076
1411 **MADDOX & STABLER CONSTRUCTION CO INC** ... 938-6188
1416 Banuelos A 937-2574
1419
-6 Bell Jessie 933-6564
1419½ Johnson Elwood A 935-4638
1420 Contreras Gregory 935-1345
1427 Salas Arturo 935-8399
1428 Motts Geo W 939-2556
1435
-4 Williams Cheryl 936-8796
1435½ Moore Jerry 935-9646
1438 Sahara Geo 938-4707
1443¾ Gomez Manuel 938-9528
1444 Browder Mildred 933-2478
1445
-2 Green Alma Mrs 939-8860
-8 Etheridge Lela 939-3602
1451 Maldonado Mario 931-6351
1458
-1 Case Helen 939-6541
1459 Harris P 931-5634
1504 Dockery Johnie L 936-3773
1504½ Miller Gertie 934-4038
1521 Singleton Leon 934-6421
1529 Monge Mario 930-1625
1530 De Leon Cesar 935-1732

APPENDIX B-4: Historical Topographic Maps



Order No. 20191113244

1894

Quadrangle(s): Los Angeles,CA

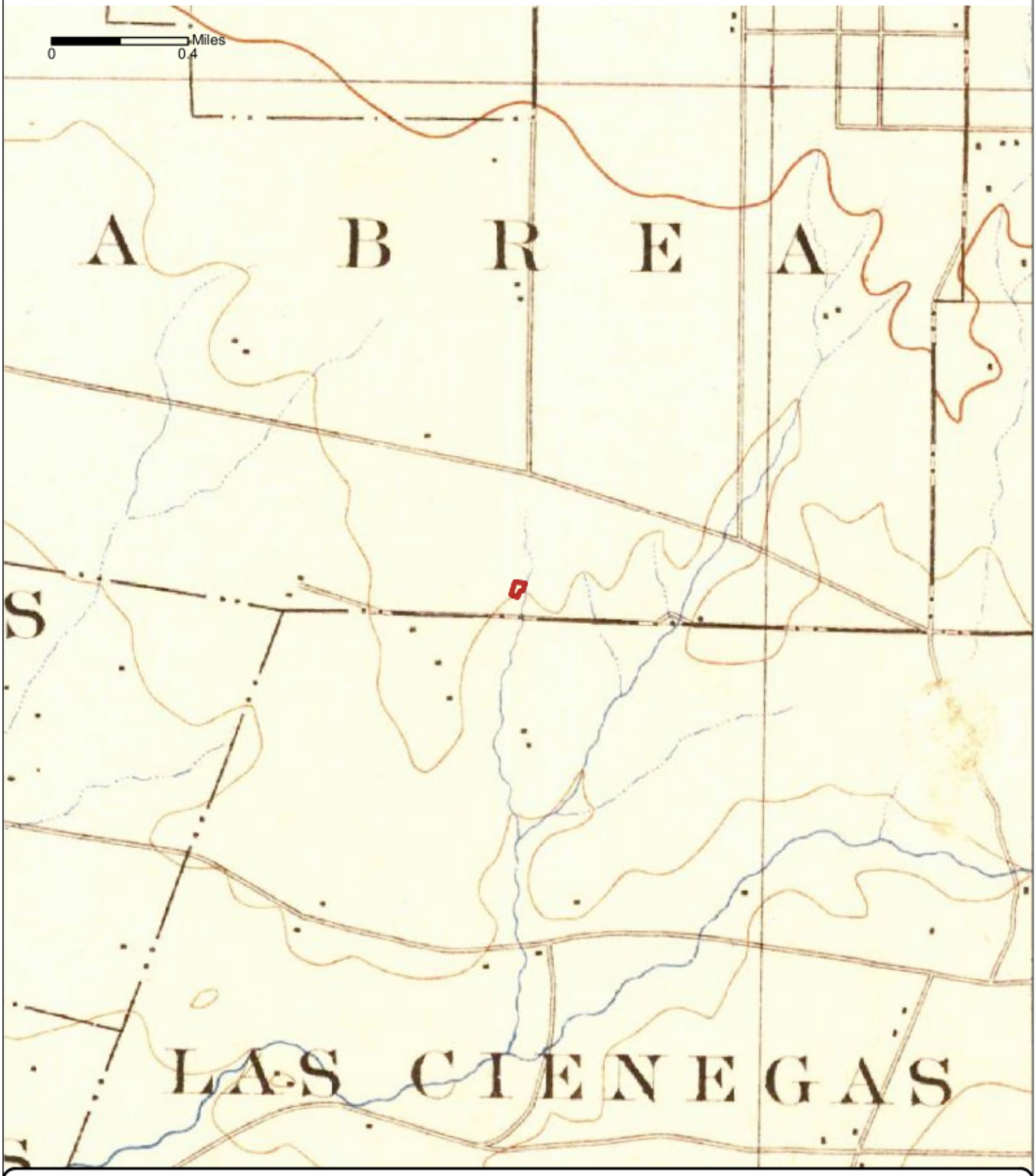
Project No. E19-7877

Site Name: Multi-Tenant Retail Properties,5358-5376 Wilshire Boulevard

Source: USGS 15 Minute Topographic Map

N

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Order No. 20191113244

1896

Quadrangle(s): Santa Monica,CA

Project No. E19-7877

Site Name: Multi-Tenant Retail Properties,5358-5376 Wilshire Boulevard

Source: USGS 15 Minute Topographic Map

N

Nova Group



Order No. 20191113244

1898

Quadrangle(s): Santa Monica,CA

Project No. E19-7877

Site Name: Multi-Tenant Retail Properties,5358-5376 Wilshire Boulevard

Source: USGS 15 Minute Topographic Map

N

Nova Group



Order No. 20191113244

1900

Quadrangle(s): Los Angeles,CA

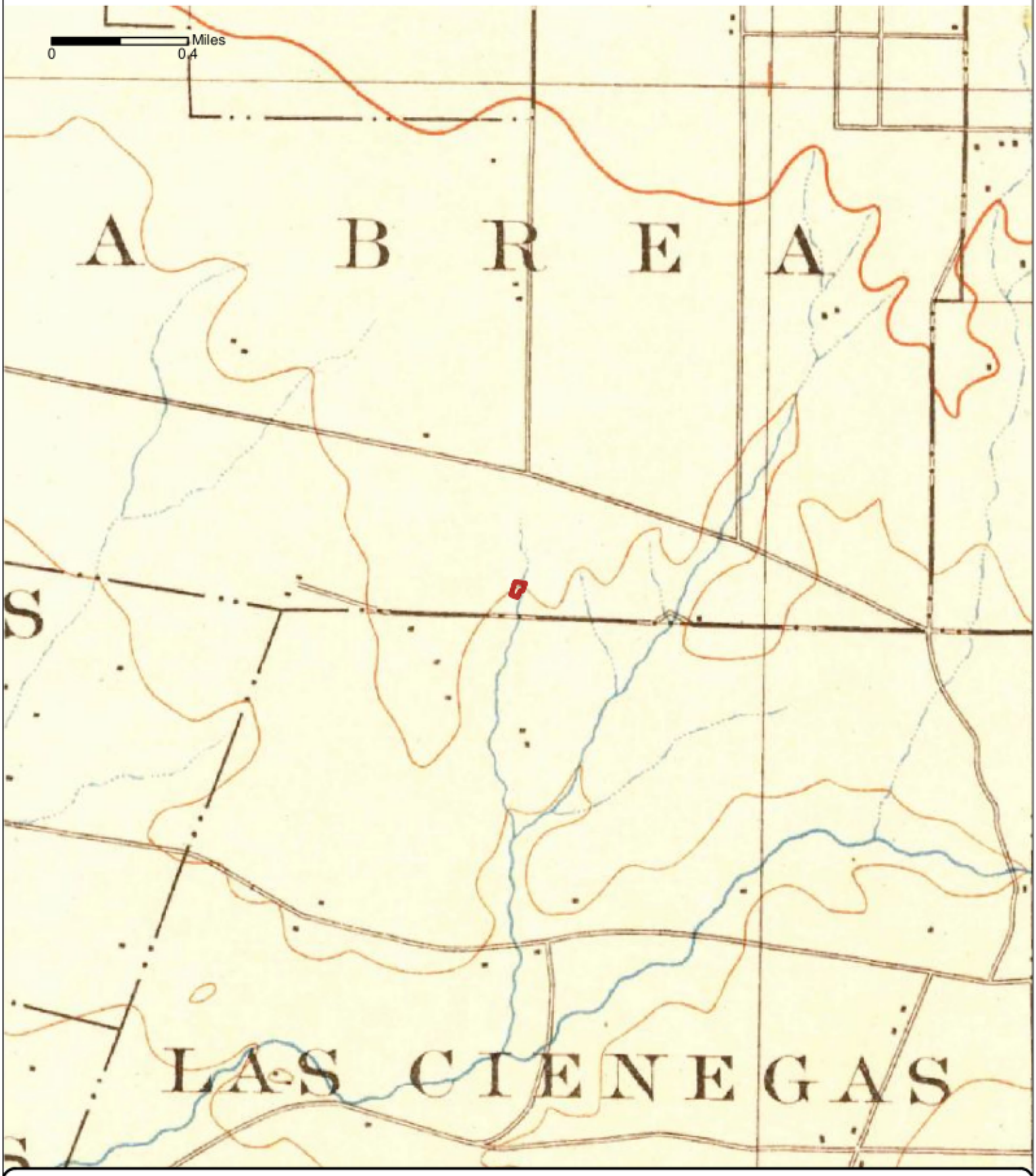
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Site Name: Multi-Tenant Retail Properties,5358-5376 Wilshire Boulevard

Source: USGS 15 Minute Topographic Map

N

Nova Group



Order No. 20191113244

1902

Quadrangle(s): Santa Monica,CA

Project No. E19-7877

Site Name: Multi-Tenant Retail Properties,5358-5376 Wilshire Boulevard

Source: USGS 15 Minute Topographic Map

N

Nova Group



Order No. 20191113244

1921

Quadrangle(s): Santa Monica,CA

Project No. E19-7877

Site Name: Multi-Tenant Retail Properties,5358-5376 Wilshire Boulevard

Source: USGS 15 Minute Topographic Map

N

Nova Group



Order No. 20191113244

1924

Quadrangle(s): Hollywood,CA

Project No. E19-7877

Site Name: Multi-Tenant Retail Properties,5358-5376 Wilshire Boulevard

Source: USGS 7.5 Minute Topographic Map

N

Nova Group



Order No. 20191113244

1926

Quadrangle(s): Hollywood,CA

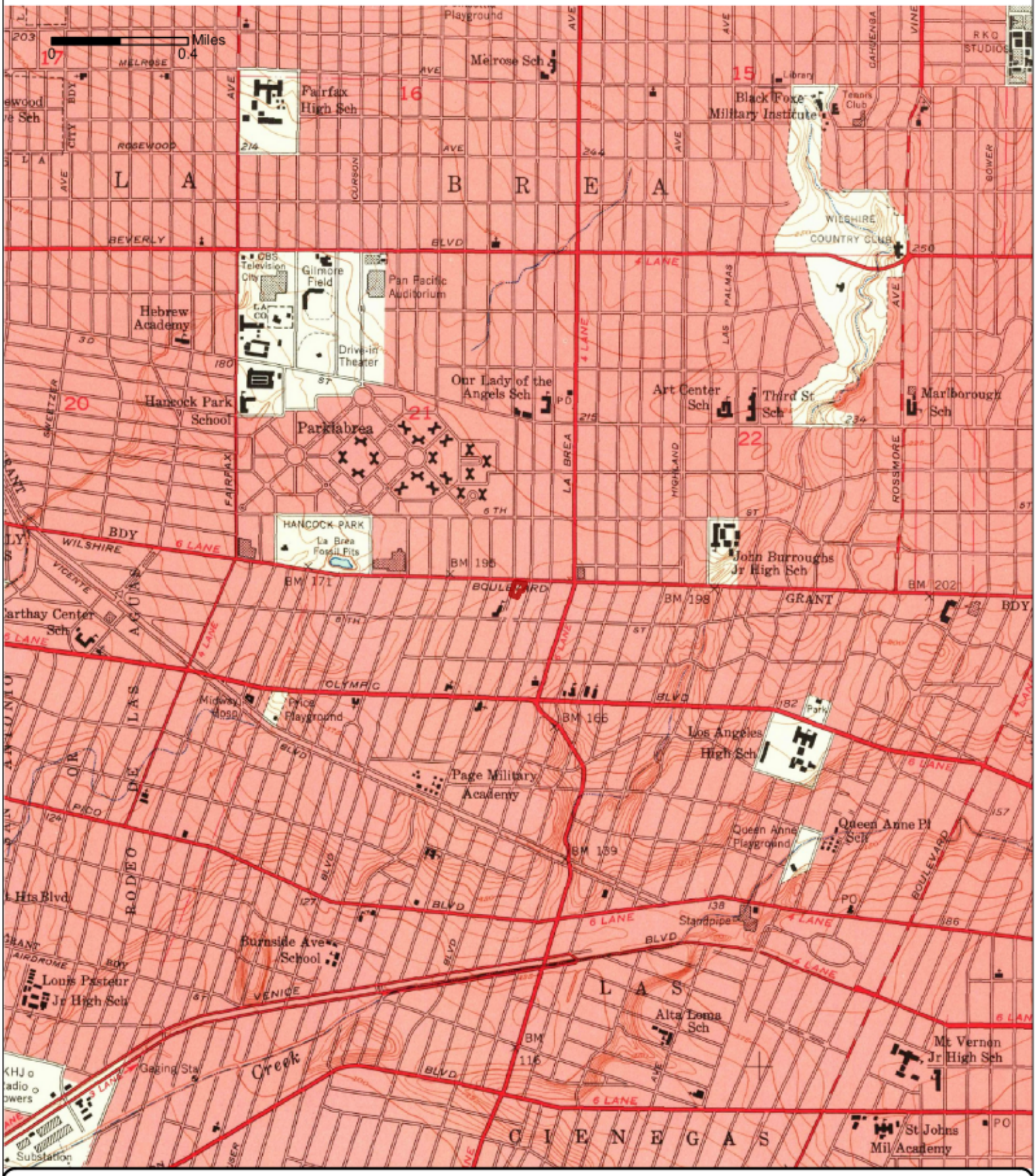
Project No. E19-7877

Site Name: Multi-Tenant Retail Properties,5358-5376 Wilshire Boulevard

Source: USGS 7.5 Minute Topographic Map

N

Nova Group



Order No. 20191113244

1953

Quadrangle(s): Hollywood,CA

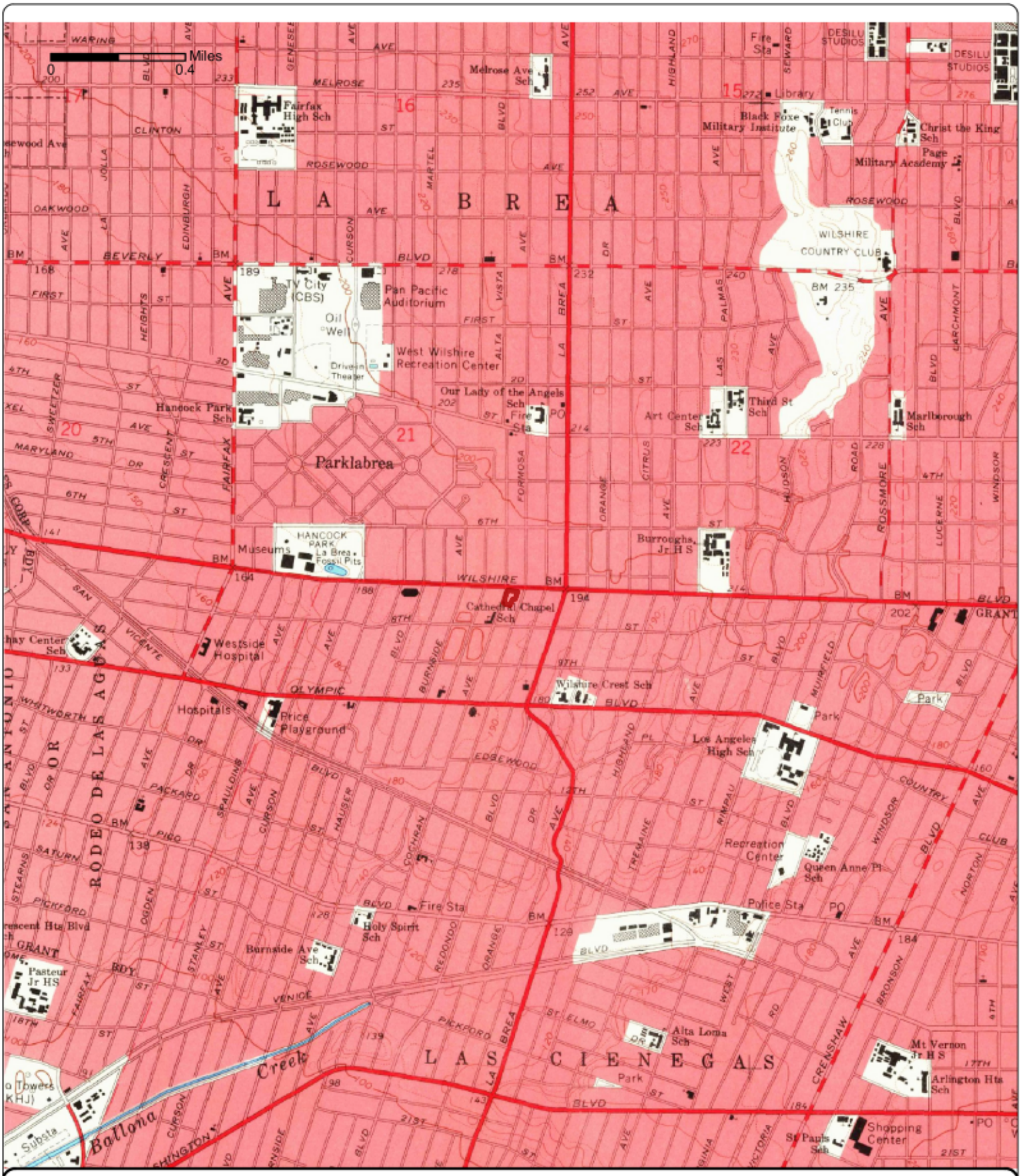
Project No. E19-7877

Site Name: Multi-Tenant Retail Properties,5358-5376 Wilshire Boulevard

Source: USGS 7.5 Minute Topographic Map

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Nova Group



Order No. 20191113244

1966

Quadrangle(s): Hollywood,CA

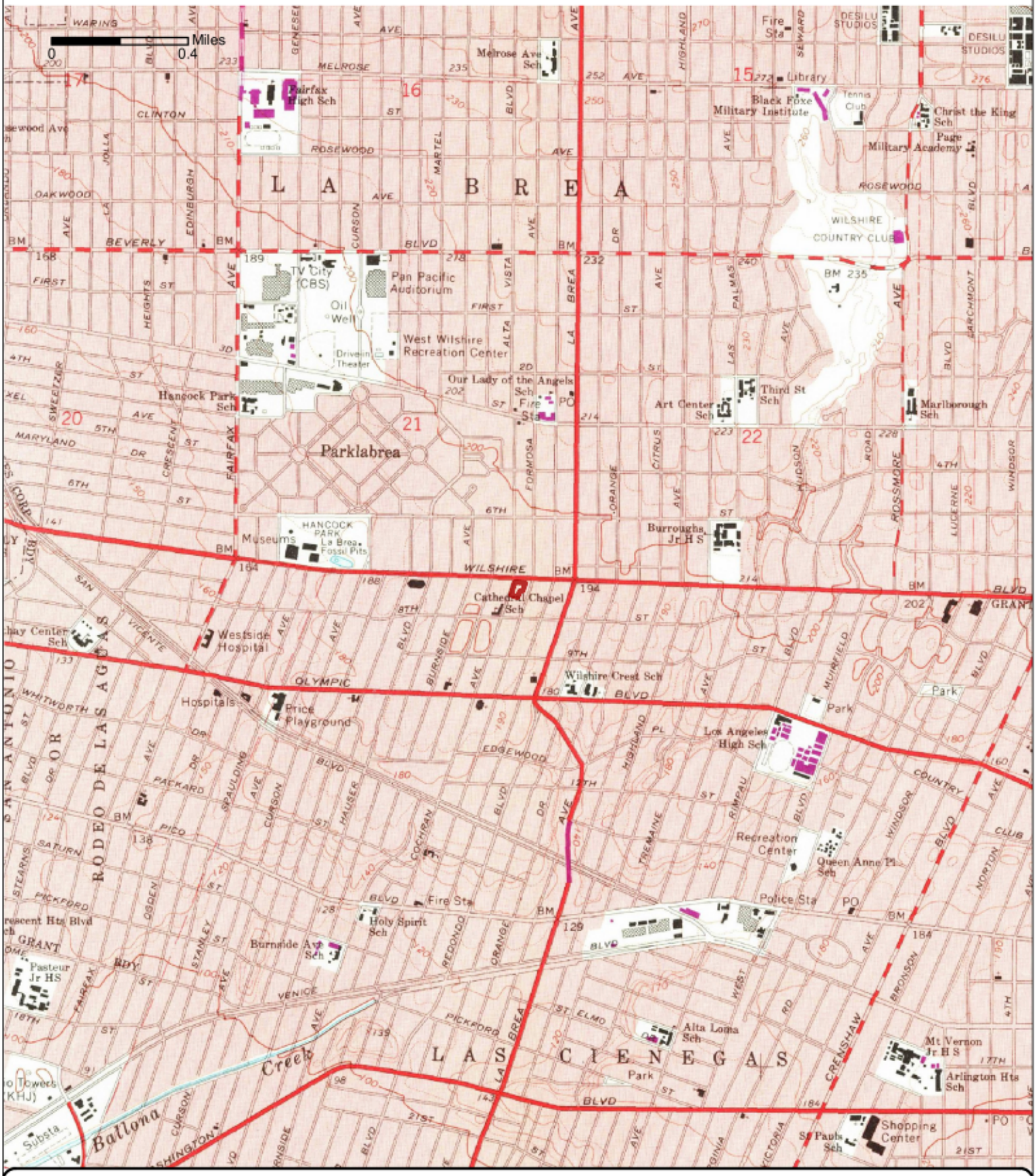
Project No. E19-7877

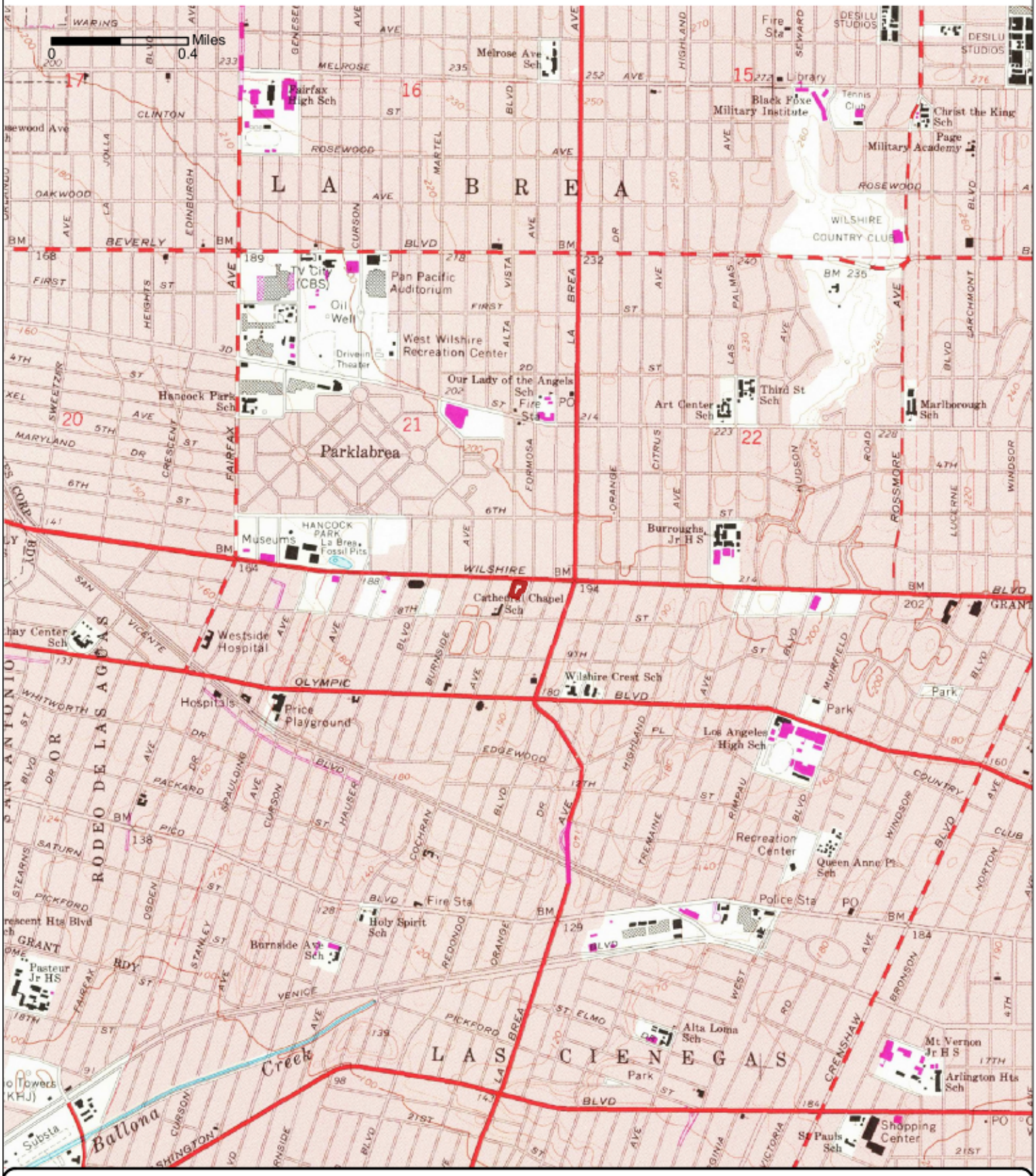
Site Name: Multi-Tenant Retail Properties,5358-5376 Wilshire Boulevard

Source: USGS 7.5 Minute Topographic Map

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Miles
0
0.4
LA BREA
LAS CIENEGAS
Parklabrea
WILSHIRE
OLYMPIC
BEVERLY
MELROSE
ROSEWOOD
CLINTON
OAKWOOD
MARYLAND
WARINGS
Fairfax High Sch
Melrose Ave Sch
Fire Sta
Library
Black Foxe Military Institute
Tennis Club
Christ the King Sch
Page Military Academy
WILSHIRE COUNTRY CLUB
BM 235
TV City (CBS)
Pan Pacific Auditorium
Oil Well
West Wilshire Recreation Center
Drive-in Theater
Our Lady of the Angels Sch
Hancock Park Sch
Art Center Sch
Third St Sch
Marlborough Sch
HANCOCK PARK
Museums
La Brea Fossil Pits
Burroughs Jr H S
Cathedral Chapel Sch
Westside Hospital
Hospitals
Price Playground
Wilshire Crest Sch
Park
Los Angeles High Sch
Recreation Center
Queen Anne Pl Sch
Police Sta
PO
Holy Spirit Sch
Burnside Ave Sch
Pasteur Jr HS
Alta Loma Sch
Mt Vernon Jr H S
Arlington Hts Sch
Shopping Center
St Pauls Sch
Baldwin Hills Crenshaw Plaza
Substa
Ballona Creek
RODEO DE LAS AGUAS
SAN ANTONIO
Order No. 20191113244
1972
Quadrangle(s): Hollywood,CA
Project No. E19-7877
Site Name: Multi-Tenant Retail Properties,5358-5376 Wilshire Boulevard
Source: USGS 7.5 Minute Topographic Map
N
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Order No. 20191113244

1981

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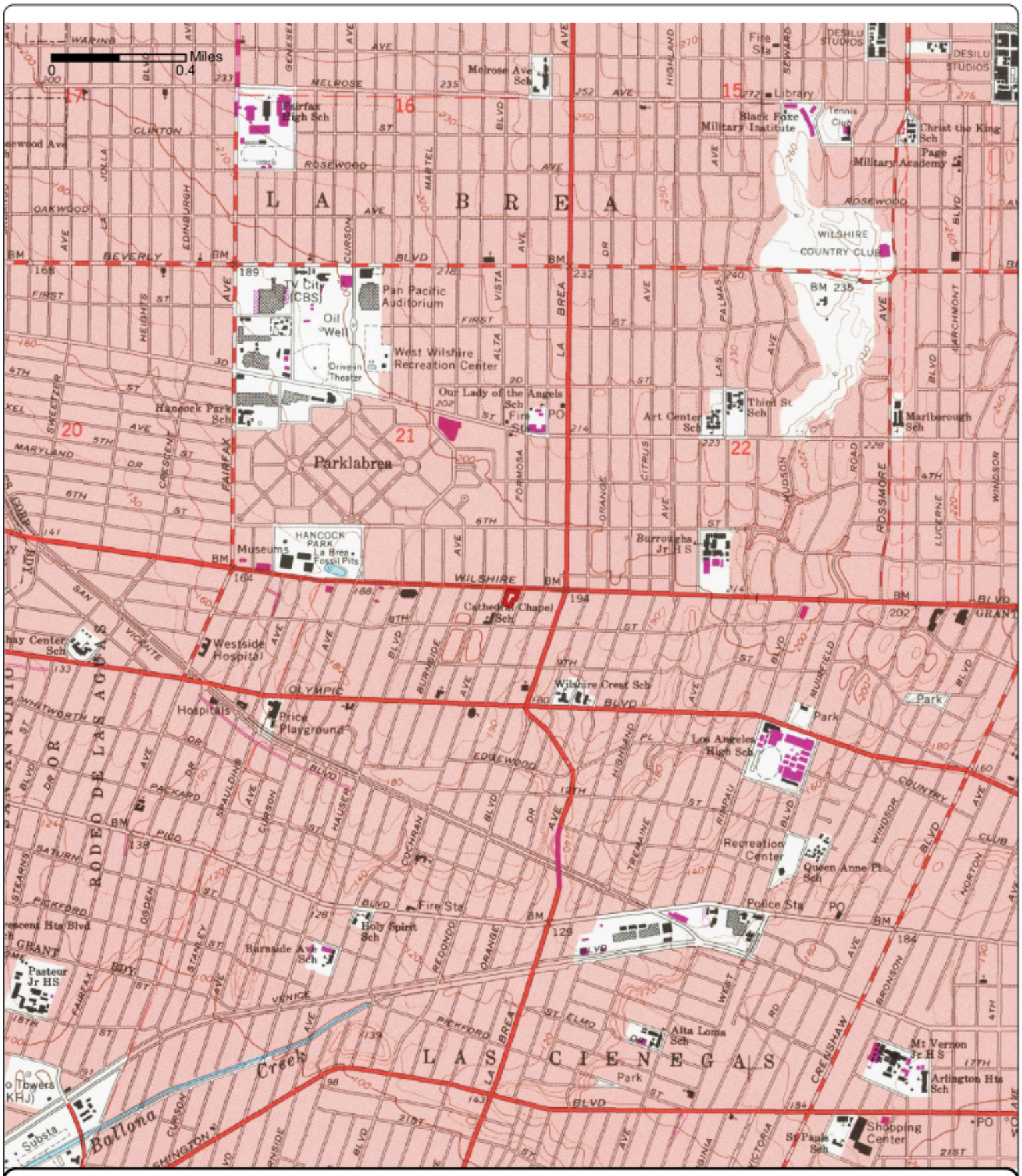
Project No. E19-7877

Site Name: Multi-Tenant Retail Properties,5358-5376 Wilshire Boulevard

Source: USGS 7.5 Minute Topographic Map

N

Nova Group



Order No. 20191113244

1991

Quadrangle(s): Hollywood,CA

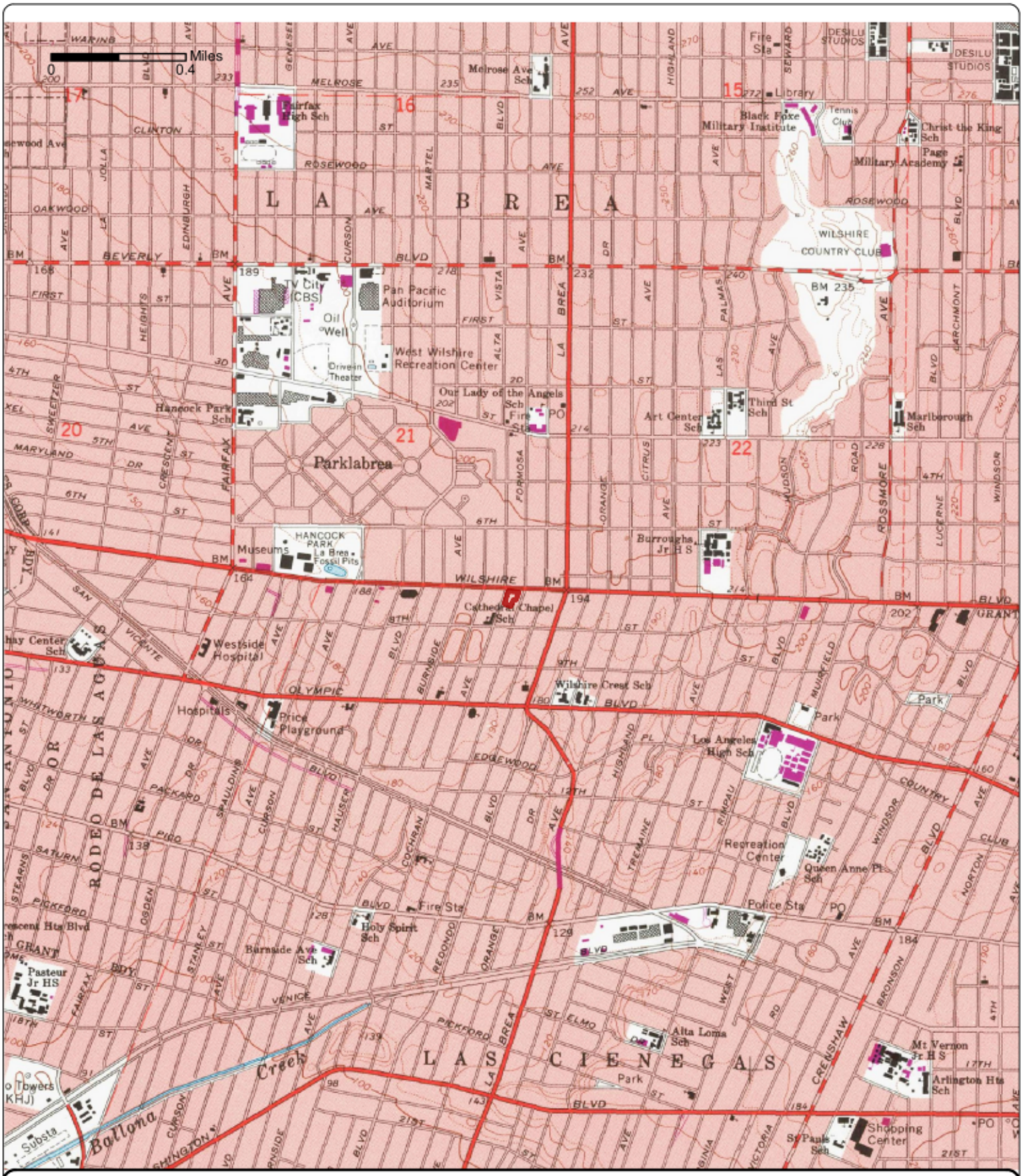
Project No. E19-7877

Site Name: Multi-Tenant Retail Properties,5358-5376 Wilshire Boulevard

Source: USGS 7.5 Minute Topographic Map

N

Nova Group



Order No. 20191113244

1991

Quadrangle(s): Hollywood,CA

Project No. E19-7877

Site Name: Multi-Tenant Retail Properties,5358-5376 Wilshire Boulevard

Source: USGS 7.5 Minute Topographic Map

N

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Order No. 20191113244

2015

Quadrangle(s): Hollywood,CA

Project No. E19-7877

Site Name: Multi-Tenant Retail Properties,5358-5376 Wilshire Boulevard

Source: USGS 7.5 Minute Topographic Map

N

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APPENDIX B-5: Title Search Records

NO DOCUMENTS HAVE BEEN ASSOCIATED WITH THIS APPENDIX

Nova Group

APPENDIX C-1: Regulatory Records - Mapped Database

ENVIRONMENTAL RISK INFORMATION SERVICES

DATABASE REPORT

Project Property:	*Multi-Tenant Retail Properties* *5358-5376 Wilshire Boulevard* *Los Angeles CA 90036*
Project No:	*E19-7877*
Report Type:	*Database Report*
Order No:	*20191113244*
Requested by:	*Nova Group, GBC*
Date Completed:	*November 15, 2019*

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Executive Summary

Property Information:

Project Property:		*Multi-Tenant Retail Properties* *5358-5376 Wilshire Boulevard Los Angeles CA 90036*
Project No:		*E19-7877*
Coordinates:		
	Latitude:	*34.061853*
	Longitude:	*-118.345985*
	UTM Northing:	*3,769,831.37*
	UTM Easting:	*375,787.11*
	UTM Zone:	*UTM Zone 11S*
Elevation:		*195 FT*

Order Information:

Order No:	*20191113244*
Date Requested:	*November 13, 2019*
Requested by:	*Nova Group, GBC*
Report Type:	*Database Report*

Historicals/Products:

Aerial Photographs	*Historical Aerials Photographs*
City Directory Search	*CD - 2 Street Search*
ERIS Xplorer	*ERIS Xplorer*
Excel Add-On	*Excel Add-On*
Fire Insurance Maps	*US Fire Insurance Maps*
Topographic Map	*Topographic Maps*

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Standard Environmental Records								
Federal								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	.5	0	0	0	0	-	0
SEMS	Y	.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	.5	0	0	0	0	-	0
ODI	Y	.5	0	0	0	0	-	0
CERCLIS	Y	.5	0	0	0	0	-	0
IODI	Y	.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	.5	0	**3**	**1**	**9**	-	**13**
RCRA LQG	Y	.25	0	**1**	**2**	-	-	**3**
RCRA SQG	Y	.25	0	**2**	**4**	-	-	**6**
RCRA CESQG	Y	.25	0	0	0	-	-	0
RCRA NON GEN	Y	.25	0	**9**	**10**	-	-	**19**
FED ENG	Y	.5	0	0	0	0	-	0
FED INST	Y	.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	.5	0	0	0	0	-	0
FEMA UST	Y	.25	0	0	0	-	-	0
REFN	Y	.25	0	0	0	-	-	0
BULK TERMINAL	Y	.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
State								
RESPONSE	Y	1	0	0	0	0	0	0
ENVIROSTOR	Y	1	0	0	**1**	**3**	**3**	**7**
DELISTED ENVS	Y	1	0	0	0	0	0	0
SWF/LF	Y	.5	0	0	0	0	-	0
HWP	Y	1	0	0	0	0	0	0
SWAT	Y	.5	0	0	0	0	-	0
LDS	Y	.5	0	0	0	0	-	0
LUST	Y	.5	0	0	**5**	**9**	-	**14**
DELISTED LST	Y	.5	0	0	0	0	-	0
SWRCB SWF	Y	.5	0	0	0	0	-	0
UST	Y	.25	0	**1**	**1**	-	-	**2**
UST CLOSURE	Y	.5	0	0	0	0	-	0
HHSS	Y	.25	0	**1**	**5**	-	-	**6**
AST	Y	.25	0	0	**1**	-	-	**1**
DELISTED TNK	Y	.25	0	0	**3**	-	-	**3**
CERS TANK	Y	.25	0	**2**	**2**	-	-	**4**
LUR	Y	.5	0	0	0	0	-	0
HLUR	Y	.5	0	0	0	0	-	0
DEED	Y	.5	0	0	0	0	-	0
VCP	Y	.5	0	0	0	**1**	-	**1**
CLEANUP SITES	Y	.5	0	**1**	**1**	**3**	-	**5**
DELISTED COUNTY	Y	.25	0	0	0	-	-	0
DELISTED CTNK	Y	.25	0	0	0	-	-	0
HIST TANK	Y	.25	0	**1**	**5**	-	-	**6**
Tribal								
INDIAN LUST	Y	.5	0	0	0	0	-	0
INDIAN UST	Y	.25	0	0	0	-	-	0
DELISTED ILST	Y	.5	0	0	0	0	-	0
DELISTED IUST	Y	.25	0	0	0	-	-	0
County								
BURBANK CUPA	Y	.25	0	0	0	-	-	0
UST ELSEGUNDO	Y	.25	0	0	0	-	-	0
UST SANTAFESP	Y	.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
SANTAMON AST	Y	.25	0	0	0	-	-	0
SANTAMON CUPA	Y	.25	0	0	0	-	-	0
UST SANTA MONICA	Y	.25	0	0	0	-	-	0
UST TORRANCE	Y	.25	0	0	0	-	-	0
VERNON CUPA	Y	.25	0	0	0	-	-	0
UST VERNON	Y	.25	0	0	0	-	-	0
LA HMS	Y	.25	0	0	0	-	-	0
UST LONGB	Y	.25	0	0	0	-	-	0
LA SWF	Y	.5	0	0	0	0	-	0
UST LA CITY	Y	.25	0	**4**	**4**	-	-	**8**
AST LA CITY	Y	.25	0	0	**1**	-	-	**1**
LA CITY HAZMAT	Y	.125	**2**	**12**	-	-	-	**14**

Additional Environmental Records

Federal

PFAS NPL	Y	.5	0	0	0	0	-	0
FINDS/FRS	Y	PO	**1**	**2**	-	-	-	**3**
TRIS	Y	PO	0	-	-	-	-	0
PFAS TRI	Y	.5	0	0	0	0	-	0
HMIRS	Y	.125	0	0	-	-	-	0
NCDL	Y	.125	0	0	-	-	-	0
TSCA	Y	.125	0	0	-	-	-	0
HIST TSCA	Y	.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	.25	0	0	0	-	-	0
DELISTED FED DRY	Y	.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	.25	0	0	0	-	-	0
ALT FUELS	Y	.25	0	**1**	**2**	-	-	**3**
SSTS	Y	.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
PCB	Y	.5	0	0	0	0	-	0
State								
DRYCLEANERS	Y	.25	0	**3**	**5**	-	-	**8**
DELISTED DRYCLEANERS	Y	.25	0	0	0	-	-	0
DRYC GRANT	Y	.25	0	0	0	-	-	0
PFAS	Y	.5	0	0	0	0	-	0
PFAS GW	Y	.5	0	0	0	0	-	0
HWSS CLEANUP	Y	.5	0	0	0	0	-	0
DTSC HWF	Y	.5	0	0	0	0	-	0
INSP COMP ENF	Y	1	0	0	0	0	0	0
SCH	Y	1	0	0	0	0	**2**	**2**
CHMIRS	Y	PO	0	-	-	-	-	0
HAZNET	Y	PO	0	**1**	-	-	-	**1**
HIST CHMIRS	Y	PO	0	-	-	-	-	0
HIST MANIFEST	Y	PO	0	-	-	-	-	0
HIST CORTESE	Y	.5	0	0	0	0	-	0
CDO/CAO	Y	.5	0	0	0	0	-	0
CERS HAZ	Y	.125	**1**	**4**	-	-	-	**5**
DELISTED HAZ	Y	.5	0	0	0	**2**	-	**2**
GEOTRACKER	Y	.125	0	0	-	-	-	0
WASTE DISCHG	Y	.25	0	0	0	-	-	0
EMISSIONS	Y	.25	0	**6**	**5**	-	-	**11**
CDL	Y	.125	0	0	-	-	-	0
Tribal	***No Tribal additional environmental record sources available for this State.***							
County								
LA SML	Y	.5	0	0	**1**	0	-	**1**
SANTAMON HAZ	Y	.125	0	0	-	-	-	0
SANTAMON HW	Y	.125	0	0	-	-	-	0
Total:			***4***	***54***	***59***	***27***	***5***	***149***

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

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	CERS HAZ	Verizon Wireless: Cloverdale	5371 WILSHIRE BOULEVARD, SUITE 202 LOS ANGELES CA 90036	-	0.00 / 0.00	0	42
1	FINDS/FRS	VERIZON WIRELESS: CLOVERDALE	5371 WILSHIRE BOULEVARDNA SUITE 202 LOS ANGELES CA 90036	-	0.00 / 0.00	0	43
1	LA CITY HAZMAT	VERIZON WIRELESS	5371 W WILSHIRE BLVD SU 202 LOS ANGELES CA 90036	-	0.00 / 0.00	0	44
2	LA CITY HAZMAT	MIRACLE MILE CHIROPRACTIC GROUP	5365 W WILSHIRE BLVD LOS ANGELES CA 90036	-	0.00 / 0.00	0	44

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
3	FINDS/FRS	CITY OF LA GENERAL SERVICES	735 S CLOVERDALE AVE LOS ANGELES CA 900360000	WSW	0.01 / 33.79	0	44
3	FINDS/FRS	LA GAY LESBIAN SVC CTR 3	735 S CLOVERDALE AVE LOS ANGELES CA 90036	WSW	0.01 / 33.79	0	45
3	HAZNET	CITY OF LA GENERAL SERVICES	735 S CLOVERDALE AVE LOS ANGELES CA 900360000	WSW	0.01 / 33.79	0	45
4	RCRA NON GEN	CITY OF LA GENERAL SERVICES	735 S CLOVERDALE AVE LOS ANGELES CA 90036-0000 ***EPA Handler ID:*** CAD981986433	SW	0.02 / 131.40	0	46
4	RCRA TSD	CITY OF LA GENERAL SERVICES	735 S CLOVERDALE AVE LOS ANGELES CA 90036-0000 ***EPA Handler ID:*** CAD981986433	SW	0.02 / 131.40	0	47
5	DRYCLEANERS	CLOVERDALE CLEANERS	682 CLOVERDALE LOS ANGELES CA 900360000	N	0.03 / 163.01	2	49
5	DRYCLEANERS	DBA NEW IMAGE CLEANERS	682 S CLOVERDALE LOS ANGELES CA 90036	N	0.03 / 163.01	2	49
5	EMISSIONS	CLOVERDALE CLEANERS, YAKOV MAL	682 S. CLOVERDALE LOS ANGELES CA 90036	N	0.03 / 163.01	2	49
5	LA CITY HAZMAT	CLOVERDALE CLEANERS	682 S CLOVERDALE AVE LOS ANGELES CA 90036	N	0.03 / 163.01	2	50
5	RCRA NON GEN	DBA NEW IMAGE CLEANERS	682 S CLOVERDALE LOS ANGELES CA 90036 ***EPA Handler ID:*** CAL000432795	N	0.03 / 163.01	2	50
6	CERS HAZ	Staples the Office Superstore #0128	5407 WILSHIRE BLVD LOS ANGELES CA 90036	NW	0.03 / 164.59	1	51
6	RCRA NON GEN	STAPLES THE OFFICE SUPERSTORE EAST INC STORE 0128	5407 WILSHIRE BLVD LOS ANGELES CA 90036	NW	0.03 / 164.59	1	53

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			EPA Handler ID: CAL000390766				
7	LA CITY HAZMAT	WILSHIRE BEAUTY SUPPLY	5401 W WILSHIRE BLVD LOS ANGELES CA 90036	NNW	0.03 / 177.38	2	54
8	CERS HAZ	Verizon Wireless: Wilshire Hub West	5455 WILSHIRE BOULEVARD LOS ANGELES CA 90036	WNW	0.07 / 376.70	1	54
8	RCRA NON GEN	MIRACLE MILE COMPREHENSIVE DENTAL CENTER	5455 WILSHIRE BLVD STE 850 LOS ANGELES CA 90036 ***EPA Handler ID:*** CAL000395279	WNW	0.07 / 376.70	1	56
8	RCRA SQG	MOORE WHITE MEDICAL GRP	5455 WILSHIRE BLVD NO 800 LOS ANGELES CA 90036 ***EPA Handler ID:*** CAD983624610	WNW	0.07 / 376.70	1	57
9	RCRA NON GEN	FRED LEEDS PROPERTIES	740 S COCHRAN AVE #407 LOS ANGELES CA 90036 ***EPA Handler ID:*** CAC003023386	WSW	0.08 / 404.57	2	58
10	LA CITY HAZMAT	KEEN PRINTERS / HIGHLAND GRAPHICS	5307 W 8TH ST LOS ANGELES CA 90036	SSE	0.08 / 410.73	-3	59
11	LA CITY HAZMAT	VERIZON WIRELESS: WILSHIRE HUB WEST	5455 W WILSHIRE BLVD LOS ANGELES CA 90036	WNW	0.08 / 423.46	1	59
12	CERS TANK	La Brea Yard (Westside Subway Project)	711 S LA BREA AVE LOS ANGELES CA 90036 ***Site ID:*** 359199	E	0.08 / 428.67	1	59
12	RCRA NON GEN	SKANSKA USA CIVIL SKANSKA TRAYLOR SHEA JOINT VENTURE	711 S LA BREA AVE LOS ANGELES CA 90036-4208 ***EPA Handler ID:*** CAL000412019	E	0.08 / 428.67	1	61
13	LA CITY HAZMAT	ALDUS TYPE STUDIO LTD	731 S LA BREA AVE LOS ANGELES CA 90036	ESE	0.08 / 429.71	0	62
14	DRYCLEANERS	AA CUSTOM CLEANERS	732 S LA BREA AVE LOS ANGELES CA 900100000	ESE	0.08 / 448.69	0	62
14	EMISSIONS	AA CUSTOM CLEANERS	732 S LA BREA AVE LOS ANGELES CA 90036	ESE	0.08 / 448.69	0	62

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
14	RCRA SQG	AA CUSTOM CLEANERS	732 S LA BREA AVE LOS ANGELES CA 90010 ***EPA Handler ID:*** CAD981617368	ESE	0.08 / 448.69	0	63
15	LA CITY HAZMAT	ADTEC BUSINESS MACHINES SPECIALISTS	737 S LA BREA AVE LOS ANGELES CA 90046	SE	0.09 / 469.37	-2	64
16	CERS HAZ	AMERIPROS BODY SHOP	747 S LA BREA AVE LOS ANGELES CA 90036	SE	0.09 / 485.66	-2	64
16	EMISSIONS	FRANK SANDERS OLDSMOBILE	747 S LA BREA AV LOS ANGELES CA 90036	SE	0.09 / 485.66	-2	72
16	EMISSIONS	JOARIG CORP/ AMERIPROS AUTO BODY	747 S LA BREA LOS ANGELES CA 90036	SE	0.09 / 485.66	-2	73
16	LA CITY HAZMAT	AMERIPROS BODY SHOP	747 S LA BREA AVE LOS ANGELES CA 90036	SE	0.09 / 485.66	-2	73
17	CLEANUP SITES	BRE 5220 WILSHIRE	5220 WILSHIRE BLVD LOS ANGELES CA 90036 ***Site Facility Type*** **|** ***Status:*** CLEANUP PROGRAM SITE | COMPLETED - CASE CLOSED	E	0.10 / 546.21	1	73
18	CERS HAZ	WALGREENS #6516	5467 WILSHIRE BLVD LOS ANGELES CA 90036	WNW	0.10 / 553.77	2	82
18	LA CITY HAZMAT	WALGREENS #6516	5467 WILSHIRE BLVD LOS ANGELES CA 90036	WNW	0.10 / 553.77	2	87
18	RCRA LQG	WALGREENS #6516	5467 WILSHIRE BLVD LOS ANGELES CA 90036 ***EPA Handler ID:*** CAL000323484	WNW	0.10 / 553.77	2	88
19	CERS TANK	AT&T California - H4100	666 S LA BREA AVE LOS ANGELES CA 90036 ***Site ID:*** 434499	ENE	0.11 / 562.10	4	91
19	EMISSIONS	PACIFIC BELL	666 S LA BREA AV LOS ANGELES CA 91105	ENE	0.11 / 562.10	4	97
19	HHSS	PACIFIC BELL (H4-100)	666 LA BREA LOS ANGELES CA 90036	ENE	0.11 / 562.10	4	98

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
19	LA CITY HAZMAT	AT&T - H4100	666 S LA BREA AVE LOS ANGELES CA 90036	ENE	0.11 / 562.10	4	98
19	HIST TANK	PACIFIC BELL (H4-100)	666 LA BREA LOS ANGELES CA	ENE	0.11 / 562.10	4	98
19	RCRA NON GEN	PACIFIC BELL TELEPHONE CO DBA AT&T CALIF	666 S LA BREA AVE LOS ANGELES CA 90036-3522 ***EPA Handler ID:*** CAT080022775	ENE	0.11 / 562.10	4	98
19	RCRA TSD	PACIFIC BELL TELEPHONE CO DBA AT&T CALIF	666 S LA BREA AVE LOS ANGELES CA 90036-3522 ***EPA Handler ID:*** CAT080022775	ENE	0.11 / 562.10	4	100
19	UST LA CITY	AT&T - H4100	666 S LA BREA AVE LOS ANGELES CA 90036	ENE	0.11 / 562.10	4	101
20	LA CITY HAZMAT	LA BREA FIRESTONE	800 S LA BREA AVE LOS ANGELES CA 90038	SE	0.11 / 562.83	-4	101
20	RCRA NON GEN	BRIDGESTONE RETAIL OPERATIONS LLC 267357	800 S LA BREA AVE LOS ANGELES CA 90036 ***EPA Handler ID:*** CAL000411165	SE	0.11 / 562.83	-4	101
20	RCRA NON GEN	FIRESTONS LA BREA	800 S. LA BREA AVE. LOS ANGELES CA 90036 ***EPA Handler ID:*** CAC003012194	SE	0.11 / 562.83	-4	102
20	RCRA TSD	FIRESTONS LA BREA	800 S. LA BREA AVE. LOS ANGELES CA 90036 ***EPA Handler ID:*** CAC003012194	SE	0.11 / 562.83	-4	104
20	UST LA CITY	8TH & LA BREA FIRESTONE	800 S LA BREA AVE LOS ANGELES CA 90038	SE	0.11 / 562.83	-4	105
20	UST LA CITY	LA BREA FIRESTONE	800 S LA BREA AVE LOS ANGELES CA 90038	SE	0.11 / 562.83	-4	105
21	LA CITY HAZMAT	FORMER SOUTHWEST SAVINGS	5220 W WILSHIRE BLVD LOS ANGELES CA 90036	ESE	0.11 / 563.05	0	105
21	UST LA CITY	FORMER SOUTHWEST SAVINGS	5220 W WILSHIRE BLVD LOS ANGELES CA 90036	ESE	0.11 / 563.05	0	105

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
22	EMISSIONS	LUXURY CARS	803 S. LABREA LOS ANGELES CA 90036	SSE	0.11 / 563.57	-4	105
22	LA CITY HAZMAT	HARRY'S LUXURY CARS	803 S LA BREA AVE LOS ANGELES CA 90036	SSE	0.11 / 563.57	-4	106
23	UST	AT&T California - H4100	666 S La Brea Ave Los Angeles CA 90036 ***Facility ID:*** FA0017483	NE	0.11 / 585.80	5	106
24	ALT FUELS	ESSEX	5200 Wilshire Blvd Los Angeles CA 90036	E	0.13 / 660.24	2	106
25	RCRA LQG	MANHOLE 025	647 SOUTH LA BREA LOS ANGELES CA 90036 ***EPA Handler ID:*** CAC002616481	NE	0.13 / 686.25	5	106
26	RCRA NON GEN	ENVIRONMENTAL SALVAGE LTD	5225 WILSHIRE BLVD LOS ANGELES CA 90036 ***EPA Handler ID:*** CAD981569510	E	0.13 / 697.38	3	108
27	RCRA NON GEN	MOSS & COMPANY PROPERTY MANAGEMENT	618 SOUTH DETROIT STREET, UNIT 107 LOS ANGELES CA 90036 ***EPA Handler ID:*** CAC002998746	NNE	0.14 / 762.21	6	109
28	LA SML	FUNK BROS - THE POINT ON LA BREA	843 LA BREA AVE LOS ANGELES CA 90038	SSE	0.15 / 784.18	-8	110
29	AST LA CITY	BEVERLY HILLS BMW (SERVICE/PARTS)	5151 W WILSHIRE BLVD LOS ANGELES CA 90036 ***Facility ID | Tank Status:*** FA0025761 | Active	ENE	0.17 / 883.76	5	110
29	UST LA CITY	BEVERLY HILLS BMW (SERVICE/PARTS)	5151 W WILSHIRE BLVD LOS ANGELES CA 90036	ENE	0.17 / 883.76	5	110
30	DELISTED TNK	EXPERT CAR WASH	900 S LA BREA AVE LOS ANGELES CA 90036	SE	0.17 / 901.91	-10	110
31	RCRA SQG	CHARACTERS & COLOR	619 SO LA BREA AVE LOS ANGELES CA 90036 ***EPA Handler ID:*** CAD981432370	NE	0.18 / 932.51	6	110
32	AST		5151 WILSHIRE BLVD LOS ANGELES CA 90036	E	0.19 / 981.48	4	111

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
32	CERS TANK	Beverly Hills BMW (Service/Parts building)	5151 WILSHIRE BLVD LOS ANGELES CA 90036	E	0.19 / 981.48	4	112
			Site ID: 12058				
32	EMISSIONS	LOU EHLERS CADILLAC	5151 WILSHIRE BLVD. LOS ANGELES CA 90036	E	0.19 / 981.48	4	137
32	EMISSIONS	WEST COAST ALL-PRO	5151 WILSHIRE LOS ANGELES CA 90036	E	0.19 / 981.48	4	139
32	HHSS	LOU EHLERS CADILLAC	5151 WILSHIRE BOULEVARD LOS ANGELES CA 90036	E	0.19 / 981.48	4	140
32	HIST TANK	LOU EHLERS CADILLAC	5151 WILSHIRE BOULEVARD LOS ANGELES CA	E	0.19 / 981.48	4	140
32	RCRA NON GEN	FAA BEVERLY HILLS INC DBA BEVERLY HILLS BMW	5151 WILSHIRE BLVD LOS ANGELES CA 90036	E	0.19 / 981.48	4	140
			EPA Handler ID: CAL000365834				
32	RCRA NON GEN	WEST COAST ALLPRO	5151 WILSHIRE AVE LOS ANGELES CA 90036	E	0.19 / 981.48	4	141
			EPA Handler ID: CAL000420368				
32	RCRA SQG	LOU EHLERS CADILLAC	5151 WILSHIRE BLVD LOS ANGELES CA 90036	E	0.19 / 981.48	4	142
			EPA Handler ID: CAD981462690				
33	DELISTED TNK	MIKE REZAIAN & MEHDI AKBARI	5301 W OLYMPIC BLVD LOS ANGELES CA 90036	SSE	0.19 / 984.38	-10	144
34	UST LA CITY	LOU EHLERS CADILLAC	5151 W CARLING WY LOS ANGELES CA 90036	ENE	0.19 / 1,005.47	7	144
35	LUST	EXPERT CAR WASH	900 LA BREA AVE . S. LOS ANGELES CA 90036	S	0.19 / 1,007.08	-8	144
			Global ID | Status | Status Date: T0603761730 | COMPLETED - CASE CLOSED | 2012-01-10 00:00:00				
36	LUST	76 STATION #251116	5436 6TH STREET LOS ANGELES CA 90036	NNE	0.19 / 1,025.94	7	158
			Global ID | Status | Status Date: T10000000379 | COMPLETED - CASE CLOSED | 2016-07-05 00:00:00				
37	DRYCLEANERS	MIRACLE 1 HOUR CLEANERS	5170 WILSHIRE BLVD LOS ANGELES CA 900360000	E	0.19 / 1,027.63	5	176

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
37	DRYCLEANERS	BUDGET CLEANERS	5170 WILSHIRE BLVD LOS ANGELES CA 900360000	E	0.19 / 1,027.63	5	176
37	DRYCLEANERS	MIRACLE 1 HOUR CLEANERS	5170 WILSHIRE BLVD LOS ANGELES CA 900360000	E	0.19 / 1,027.63	5	176
37	DRYCLEANERS	MIRACLE CLEANERS	5170 WILSHIRE BLVD LOS ANGELES CA 900360000	E	0.19 / 1,027.63	5	177
37	DRYCLEANERS	MIRACLE CLEANERS CO	5170 WILSHIRE BLVD LOS ANGELES CA 900360000	E	0.19 / 1,027.63	5	177
37	EMISSIONS	MIRACLE CLEANERS	5170 WILSHIRE BL LOS ANGELES CA 90036	E	0.19 / 1,027.63	5	177
37	RCRA SQG	BUDGET CLEANERS	5170 WILSHIRE BLVD LOS ANGELES CA 90036 ***EPA Handler ID:*** CAD982323719	E	0.19 / 1,027.63	5	178
38	CLEANUP SITES	KCOP PRODUCTION STUDIO (FORMER)	915 LA BREA AVE LOS ANGELES CA ***Site Facility Type*** **|** ***Status:*** CLEANUP PROGRAM SITE	COMPLETED - CASE CLOSED	S	0.20 / 1,053.69	-8	179
39	ALT FUELS	5550 Wilshire by Windsor	5550 Wilshire Blvd Los Angeles CA 90036	W	0.20 / 1,056.87	3	184
40	RCRA NON GEN	INTEGRATIVE OPTHALMOLOGY FOR PETS	5162 WILSHIRE BLVD LOS ANGELES CA 90036 ***EPA Handler ID:*** CAL000447548	E	0.20 / 1,056.96	5	185
41	CERS TANK	MIRACLE MILE 76	5436 W 6TH ST LOS ANGELES CA 90036 ***Site ID:*** 49346	NNE	0.20 / 1,064.79	7	186
41	EMISSIONS	MEYMARIAN BROTHERS INC. DBA MIRACLE MILE	5436 W 6TH ST LOS ANGELES CA 90036	NNE	0.20 / 1,064.79	7	193
41	HHSS	UNION OIL SERVICE STATION 111	5436 WEST SIXTH STREET LOS ANGELES CA 90036	NNE	0.20 / 1,064.79	7	193
41	HHSS	SERVICE STATION 1116	5436 W 6TH ST LOS ANGELES CA 90036	NNE	0.20 / 1,064.79	7	193

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
41	HIST TANK	SERVICE STATION 1116	5436 W 6TH ST LOS ANGELES CA	NNE	0.20 / 1,064.79	7	193
41	HIST TANK	UNION OIL SERVICE STATION #111	5436 WEST SIXTH STREET LOS ANGELES CA	NNE	0.20 / 1,064.79	7	194
41	RCRA NON GEN	MEYMARIAN BROTHERS INC DBA MIRACLE MILE 76	5436 W 6TH ST LOS ANGELES CA 90036-4105 ***EPA Handler ID:*** CAL000347911	NNE	0.20 / 1,064.79	7	194
41	UST LA CITY	MIRACLE MILE 76	5436 W 6TH ST LOS ANGELES CA 90036	NNE	0.20 / 1,064.79	7	195
42	UST	MIRACLE MILE 76	5436 W 6TH ST LOS ANGELES CA 90036	NNE	0.20 / 1,070.76	7	195
43	HHSS	METROPOLITAN CAR WASH	900 SO. LA BREA LOS ANGELES CA 90036	S	0.20 / 1,077.70	-9	195
43	HIST TANK	METROPOLITAN CAR WASH	900 SO. LA BREA LOS ANGELES CA	S	0.20 / 1,077.70	-9	195
43	HIST TANK	METROPOLITAN CAR WASH	900 S. LA BREA LOS ANGELES CA	S	0.20 / 1,077.70	-9	196
43	UST LA CITY	EXPERT CAR WASH	900 S LA BREA AVE LOS ANGELES CA 90036	S	0.20 / 1,077.70	-9	196
44	LUST	TOSCO S.S. #1116	5436 6TH ST W LOS ANGELES CA 90036 ***Global ID | Status | Status Date:*** T0603700902 | COMPLETED - CASE CLOSED | 2000-05-05 00:00:00	NNE	0.20 / 1,081.28	7	196
45	RCRA NON GEN	LYNN CRURCHUY	652 S BURNSIDE AVE. LOS ANGELES CA 90036 ***EPA Handler ID:*** CAC002990572	WNW	0.21 / 1,091.79	2	198
46	RCRA NON GEN	SMART & FINAL #371	5555 WILSHIRE BLVD LOS ANGELES CA 90036 ***EPA Handler ID:*** CAL000379476	W	0.21 / 1,096.02	2	199
47	LUST	LOU EHLERS CADILLAC	5151 WILSHIRE BLVD PARK LA BREA CA 90036	E	0.21 / 1,120.58	6	200

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			***Global ID	Status	Status Date:*** T0603700882	COMPLETED - CASE CLOSED	1996-08-22 00:00:00				
48	RCRA NON GEN	812 S ORANGE LLC	812 S ORANGE DR LOS ANGELES CA 90036 ***EPA Handler ID:*** CAC003000003	ESE	0.21 / 1,128.81	-4	202
49	HHSS	METROPOLITAN CAR WASH	900 S. LA BHEA LOS ANGELES CA 90036	SSE	0.22 / 1,167.23	-11	203
50	LUST	MOLE-RICHARDSON COMPANY	926 LA BREA AVE PARK LA BREA CA 90036 ***Global ID	Status	Status Date:*** T0603700890	COMPLETED - CASE CLOSED	1996-07-30 00:00:00	S	0.22 / 1,185.35	-12	203
51	ENVIROSTOR	LIZ'S ANTIQUE HARDWARE	453 S LA BREA AVENUE LOS ANGELES CA 90036 ***Estor/EPA ID	Cleanup Status:*** 60001631	NO FURTHER ACTION AS OF 5/15/2012	NNE	0.23 / 1,214.00	8	205
52	RCRA SQG	RITE AID NO 6211	5575 WILSHIRE BLVD LOS ANGELES CA 90036-3808 ***EPA Handler ID:*** CAR000250746	W	0.23 / 1,218.94	2	206
53	EMISSIONS	LOS ALTOS CLEANERS	453 S LA BREA LOS ANGELES CA 90036	NNE	0.24 / 1,245.68	8	212
54	RCRA NON GEN	HPG	616 S BURNSIDE AVE LOS ANGELES CA 90036 ***EPA Handler ID:*** CAC003017911	NW	0.24 / 1,253.34	3	213
54	RCRA TSD	HPG	616 S BURNSIDE AVE LOS ANGELES CA 90036 ***EPA Handler ID:*** CAC003017911	NW	0.24 / 1,253.34	3	214
55	DELISTED TNK	PACIFIC BELL (H4-100)	666 S LA BREA AVE LOS ANGELES CA 90036	NE	0.24 / 1,272.86	8	215
56	RCRA LQG	AVALON WILSHIRE	5115 WILSHIRE BLVD LOS ANGELES CA 90036 ***EPA Handler ID:*** CAR000164145	E	0.25 / 1,302.92	6	215
57	ALT FUELS	MANSFIELD	5100 Wilshire Blvd Los Angeles CA 90036	E	0.25 / 1,305.78	2	217
58	LUST	CARNATION OFFICE (FORMER)	5115 WILSHIRE BLVD PARK LA BREA CA 90036 ***Global ID	Status	Status Date:*** T0603700897	COMPLETED - CASE CLOSED	1996-07-31 00:00:00	E	0.26 / 1,368.87	6	217
59	LUST	UNOCAL #1074	5301 OLYMPIC BLVD W PARK LA BREA CA 90036	S	0.29 / 1,541.67	-13	219

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			***Global ID	Status	Status Date:*** T0603700894	COMPLETED - CASE CLOSED	1997-06-12 00:00:00				
60	LUST	LOU EHLERS CADILLAC (FORMER)	5050-5070 WILSHIRE BLVD LOS ANGELES CA 90036	E	0.30 / 1,600.14	2	221
			***Global ID	Status	Status Date:*** T10000000665	COMPLETED - CASE CLOSED	2009-12-21 00:00:00				
61	CLEANUP SITES	CHANNEL GATEWAY PROJECT	1092 PRINCETON DR LOS ANGELES CA 90036	W	0.31 / 1,649.22	0	224
			***Site Facility Type	Status:*** CLEANUP PROGRAM SITE	COMPLETED - CASE CLOSED				
62	ENVIROSTOR	LA BREA AVENUE MOTORS - 401 S. LA BREA PROPERTY	401 SOUTH LA BREA AVENUE LA BREA CA 90036	NNE	0.32 / 1,712.26	13	225
			***Estor/EPA ID	Cleanup Status:*** 60001610	NO FURTHER ACTION AS OF 4/3/2012				
63	RCRA TSD	LAUSD/WILSHIRE CREST ELEMENTARY SCHOOL	5241 W OLYMPIC BLVD LOS ANGELES CA 90036-0000 ***EPA Handler ID:*** CAR000198457	SSE	0.33 / 1,724.45	-16	227
64	LUST	VACANT BUILDING	400 LA BREA AVE. LOS ANGELES CA 90036	NNE	0.34 / 1,787.90	14	228
			***Global ID	Status	Status Date:*** T0603705714	COMPLETED - CASE CLOSED	2008-09-29 00:00:00				
65	DELISTED HAZ	Beverly Hills BMW (Sales)	5070 WILSHIRE BLVD LOS ANGELES CA 90036	E	0.34 / 1,801.10	-1	234
66	RCRA TSD	5670 WILSHIRE OWNER LLC	5670 WILSHIRE BLVD. LOS ANGELES CA 90036 ***EPA Handler ID:*** CAC003013191	W	0.35 / 1,835.97	-1	234
67	ENVIROSTOR	LA BREA AVENUE MOTORS - 359 S. LA BREA PROPERTY	359 SOUTH LA BREA AVENUE LA BREA CA 90036	NNE	0.35 / 1,874.01	15	235
			***Estor/EPA ID	Cleanup Status:*** 60001611	NO FURTHER ACTION AS OF 4/3/2012				
68	CLEANUP SITES	HARRY'S AUTO BODY INC.	1023 &1027 S. REDONDO BLVD LOS ANGELES CA 90019 ***Site Facility Type	Status:*** CLEANUP PROGRAM SITE	COMPLETED - CASE CLOSED	S	0.37 / 1,932.70	-15	237
69	CLEANUP SITES	HIGHLAND EXPRESS CLEANERS	5034 WILSHIRE BOULEVARD LOS ANGELES CA 90036-4315 ***Site Facility Type	Status:*** CLEANUP PROGRAM SITE	COMPLETED - CASE CLOSED	E	0.37 / 1,957.12	0	239
70	LUST	TIDEWATER SERVICE STATION (FORMER)	5020 WILSHIRE BOULEVARD LOS ANGELES CA 90036-4315 ***Global ID	Status	Status Date:*** SL0603709506	COMPLETED - CASE CLOSED	2014-02-21 00:00:00	E	0.37 / 1,977.00	0	245
71	RCRA TSD	LEKFIT LLC	346 S. LA BREA AVE. LOS ANGELES CA 90036 ***EPA Handler ID:*** CAC003010034	NNE	0.38 / 2,012.25	16	257

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
72	RCRA TSD	RAYMOND	1038 S REDONDO BLVD LOS ANGELES CA 90019 ***EPA Handler ID:*** CAC003009011	S	0.38 / 2,019.86	-16	259
73	LUST	SHELL STATION (FORMER)	5160 OLYMPIC BLVD LOS ANGELES CA 90022 ***Global ID | Status | Status Date:*** T0603739146 | COMPLETED - CASE CLOSED | 2012-02-16 00:00:00	SSE	0.40 / 2,098.00	-10	260
74	ENVIROSTOR	LA BREA MOTORS	339 SOUTH LA BREA AVENUE LOS ANGELES CA 90036 ***Estor/EPA ID | Cleanup Status:*** 60001395 | NO FURTHER ACTION AS OF 2/14/2012	NNE	0.40 / 2,101.77	17	287
74	VCP	LA BREA MOTORS	339 SOUTH LA BREA AVENUE LOS ANGELES CA 90036 ***Estor/EPA ID | Cleanup Status:*** 60001395 | NO FURTHER ACTION AS OF 2/14/2012	NNE	0.40 / 2,101.77	17	289
75	LUST	LA BREA DODGE	339 LA BREA AVE S PARK LA BREA CA 90036 ***Global ID | Status | Status Date:*** T0603700884 | COMPLETED - CASE CLOSED | 1996-07-18 00:00:00	NNE	0.42 / 2,195.15	18	290
76	LUST	MUSEUM SQUARE	5757 WILSHIRE BLVD PARK LA BREA CA 90036 ***Global ID | Status | Status Date:*** T0603700895 | COMPLETED - CASE CLOSED | 1996-05-21 00:00:00	W	0.42 / 2,209.34	-4	292
77	RCRA TSD	GREG COHEN-JESS HANSCOM	429 SOUTH CITRUS AVE LOS ANGELES CA 90036 ***EPA Handler ID:*** CAC003018041	NE	0.43 / 2,281.08	24	294
78	LUST	HOROWITZ PROPERTY	303 LA BREA S. LOS ANGELES CA 90036 ***Global ID | Status | Status Date:*** T10000001949 | COMPLETED - CASE CLOSED | 2011-12-23 00:00:00	NNE	0.45 / 2,351.58	19	295
79	RCRA TSD	VACANT MARIE CALANDER	5753 WILSHIRE BLVD. LOS ANGELES CA 90036 ***EPA Handler ID:*** CAC003010722	W	0.47 / 2,467.32	-6	300
80	DELISTED HAZ	3RD STREET CLEANERS	5774 W 3RD ST LOS ANGELES CA 90036	N	0.47 / 2,470.95	18	301
81	RCRA TSD	5757 WILSHIRE LLC	5757 WILSHIRE BLVD. LOS ANGELES CA 90036 ***EPA Handler ID:*** CAC003007345	W	0.48 / 2,533.75	-7	302
82	RCRA TSD	CITY OF LA GENERAL SERVICES	5821 W 3RD ST LOS ANGELES CA 90036-0000 ***EPA Handler ID:*** CAD981962475	N	0.49 / 2,582.90	17	303
83	RCRA TSD	CHAELE COOPER	1105 S. SYCAMORE AVE LOS ANGELES CA 90019 ***EPA Handler ID:*** CAC003009697	S	0.50 / 2,619.85	-34	304

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
84	ENVIROSTOR	BURROUGHS MIDDLE SCHOOL COMPREHENSIVE MODERNIZATION PROJECT	600 SOUTH MCCADDEN PLACE LOS ANGELES CA 90005	ENE	0.52 / 2,725.70	18	305
			***Estor/EPA ID	Cleanup Status:*** 60002631	ACTIVE AS OF 3/27/2018		
85	ENVIROSTOR	THIRD STREET ELEMENTARY SCHOOL	201 SOUTH JUNE STREET LOS ANGELES CA 90004	NE	0.80 / 4,223.85	35	306
			***Estor/EPA ID	Cleanup Status:*** 19820044	NO FURTHER ACTION AS OF 6/29/2007		
85	SCH	THIRD STREET ELEMENTARY SCHOOL	201 SOUTH JUNE STREET LOS ANGELES CA 90004	NE	0.80 / 4,223.85	35	308
			***Estor/EPA ID	Cleanup Status:*** 19820044	NO FURTHER ACTION AS OF 6/29/2007		
86	ENVIROSTOR	HANCOCK PARK ELEMENTARY SCHOOL	408 SOUTH FAIRFAX AVENUE LOS ANGELES CA 90036	WNW	0.95 / 5,039.56	-16	310
			***Estor/EPA ID	Cleanup Status:*** 19000014	INACTIVE - NEEDS EVALUATION AS OF 11/22/2005		
86	SCH	HANCOCK PARK ELEMENTARY SCHOOL	408 SOUTH FAIRFAX AVENUE LOS ANGELES CA 90036	WNW	0.95 / 5,039.56	-16	311
			***Estor/EPA ID	Cleanup Status:*** 19000014	INACTIVE - NEEDS EVALUATION AS OF 11/22/2005		

Executive Summary: Summary by Data Source

Standard

Federal

RCRA TSD - RCRA non-CORRACTS TSD Facilities

A search of the RCRA TSD database, dated Aug 26, 2019 has found that there are 13 RCRA TSD site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
PACIFIC BELL TELEPHONE CO DBA AT&T CALIF	666 S LA BREA AVE LOS ANGELES CA 90036-3522 ***EPA Handler ID**: CAT080022775*	ENE	0.11 / 562.10	19
HPG	616 S BURNSIDE AVE LOS ANGELES CA 90036 ***EPA Handler ID**: CAC003017911*	NW	0.24 / 1,253.34	54
LEKFIT LLC	346 S. LA BREA AVE. LOS ANGELES CA 90036 ***EPA Handler ID**: CAC003010034*	NNE	0.38 / 2,012.25	71
GREG COHEN-JESS HANSCOM	429 SOUTH CITRUS AVE LOS ANGELES CA 90036 ***EPA Handler ID**: CAC003018041*	NE	0.43 / 2,281.08	77
CITY OF LA GENERAL SERVICES	5821 W 3RD ST LOS ANGELES CA 90036-0000 ***EPA Handler ID**: CAD981962475*	N	0.49 / 2,582.90	82

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
CITY OF LA GENERAL SERVICES	735 S CLOVERDALE AVE LOS ANGELES CA 90036-0000 ***EPA Handler ID**: CAD981986433*	SW	0.02 / 131.40	4
FIRESTONS LA BREA	800 S. LA BREA AVE. LOS ANGELES CA 90036 ***EPA Handler ID**: CAC003012194*	SE	0.11 / 562.83	20
LAUSD/WILSHIRE CREST ELEMENTARY SCHOOL	5241 W OLYMPIC BLVD LOS ANGELES CA 90036-0000 ***EPA Handler ID**: CAR000198457*	SSE	0.33 / 1,724.45	63
5670 WILSHIRE OWNER LLC	5670 WILSHIRE BLVD. LOS ANGELES CA 90036 ***EPA Handler ID**: CAC003013191*	W	0.35 / 1,835.97	66

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
RAYMOND	1038 S REDONDO BLVD LOS ANGELES CA 90019 ***EPA Handler ID**: CAC003009011*	S	0.38 / 2,019.86	72
VACANT MARIE CALANDER	5753 WILSHIRE BLVD. LOS ANGELES CA 90036 ***EPA Handler ID**: CAC003010722*	W	0.47 / 2,467.32	79
5757 WILSHIRE LLC	5757 WILSHIRE BLVD. LOS ANGELES CA 90036 ***EPA Handler ID**: CAC003007345*	W	0.48 / 2,533.75	81
CHAELE COOPER	1105 S. SYCAMORE AVE LOS ANGELES CA 90019 ***EPA Handler ID**: CAC003009697*	S	0.50 / 2,619.85	83

RCRA LQG - RCRA Generator List

A search of the RCRA LQG database, dated Aug 26, 2019 has found that there are 3 RCRA LQG site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
WALGREENS #6516	5467 WILSHIRE BLVD LOS ANGELES CA 90036 ***EPA Handler ID**: CAL000323484*	WNW	0.10 / 553.77	18
MANHOLE 025	647 SOUTH LA BREA LOS ANGELES CA 90036 ***EPA Handler ID**: CAC002616481*	NE	0.13 / 686.25	25
AVALON WILSHIRE	5115 WILSHIRE BLVD LOS ANGELES CA 90036 ***EPA Handler ID**: CAR000164145*	E	0.25 / 1,302.92	56

RCRA SQG - RCRA Small Quantity Generators List

A search of the RCRA SQG database, dated Aug 26, 2019 has found that there are 6 RCRA SQG site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
MOORE WHITE MEDICAL GRP	5455 WILSHIRE BLVD NO 800 LOS ANGELES CA 90036 ***EPA Handler ID**: CAD983624610*	WNW	0.07 / 376.70	8
AA CUSTOM CLEANERS	732 S LA BREA AVE LOS ANGELES CA 90010 ***EPA Handler ID**: CAD981617368*	ESE	0.08 / 448.69	14
CHARACTERS & COLOR	619 SO LA BREA AVE LOS ANGELES CA 90036 ***EPA Handler ID**: CAD981432370*	NE	0.18 / 932.51	31

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
LOU EHLERS CADILLAC	5151 WILSHIRE BLVD LOS ANGELES CA 90036 ***EPA Handler ID**: CAD981462690*	E	0.19 / 981.48	32
BUDGET CLEANERS	5170 WILSHIRE BLVD LOS ANGELES CA 90036 ***EPA Handler ID**: CAD982323719*	E	0.19 / 1,027.63	37
RITE AID NO 6211	5575 WILSHIRE BLVD LOS ANGELES CA 90036-3808 ***EPA Handler ID**: CAR000250746*	W	0.23 / 1,218.94	52

RCRA NON GEN - RCRA Non-Generators

A search of the RCRA NON GEN database, dated Aug 26, 2019 has found that there are 19 RCRA NON GEN site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
DBA NEW IMAGE CLEANERS	682 S CLOVERDALE LOS ANGELES CA 90036 ***EPA Handler ID**: CAL000432795*	N	0.03 / 163.01	5
STAPLES THE OFFICE SUPERSTORE EAST INC STORE 0128	5407 WILSHIRE BLVD LOS ANGELES CA 90036 ***EPA Handler ID**: CAL000390766*	NW	0.03 / 164.59	6
MIRACLE MILE COMPREHENSIVE DENTAL CENTER	5455 WILSHIRE BLVD STE 850 LOS ANGELES CA 90036 ***EPA Handler ID**: CAL000395279*	WNW	0.07 / 376.70	8
FRED LEEDS PROPERTIES	740 S COCHRAN AVE #407 LOS ANGELES CA 90036 ***EPA Handler ID**: CAC003023386*	WSW	0.08 / 404.57	9
SKANSKA USA CIVIL SKANSKA TRAYLOR SHEA JOINT VENTURE	711 S LA BREA AVE LOS ANGELES CA 90036-4208 ***EPA Handler ID**: CAL000412019*	E	0.08 / 428.67	12
PACIFIC BELL TELEPHONE CO DBA AT&T CALIF	666 S LA BREA AVE LOS ANGELES CA 90036-3522 ***EPA Handler ID**: CAT080022775*	ENE	0.11 / 562.10	19
ENVIRONMENTAL SALVAGE LTD	5225 WILSHIRE BLVD LOS ANGELES CA 90036 ***EPA Handler ID**: CAD981569510*	E	0.13 / 697.38	26
MOSS & COMPANY PROPERTY MANAGEMENT	618 SOUTH DETROIT STREET, UNIT 107 LOS ANGELES CA 90036 ***EPA Handler ID**: CAC002998746*	NNE	0.14 / 762.21	27

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
WEST COAST ALLPRO	5151 WILSHIRE AVE LOS ANGELES CA 90036 ***EPA Handler ID**: CAL000420368*	E	0.19 / 981.48	32
FAA BEVERLY HILLS INC DBA BEVERLY HILLS BMW	5151 WILSHIRE BLVD LOS ANGELES CA 90036 ***EPA Handler ID**: CAL000365834*	E	0.19 / 981.48	32
INTEGRATIVE OPTHALMOLOGY FOR PETS	5162 WILSHIRE BLVD LOS ANGELES CA 90036 ***EPA Handler ID**: CAL000447548*	E	0.20 / 1,056.96	40
MEYMARIAN BROTHERS INC DBA MIRACLE MILE 76	5436 W 6TH ST LOS ANGELES CA 90036-4105 ***EPA Handler ID**: CAL000347911*	NNE	0.20 / 1,064.79	41
LYNN CRURCHUY	652 S BURNSIDE AVE. LOS ANGELES CA 90036 ***EPA Handler ID**: CAC002990572*	WNW	0.21 / 1,091.79	45
SMART & FINAL #371	5555 WILSHIRE BLVD LOS ANGELES CA 90036 ***EPA Handler ID**: CAL000379476*	W	0.21 / 1,096.02	46
HPG	616 S BURNSIDE AVE LOS ANGELES CA 90036 ***EPA Handler ID**: CAC003017911*	NW	0.24 / 1,253.34	54

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
CITY OF LA GENERAL SERVICES	735 S CLOVERDALE AVE LOS ANGELES CA 90036-0000 ***EPA Handler ID**: CAD981986433*	SW	0.02 / 131.40	4
FIRESTONS LA BREA	800 S. LA BREA AVE. LOS ANGELES CA 90036 ***EPA Handler ID**: CAC003012194*	SE	0.11 / 562.83	20
BRIDGESTONE RETAIL OPERATIONS LLC 267357	800 S LA BREA AVE LOS ANGELES CA 90036 ***EPA Handler ID**: CAL000411165*	SE	0.11 / 562.83	20
812 S ORANGE LLC	812 S ORANGE DR LOS ANGELES CA 90036 ***EPA Handler ID**: CAC003000003*	ESE	0.21 / 1,128.81	48

State

ENVIROSTOR - EnviroStor Database

A search of the ENVIROSTOR database, dated Oct 1, 2019 has found that there are 7 ENVIROSTOR site(s) within approximately 1.00 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
LIZ'S ANTIQUE HARDWARE	453 S LA BREA AVENUE LOS ANGELES CA 90036	NNE	0.23 / 1,214.00	51
	***Estor/EPA ID	Cleanup Status**: 60001631	NO FURTHER ACTION AS OF 5/15/2012*		
LA BREA AVENUE MOTORS - 401 S. LA BREA PROPERTY	401 SOUTH LA BREA AVENUE LA BREA CA 90036	NNE	0.32 / 1,712.26	62
	***Estor/EPA ID	Cleanup Status**: 60001610	NO FURTHER ACTION AS OF 4/3/2012*		
LA BREA AVENUE MOTORS - 359 S. LA BREA PROPERTY	359 SOUTH LA BREA AVENUE LA BREA CA 90036	NNE	0.35 / 1,874.01	67
	***Estor/EPA ID	Cleanup Status**: 60001611	NO FURTHER ACTION AS OF 4/3/2012*		
LA BREA MOTORS	339 SOUTH LA BREA AVENUE LOS ANGELES CA 90036	NNE	0.40 / 2,101.77	74
	***Estor/EPA ID	Cleanup Status**: 60001395	NO FURTHER ACTION AS OF 2/14/2012*		
BURROUGHS MIDDLE SCHOOL COMPREHENSIVE MODERNIZATION PROJECT	600 SOUTH MCCADDEN PLACE LOS ANGELES CA 90005	ENE	0.52 / 2,725.70	84
	***Estor/EPA ID	Cleanup Status**: 60002631	ACTIVE AS OF 3/27/2018*		
THIRD STREET ELEMENTARY SCHOOL	201 SOUTH JUNE STREET LOS ANGELES CA 90004	NE	0.80 / 4,223.85	85
	***Estor/EPA ID	Cleanup Status**: 19820044	NO FURTHER ACTION AS OF 6/29/2007*		

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
HANCOCK PARK ELEMENTARY SCHOOL	408 SOUTH FAIRFAX AVENUE LOS ANGELES CA 90036	WNW	0.95 / 5,039.56	86
	***Estor/EPA ID	Cleanup Status**: 19000014	INACTIVE - NEEDS EVALUATION AS OF 11/22/2005*		

LUST - Leaking Underground Fuel Tank Reports

A search of the LUST database, dated Jul 17, 2019 has found that there are 14 LUST site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
76 STATION #251116	5436 6TH STREET LOS ANGELES CA 90036	NNE	0.19 / 1,025.94	36
	***Global ID	Status	Status Date**: T10000000379	COMPLETED - CASE CLOSED	2016-07-05 00:00:00*		
TOSCO S.S. #1116	5436 6TH ST W LOS ANGELES CA 90036	NNE	0.20 / 1,081.28	44
	***Global ID	Status	Status Date**: T0603700902	COMPLETED - CASE CLOSED	2000-05-05 00:00:00*		
LOU EHLERS CADILLAC	5151 WILSHIRE BLVD PARK LA BREA CA 90036	E	0.21 / 1,120.58	47
	***Global ID	Status	Status Date**: T0603700882	COMPLETED - CASE CLOSED	1996-08-22 00:00:00*		
CARNATION OFFICE (FORMER)	5115 WILSHIRE BLVD PARK LA BREA CA 90036	E	0.26 / 1,368.87	58

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
	Global ID* | *Status* | *Status Date: *T0603700897* | *COMPLETED - CASE CLOSED* | *1996-07-31 00:00:00*			
LOU EHLERS CADILLAC (FORMER)	5050-5070 WILSHIRE BLVD LOS ANGELES CA 90036	E	0.30 / 1,600.14	60
	Global ID* | *Status* | *Status Date: *T10000000665* | *COMPLETED - CASE CLOSED* | *2009-12-21 00:00:00*			
VACANT BUILDING	400 LA BREA AVE. LOS ANGELES CA 90036	NNE	0.34 / 1,787.90	64
	Global ID* | *Status* | *Status Date: *T0603705714* | *COMPLETED - CASE CLOSED* | *2008-09-29 00:00:00*			
TIDEWATER SERVICE STATION (FORMER)	5020 WILSHIRE BOULEVARD LOS ANGELES CA 90036-4315	E	0.37 / 1,977.00	70
	Global ID* | *Status* | *Status Date: *SL0603709506* | *COMPLETED - CASE CLOSED* | *2014-02-21 00:00:00*			
LA BREA DODGE	339 LA BREA AVE S PARK LA BREA CA 90036	NNE	0.42 / 2,195.15	75
	Global ID* | *Status* | *Status Date: *T0603700884* | *COMPLETED - CASE CLOSED* | *1996-07-18 00:00:00*			
HOROWITZ PROPERTY	303 LA BREA S. LOS ANGELES CA 90036	NNE	0.45 / 2,351.58	78
	Global ID* | *Status* | *Status Date: *T10000001949* | *COMPLETED - CASE CLOSED* | *2011-12-23 00:00:00*			

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
EXPERT CAR WASH	900 LA BREA AVE . S. LOS ANGELES CA 90036	S	0.19 / 1,007.08	35
	Global ID* | *Status* | *Status Date: *T0603761730* | *COMPLETED - CASE CLOSED* | *2012-01-10 00:00:00*			
MOLE-RICHARDSON COMPANY	926 LA BREA AVE PARK LA BREA CA 90036	S	0.22 / 1,185.35	50
	Global ID* | *Status* | *Status Date: *T0603700890* | *COMPLETED - CASE CLOSED* | *1996-07-30 00:00:00*			
UNOCAL #1074	5301 OLYMPIC BLVD W PARK LA BREA CA 90036	S	0.29 / 1,541.67	59
	Global ID* | *Status* | *Status Date: *T0603700894* | *COMPLETED - CASE CLOSED* | *1997-06-12 00:00:00*			
SHELL STATION (FORMER)	5160 OLYMPIC BLVD LOS ANGELES CA 90022	SSE	0.40 / 2,098.00	73
	Global ID* | *Status* | *Status Date: *T0603739146* | *COMPLETED - CASE CLOSED* | *2012-02-16 00:00:00*			
MUSEUM SQUARE	5757 WILSHIRE BLVD PARK LA BREA CA 90036	W	0.42 / 2,209.34	76
	Global ID* | *Status* | *Status Date: *T0603700895* | *COMPLETED - CASE CLOSED* | *1996-05-21 00:00:00*			

UST - Permitted Underground Storage Tank (UST) in GeoTracker

A search of the UST database, dated Jul 17, 2019 has found that there are 2 UST site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
AT&T California - H4100	666 S La Brea Ave Los Angeles CA 90036	NE	0.11 / 585.80	23

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
	***Facility ID**: FA0017483*			
MIRACLE MILE 76	5436 W 6TH ST LOS ANGELES CA 90036	NNE	0.20 / 1,070.76	42

HHSS - Historical Hazardous Substance Storage Information Database

A search of the HHSS database, dated Aug 27, 2015 has found that there are 6 HHSS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
PACIFIC BELL (H4-100)	666 LA BREA LOS ANGELES CA 90036	ENE	0.11 / 562.10	19
LOU EHLERS CADILLAC	5151 WILSHIRE BOULEVARD LOS ANGELES CA 90036	E	0.19 / 981.48	32
SERVICE STATION 1116	5436 W 6TH ST LOS ANGELES CA 90036	NNE	0.20 / 1,064.79	41
UNION OIL SERVICE STATION 111	5436 WEST SIXTH STREET LOS ANGELES CA 90036	NNE	0.20 / 1,064.79	41

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
METROPOLITAN CAR WASH	900 SO. LA BREA LOS ANGELES CA 90036	S	0.20 / 1,077.70	43
METROPOLITAN CAR WASH	900 S. LA BHEA LOS ANGELES CA 90036	SSE	0.22 / 1,167.23	49

AST - Aboveground Storage Tanks

A search of the AST database, dated Aug 31, 2009 has found that there are 1 AST site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
	5151 WILSHIRE BLVD LOS ANGELES CA 90036	E	0.19 / 981.48	32

DELISTED TNK - Delisted Storage Tanks

A search of the DELISTED TNK database, dated Sep 11, 2019 has found that there are 3 DELISTED TNK site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
PACIFIC BELL (H4-100)	666 S LA BREA AVE LOS ANGELES CA 90036	NE	0.24 / 1,272.86	55

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
EXPERT CAR WASH	900 S LA BREA AVE LOS ANGELES CA 90036	SE	0.17 / 901.91	30
MIKE REZAIAN & MEHDI AKBARI	5301 W OLYMPIC BLVD LOS ANGELES CA 90036	SSE	0.19 / 984.38	33

CERS TANK - California Environmental Reporting System (CERS) Tanks

A search of the CERS TANK database, dated Aug 19, 2019 has found that there are 4 CERS TANK site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
La Brea Yard (Westside Subway Project)	711 S LA BREA AVE LOS ANGELES CA 90036 ***Site ID**: 359199*	E	0.08 / 428.67	12
AT&T California - H4100	666 S LA BREA AVE LOS ANGELES CA 90036 ***Site ID**: 434499*	ENE	0.11 / 562.10	19
Beverly Hills BMW (Service/Parts building)	5151 WILSHIRE BLVD LOS ANGELES CA 90036 ***Site ID**: 12058*	E	0.19 / 981.48	32
MIRACLE MILE 76	5436 W 6TH ST LOS ANGELES CA 90036 ***Site ID**: 49346*	NNE	0.20 / 1,064.79	41

VCP - Voluntary Cleanup Program

A search of the VCP database, dated Oct 1, 2019 has found that there are 1 VCP site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
LA BREA MOTORS	339 SOUTH LA BREA AVENUE LOS ANGELES CA 90036 ***Estor/EPA ID	Cleanup Status**: 60001395 | NO FURTHER ACTION AS OF 2/14/2012*	NNE	0.40 / 2,101.77	74

CLEANUP SITES - GeoTracker Cleanup Program Sites

A search of the CLEANUP SITES database, dated Jul 17, 2019 has found that there are 5 CLEANUP SITES site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
BRE 5220 WILSHIRE	5220 WILSHIRE BLVD LOS ANGELES CA 90036	E	0.10 / 546.21	17
	Site Facility Type* | *Status: *CLEANUP PROGRAM SITE* | *COMPLETED - CASE CLOSED*			

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
KCOP PRODUCTION STUDIO (FORMER)	915 LA BREA AVE LOS ANGELES CA	S	0.20 / 1,053.69	38
	Site Facility Type* | *Status: *CLEANUP PROGRAM SITE* | *COMPLETED - CASE CLOSED*			
CHANNEL GATEWAY PROJECT	1092 PRINCETON DR LOS ANGELES CA 90036	W	0.31 / 1,649.22	61
	Site Facility Type* | *Status: *CLEANUP PROGRAM SITE* | *COMPLETED - CASE CLOSED*			
HARRY'S AUTO BODY INC.	1023 &1027 S. REDONDO BLVD LOS ANGELES CA 90019	S	0.37 / 1,932.70	68
	Site Facility Type* | *Status: *CLEANUP PROGRAM SITE* | *COMPLETED - CASE CLOSED*			
HIGHLAND EXPRESS CLEANERS	5034 WILSHIRE BOULEVARD LOS ANGELES CA 90036-4315	E	0.37 / 1,957.12	69
	Site Facility Type* | *Status: *CLEANUP PROGRAM SITE* | *COMPLETED - CASE CLOSED*			

HIST TANK - Historical Hazardous Substance Storage Container Information - Facility Summary

A search of the HIST TANK database, dated May 27, 1988 has found that there are 6 HIST TANK site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
PACIFIC BELL (H4-100)	666 LA BREA LOS ANGELES CA	ENE	0.11 / 562.10	19
LOU EHLERS CADILLAC	5151 WILSHIRE BOULEVARD LOS ANGELES CA	E	0.19 / 981.48	32
UNION OIL SERVICE STATION #111	5436 WEST SIXTH STREET LOS ANGELES CA	NNE	0.20 / 1,064.79	41
SERVICE STATION 1116	5436 W 6TH ST LOS ANGELES CA	NNE	0.20 / 1,064.79	41

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
METROPOLITAN CAR WASH	900 SO. LA BREA LOS ANGELES CA	S	0.20 / 1,077.70	43

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
METROPOLITAN CAR WASH	900 S. LA BREA LOS ANGELES CA	S	0.20 / 1,077.70	43

County

UST LA CITY - Los Angeles County - City of Los Angeles UST List

A search of the UST LA CITY database, dated Jun 1, 2019 has found that there are 8 UST LA CITY site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
AT&T - H4100	666 S LA BREA AVE LOS ANGELES CA 90036	ENE	0.11 / 562.10	19
BEVERLY HILLS BMW (SERVICE/PARTS)	5151 W WILSHIRE BLVD LOS ANGELES CA 90036	ENE	0.17 / 883.76	29
LOU EHLERS CADILLAC	5151 W CARLING WY LOS ANGELES CA 90036	ENE	0.19 / 1,005.47	34
MIRACLE MILE 76	5436 W 6TH ST LOS ANGELES CA 90036	NNE	0.20 / 1,064.79	41

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
LA BREA FIRESTONE	800 S LA BREA AVE LOS ANGELES CA 90038	SE	0.11 / 562.83	20
8TH & LA BREA FIRESTONE	800 S LA BREA AVE LOS ANGELES CA 90038	SE	0.11 / 562.83	20
FORMER SOUTHWEST SAVINGS	5220 W WILSHIRE BLVD LOS ANGELES CA 90036	ESE	0.11 / 563.05	21
EXPERT CAR WASH	900 S LA BREA AVE LOS ANGELES CA 90036	S	0.20 / 1,077.70	43

AST LA CITY - Los Angeles County - City of Los Angeles AST List

A search of the AST LA CITY database, dated Jun 1, 2019 has found that there are 1 AST LA CITY site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
BEVERLY HILLS BMW (SERVICE/PARTS)	5151 W WILSHIRE BLVD LOS ANGELES CA 90036	ENE	0.17 / 883.76	29
	Facility ID* | *Tank Status: *FA0025761* | *Active*			

LA CITY HAZMAT - Los Angeles County - City of Los Angeles Hazardous Materials Facilities

A search of the LA CITY HAZMAT database, dated Jun 1, 2019 has found that there are 14 LA CITY HAZMAT site(s) within approximately 0.12 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
VERIZON WIRELESS	5371 W WILSHIRE BLVD SU 202 LOS ANGELES CA 90036	-	0.00 / 0.00	1
MIRACLE MILE CHIROPRACTIC GROUP	5365 W WILSHIRE BLVD LOS ANGELES CA 90036	-	0.00 / 0.00	2
CLOVERDALE CLEANERS	682 S CLOVERDALE AVE LOS ANGELES CA 90036	N	0.03 / 163.01	5
WILSHIRE BEAUTY SUPPLY	5401 W WILSHIRE BLVD LOS ANGELES CA 90036	NNW	0.03 / 177.38	7
VERIZON WIRELESS: WILSHIRE HUB WEST	5455 W WILSHIRE BLVD LOS ANGELES CA 90036	WNW	0.08 / 423.46	11
ALDUS TYPE STUDIO LTD	731 S LA BREA AVE LOS ANGELES CA 90036	ESE	0.08 / 429.71	13
WALGREENS #6516	5467 WILSHIRE BLVD LOS ANGELES CA 90036	WNW	0.10 / 553.77	18
AT&T - H4100	666 S LA BREA AVE LOS ANGELES CA 90036	ENE	0.11 / 562.10	19

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
KEEN PRINTERS / HIGHLAND GRAPHICS	5307 W 8TH ST LOS ANGELES CA 90036	SSE	0.08 / 410.73	10
ADTEC BUSINESS MACHINES SPECIALISTS	737 S LA BREA AVE LOS ANGELES CA 90046	SE	0.09 / 469.37	15

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
AMERIPROS BODY SHOP	747 S LA BREA AVE LOS ANGELES CA 90036	SE	0.09 / 485.66	16
LA BREA FIRESTONE	800 S LA BREA AVE LOS ANGELES CA 90038	SE	0.11 / 562.83	20
FORMER SOUTHWEST SAVINGS	5220 W WILSHIRE BLVD LOS ANGELES CA 90036	ESE	0.11 / 563.05	21
HARRY'S LUXURY CARS	803 S LA BREA AVE LOS ANGELES CA 90036	SSE	0.11 / 563.57	22

Non Standard

Federal

FINDS/FRS - Facility Registry Service/Facility Index

A search of the FINDS/FRS database, dated Aug 12, 2019 has found that there are 3 FINDS/FRS site(s) within approximately 0.02 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
VERIZON WIRELESS: CLOVERDALE	5371 WILSHIRE BOULEVARDNA SUITE 202 LOS ANGELES CA 90036	-	0.00 / 0.00	1

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
CITY OF LA GENERAL SERVICES	735 S CLOVERDALE AVE LOS ANGELES CA 900360000	WSW	0.01 / 33.79	3
LA GAY LESBIAN SVC CTR 3	735 S CLOVERDALE AVE LOS ANGELES CA 90036	WSW	0.01 / 33.79	3

ALT FUELS - Alternative Fueling Stations

A search of the ALT FUELS database, dated Oct 1, 2019 has found that there are 3 ALT FUELS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
ESSEX	5200 Wilshire Blvd Los Angeles CA 90036	E	0.13 / 660.24	24

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
5550 Wilshire by Windsor	5550 Wilshire Blvd Los Angeles CA 90036	W	0.20 / 1,056.87	39
MANSFIELD	5100 Wilshire Blvd Los Angeles CA 90036	E	0.25 / 1,305.78	57

State

DRYCLEANERS - Dry Cleaning Facilities

A search of the DRYCLEANERS database, dated Jul 16, 2019 has found that there are 8 DRYCLEANERS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
DBA NEW IMAGE CLEANERS	682 S CLOVERDALE LOS ANGELES CA 90036	N	0.03 / 163.01	5
CLOVERDALE CLEANERS	682 CLOVERDALE LOS ANGELES CA 900360000	N	0.03 / 163.01	5
AA CUSTOM CLEANERS	732 S LA BREA AVE LOS ANGELES CA 900100000	ESE	0.08 / 448.69	14
MIRACLE CLEANERS CO	5170 WILSHIRE BLVD LOS ANGELES CA 900360000	E	0.19 / 1,027.63	37
MIRACLE 1 HOUR CLEANERS	5170 WILSHIRE BLVD LOS ANGELES CA 900360000	E	0.19 / 1,027.63	37
BUDGET CLEANERS	5170 WILSHIRE BLVD LOS ANGELES CA 900360000	E	0.19 / 1,027.63	37
MIRACLE 1 HOUR CLEANERS	5170 WILSHIRE BLVD LOS ANGELES CA 900360000	E	0.19 / 1,027.63	37
MIRACLE CLEANERS	5170 WILSHIRE BLVD LOS ANGELES CA 900360000	E	0.19 / 1,027.63	37

SCH - School Property Evaluation Program Sites

A search of the SCH database, dated Oct 1, 2019 has found that there are 2 SCH site(s) within approximately 1.00 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
THIRD STREET ELEMENTARY SCHOOL	201 SOUTH JUNE STREET LOS ANGELES CA 90004	NE	0.80 / 4,223.85	85
	***Estor/EPA ID	Cleanup Status**: 19820044	NO FURTHER ACTION AS OF 6/29/2007*		

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
HANCOCK PARK ELEMENTARY SCHOOL	408 SOUTH FAIRFAX AVENUE LOS ANGELES CA 90036	WNW	0.95 / 5,039.56	86
	***Estor/EPA ID	Cleanup Status**: 19000014	INACTIVE - NEEDS EVALUATION AS OF 11/22/2005*		

HAZNET - Hazardous Waste Manifest Data

A search of the HAZNET database, dated Oct 24, 2016 has found that there are 1 HAZNET site(s) within approximately 0.02 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
CITY OF LA GENERAL SERVICES	735 S CLOVERDALE AVE LOS ANGELES CA 900360000	WSW	0.01 / 33.79	3

CERS HAZ - California Environmental Reporting System (CERS) Hazardous Waste Sites

A search of the CERS HAZ database, dated Aug 19, 2019 has found that there are 5 CERS HAZ site(s) within approximately 0.12 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Verizon Wireless: Cloverdale	5371 WILSHIRE BOULEVARD, SUITE 202 LOS ANGELES CA 90036	-	0.00 / 0.00	1
Staples the Office Superstore #0128	5407 WILSHIRE BLVD LOS ANGELES CA 90036	NW	0.03 / 164.59	6
Verizon Wireless: Wilshire Hub West	5455 WILSHIRE BOULEVARD LOS ANGELES CA 90036	WNW	0.07 / 376.70	8
WALGREENS #6516	5467 WILSHIRE BLVD LOS ANGELES CA 90036	WNW	0.10 / 553.77	18

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
AMERIPROS BODY SHOP	747 S LA BREA AVE LOS ANGELES CA 90036	SE	0.09 / 485.66	16

DELISTED HAZ - Delisted Environmental Reporting System (CERS) Hazardous Waste Sites

A search of the DELISTED HAZ database, dated Nov 29, 2018 has found that there are 2 DELISTED HAZ site(s) within approximately

0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
3RD STREET CLEANERS	5774 W 3RD ST LOS ANGELES CA 90036	N	0.47 / 2,470.95	80

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
Beverly Hills BMW (Sales)	5070 WILSHIRE BLVD LOS ANGELES CA 90036	E	0.34 / 1,801.10	65

EMISSIONS - Toxic Pollutant Emissions Facilities

A search of the EMISSIONS database, dated Dec 31, 2017 has found that there are 11 EMISSIONS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
CLOVERDALE CLEANERS, YAKOV MAL	682 S. CLOVERDALE LOS ANGELES CA 90036	N	0.03 / 163.01	5
AA CUSTOM CLEANERS	732 S LA BREA AVE LOS ANGELES CA 90036	ESE	0.08 / 448.69	14
PACIFIC BELL	666 S LA BREA AV LOS ANGELES CA 91105	ENE	0.11 / 562.10	19
LOU EHLERS CADILLAC	5151 WILSHIRE BLVD. LOS ANGELES CA 90036	E	0.19 / 981.48	32
WEST COAST ALL-PRO	5151 WILSHIRE LOS ANGELES CA 90036	E	0.19 / 981.48	32
MIRACLE CLEANERS	5170 WILSHIRE BL LOS ANGELES CA 90036	E	0.19 / 1,027.63	37
MEYMARIAN BROTHERS INC. DBA MIRACLE MILE	5436 W 6TH ST LOS ANGELES CA 90036	NNE	0.20 / 1,064.79	41
LOS ALTOS CLEANERS	453 S LA BREA LOS ANGELES CA 90036	NNE	0.24 / 1,245.68	53

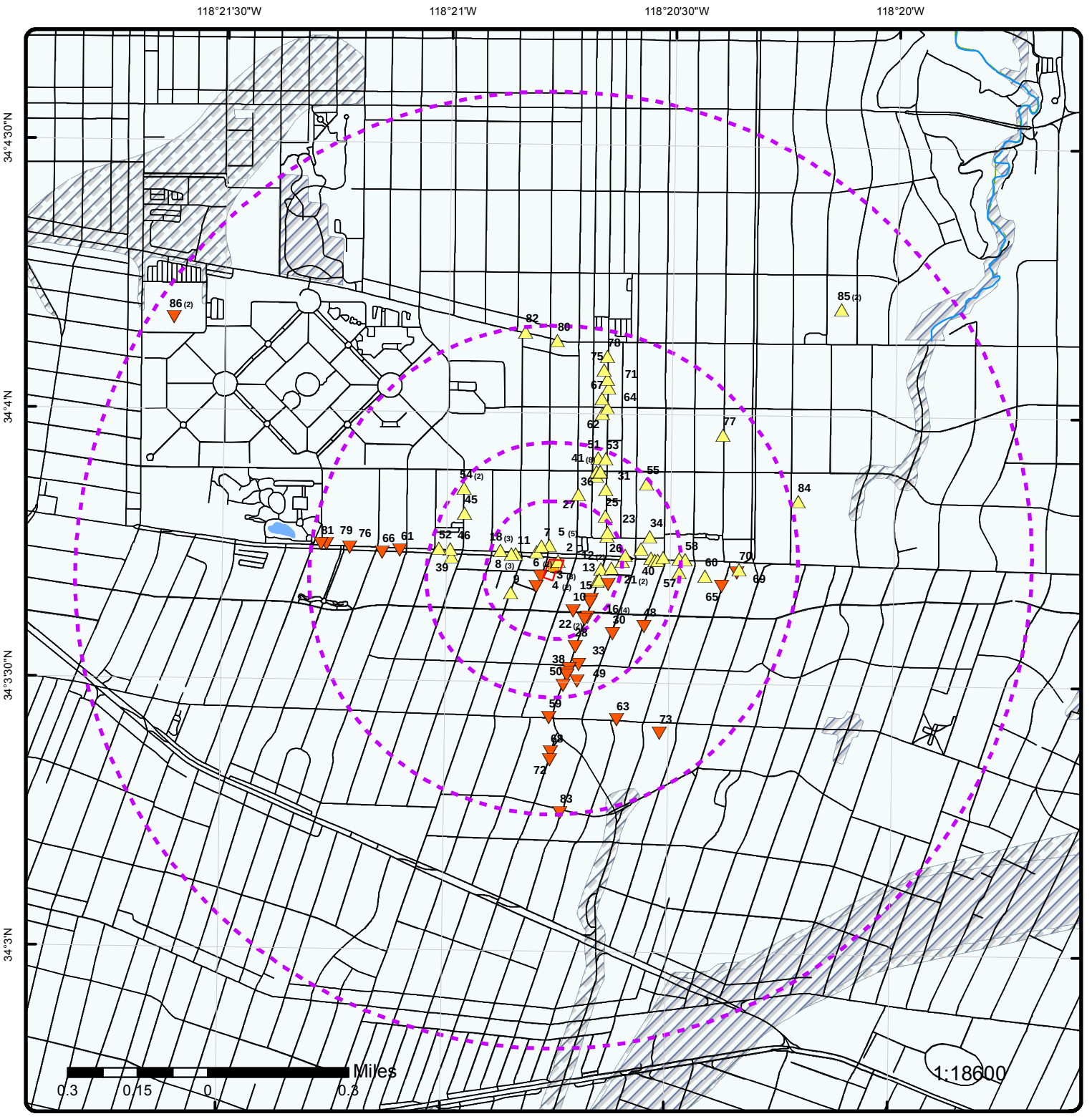
Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
JOARIG CORP/ AMERIPROS AUTO BODY	747 S LA BREA LOS ANGELES CA 90036	SE	0.09 / 485.66	16
FRANK SANDERS OLDSMOBILE	747 S LA BREA AV LOS ANGELES CA 90036	SE	0.09 / 485.66	16
LUXURY CARS	803 S. LABREA LOS ANGELES CA 90036	SSE	0.11 / 563.57	22

County

LA SML - Los Angeles County - Site Mitigation List

A search of the LA SML database, dated Jul 16, 2019 has found that there are 1 LA SML site(s) within approximately 0.50 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
FUNK BROS - THE POINT ON LA BREA	843 LA BREA AVE LOS ANGELES CA 90038	SSE	0.15 / 784.18	28



Map : 1 Mile Radius

Order No: 20191113244

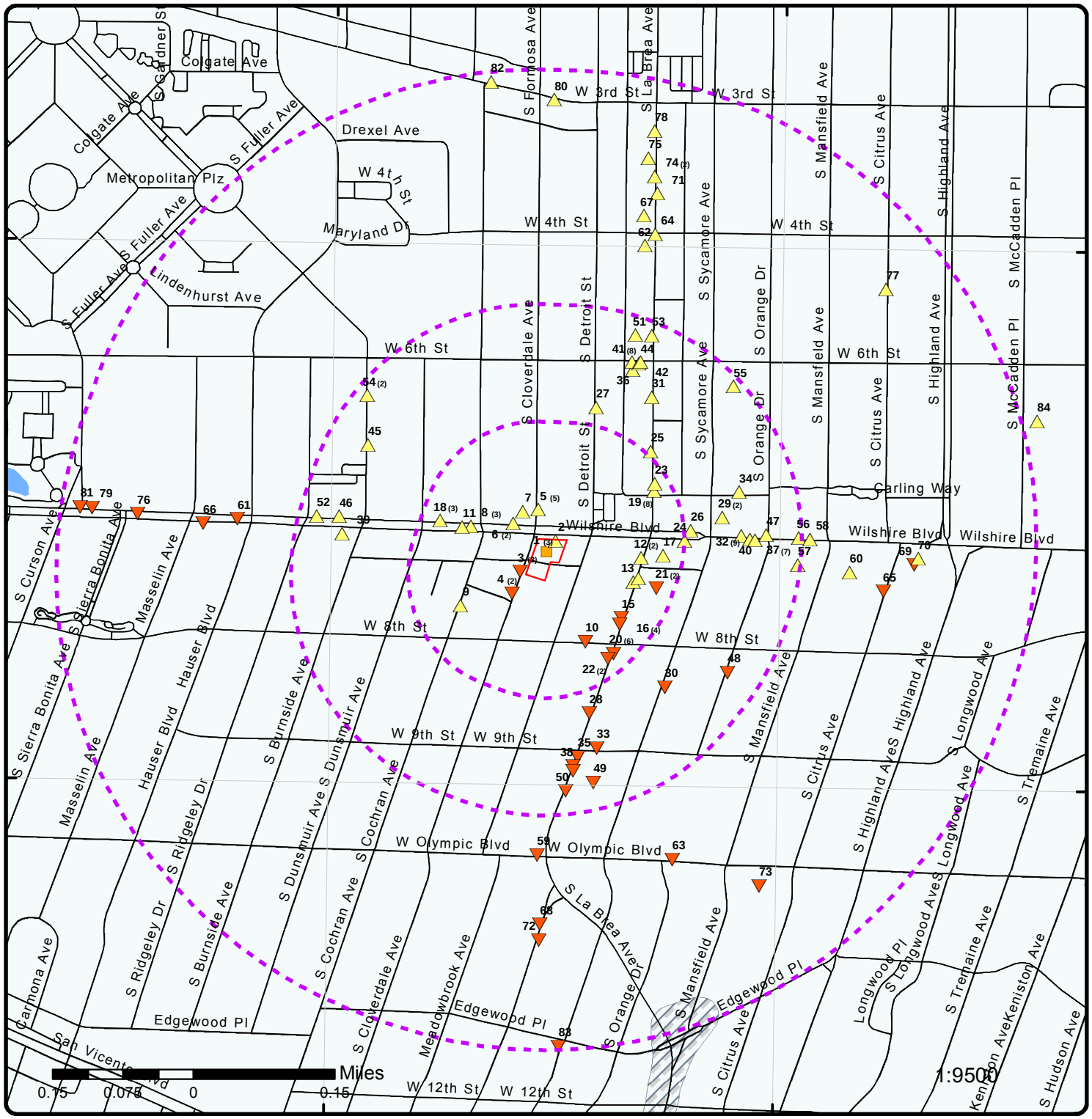
Address: 5358-5376 Wilshire Boulevard, Los Angeles, CA, 90036

ENVIRONMENTAL RISK INFORMATION SERVICES

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

Source: © 2016 ESRI

© ERIS Information Inc.



Map : 0.5 Mile Radius

Order No: 20191113244

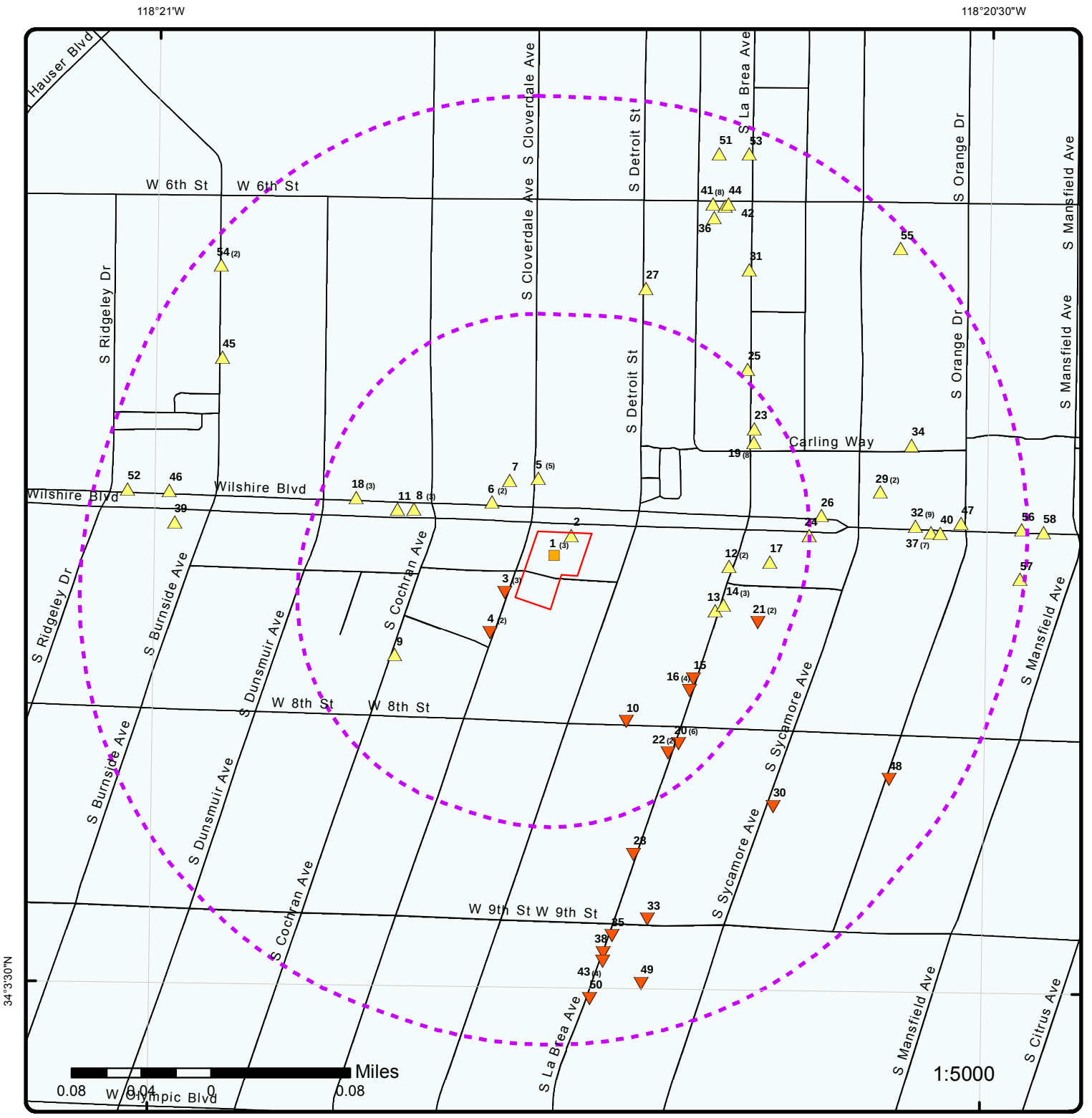
Address: 5358-5376 Wilshire Boulevard, Los Angeles, CA, 90036

ENVIRONMENTAL RISK INFORMATION SERVICES

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

Source: © 2016 ESRI

© ERIS Information Inc.



Map : 0.25 Mile Radius

Order No: 20191113244

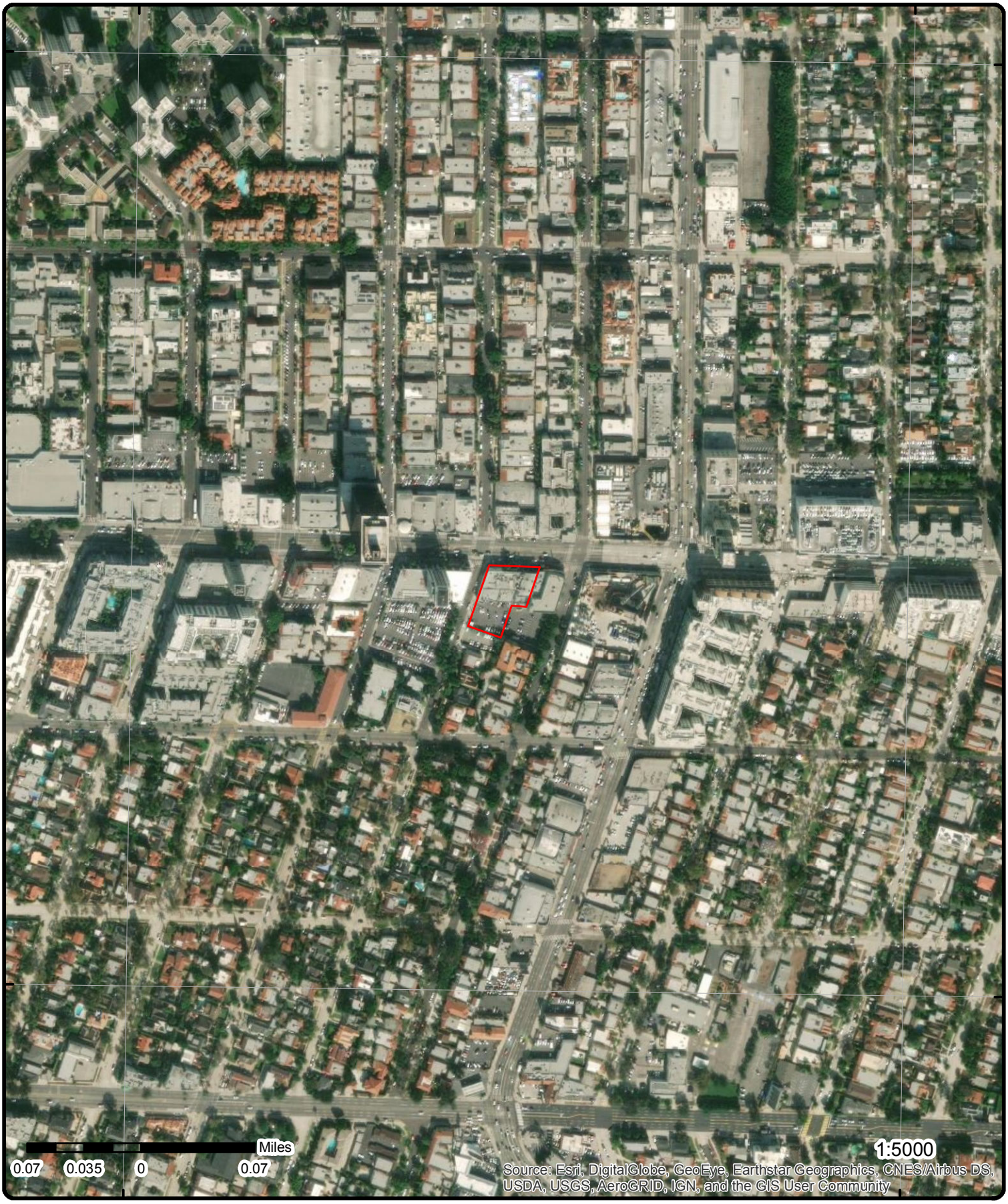
Address: 5358-5376 Wilshire Boulevard, Los Angeles, CA, 90036

ENVIRONMENTAL RISK INFORMATION SERVICES

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

Source: © 2016 ESRI

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Aerial (2018)

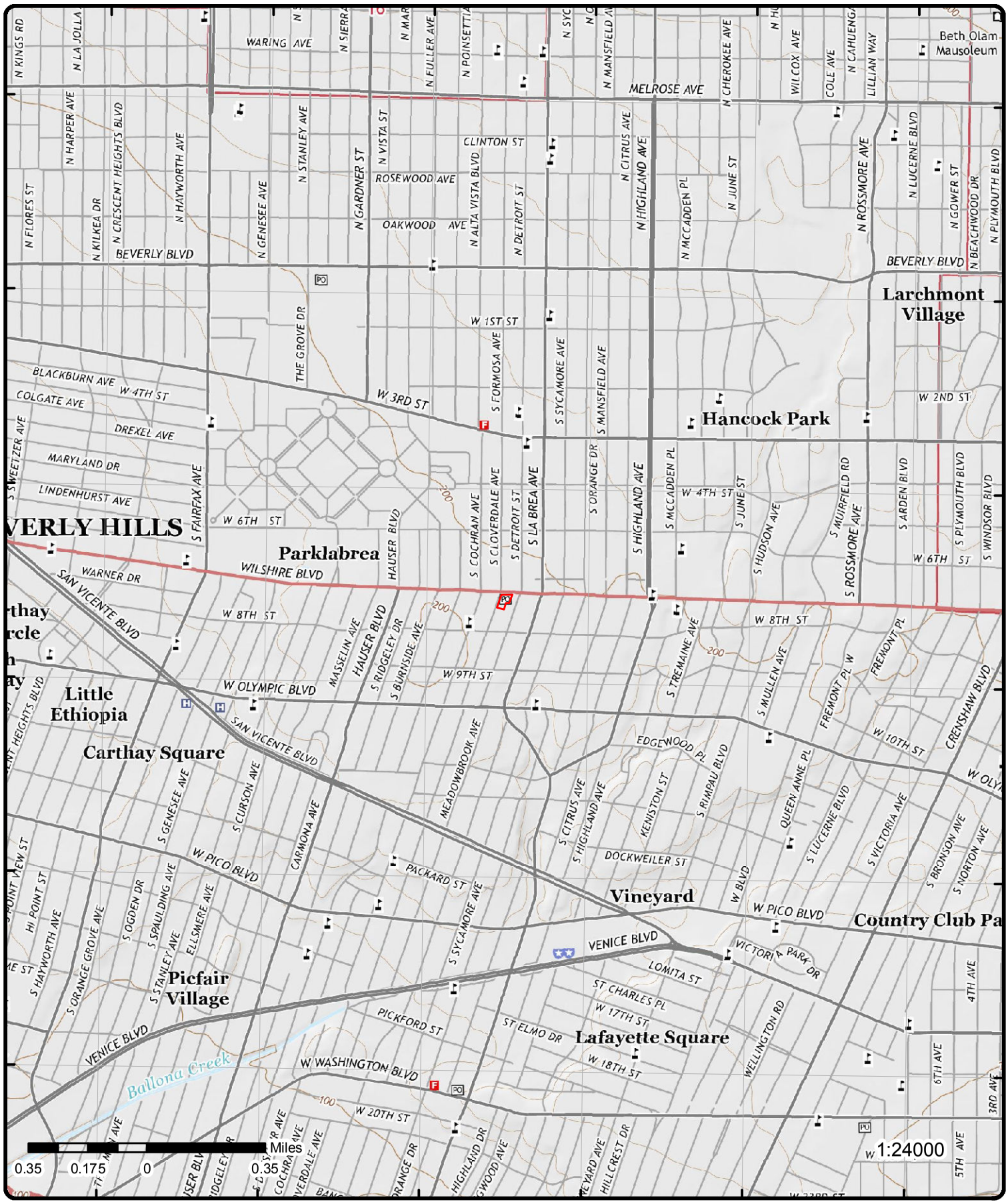
Order No: 20191113244

Address: 5358-5376 Wilshire Boulevard, Los Angeles, CA, 90036

Source: ESRI World Imagery

ERIS ENVIRONMENTAL RISK INFORMATION SERVICES

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Topographic Map (2015)

Address: 5358-5376 Wilshire Boulevard, Los Angeles, CA, 90036

Quadrangle(s): Hollywood,CA

Source: USGS Topographic Map

Order No: 20191113244

ERIS ENVIRONMENTAL RISK INFORMATION SERVICES

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Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of 3	-	0.00 / 0.00	194.83 / 0	Verizon Wireless: Cloverdale 5371 WILSHIRE BOULEVARD, SUITE 202 LOS ANGELES CA 90036	CERS HAZ

Site ID: 82178
Latitude: 34.062290
Longitude: -118.345620

Regulated Programs

EI Description: Chemical Storage Facilities **EI ID:** 10161759

Evaluations

Eval Date: 01/12/2017
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

2 x 16 batteries x 2 gallons ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc: Document Preparer
Entity Name: Myrna Allende
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: CUPA District
Entity Name: Los Angeles City Fire Department
Entity Title:
Address: 200 North Main Street, Room 1780
City: Los Angeles
State: CA
Country:
Zip Code: 90012
Phone: (213) 978-3680

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 15505 Sand Canyon Avenue, MS D-104
City: Irvine
State: CA
Country:

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

Zip Code: 92618
Phone:

Affil Type Desc: Identification Signer
Entity Name: Myrna Allende
Entity Title: Regulatory Specialist
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Legal Owner
Entity Name: Verizon Wireless
Entity Title:
Address: 15505 Sand Canyon Avenue, MS D-104
City: Irvine
State: CA
Country: United States
Zip Code: 92618
Phone: (949) 286-7000

Affil Type Desc: Environmental Contact
Entity Name: Environmental Compliance
Entity Title:
Address: 15505 Sand Canyon Avenue, MS D-104
City: Irvine
State: CA
Country:
Zip Code: 92618
Phone:

Affil Type Desc: Parent Corporation
Entity Name: Verizon Wireless [Southern California]
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Operator
Entity Name: Verizon Wireless
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (949) 286-7000

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	2 of 3	-	0.00 / 0.00	194.83 / 0	VERIZON WIRELESS: CLOVERDALE 5371 WILSHIRE BOULEVARDNA SUITE 202 LOS ANGELES CA 90036	FINDS/FRS

Registry ID: 110066024705
FIPS Code:
HUC Code: 18070104
Site Type Name: STATIONARY
Location Description:
Supplemental Location:
Create Date: 14-OCT-2015 09:32:01
Update Date:
Interest Types: STATE MASTER

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

SIC Codes: 4812
SIC Code Descriptions: RADIOTELEPHONE COMMUNICATIONS
NAICS Codes: 517210
NAICS Code Descriptions:
Conveyor: FRS-GEOCODE
Federal Facility Code:
Federal Agency Name:
Tribal Land Code:
Tribal Land Name:
Congressional Dist No.: 30
Census Block Code: 060372151021004
EPA Region Code: 09
County Name: LOS ANGELES
US/Mexico Border Ind:
Latitude: 34.062248
Longitude: -118.345589
Reference Point: ENTRANCE POINT OF A FACILITY OR STATION
Coord Collection Method: ADDRESS MATCHING-HOUSE NUMBER
Accuracy Value: 50
Datum: NAD83
Source:
Facility Detail Rprt URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110066024705
Program Acronyms:

CA-ENVIROVIEW:82178

1	3 of 3	-	0.00 / 0.00	194.83 / 0	VERIZON WIRELESS 5371 W WILSHIRE BLVD SU 202 LOS ANGELES CA 90036	LA CITY HAZMAT

Facility ID: FA0025295
Last Run Date: 6/1/2019
Source Name: Active Hazardous Materials (HM) Inventory

2	1 of 1	-	0.00 / 0.00	195.12 / 0	MIRACLE MILE CHIROPRACTIC GROUP 5365 W WILSHIRE BLVD LOS ANGELES CA 90036	LA CITY HAZMAT

Facility ID: FA0010894
Last Run Date: 6/1/2019
Source Name: In-Active Hazardous Materials (HM) Inventory

3	1 of 3	WSW	0.01 / 33.79	194.57 / 0	CITY OF LA GENERAL SERVICES 735 S CLOVERDALE AVE LOS ANGELES CA 900360000	FINDS/FRS

Registry ID: 110019007643
FIPS Code: 06037
HUC Code: 18070104
Site Type Name: STATIONARY
Location Description:
Supplemental Location:
Create Date: 18-NOV-2004 19:16:47
Update Date: 20-FEB-2008 13:32:22
Interest Types: STATE MASTER
SIC Codes:
SIC Code Descriptions:
NAICS Codes:
NAICS Code Descriptions:
Conveyor: FRS-GEOCODE
Federal Facility Code:
Federal Agency Name:

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

Tribal Land Code:
Tribal Land Name:
Congressional Dist No.: 33
Census Block Code: 060372151021008
EPA Region Code: 09
County Name: LOS ANGELES
US/Mexico Border Ind:
Latitude: 34.061656
Longitude: -118.346396
Reference Point: ENTRANCE POINT OF A FACILITY OR STATION
Coord Collection Method: ADDRESS MATCHING-HOUSE NUMBER
Accuracy Value: 50
Datum: NAD83
Source:
Facility Detail Rprt URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110019007643
Program Acronyms:

HWTS-DATAMART:CAD981986433

3	*2 of 3*	*WSW*	*0.01 / 33.79*	*194.57 / 0*	***LA GAY LESBIAN SVC CTR 3*** ***735 S CLOVERDALE AVE*** ***LOS ANGELES CA 90036***	***FINDS/FRS***

Registry ID: 110002765758
FIPS Code: 06037
HUC Code: 18070104
Site Type Name: STATIONARY
Location Description:
Supplemental Location:
Create Date: 01-MAR-2000 00:00:00
Update Date: 08-AUG-2010 18:25:28
Interest Types: SQG
SIC Codes:
SIC Code Descriptions:
NAICS Codes:
NAICS Code Descriptions:
Conveyor: FRS-GEOCODE
Federal Facility Code:
Federal Agency Name:
Tribal Land Code:
Tribal Land Name:
Congressional Dist No.: 33
Census Block Code: 060372151021008
EPA Region Code: 09
County Name: LOS ANGELES
US/Mexico Border Ind:
Latitude: 34.061656
Longitude: -118.346396
Reference Point: ENTRANCE POINT OF A FACILITY OR STATION
Coord Collection Method: ADDRESS MATCHING-HOUSE NUMBER
Accuracy Value: 50
Datum: NAD83
Source:
Facility Detail Rprt URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110002765758
Program Acronyms:

RCRAINFO:CAD981986433

3	*3 of 3*	*WSW*	*0.01 / 33.79*	*194.57 / 0*	***CITY OF LA GENERAL SERVICES*** ***735 S CLOVERDALE AVE*** ***LOS ANGELES CA 900360000***	***HAZNET***

SIC Code: 9199
NAICS Code: 92119
Mailing City: LOS ANGELES
Mailing State: CA

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

EPA ID:	CAD981986433	**Mailing Zip:**	900120000
Create Date:	7/3/1987	**Region Code:**	3
Fac Act Ind:	Yes	**Owner Name:**	CITY OF LA DEPT OF GENERAL SVS
Inact Date:		**Owner Addr 1:**	111 E 1ST ST RM 600
County Code:	19	**Owner Addr 2:**	
County Name:	Los Angeles	**Owner City:**	LOS ANGELES
Mail Name:	EMMANUEL O. AMESI	**Owner State:**	CA
Mailing Addr 1:	111 E FIRST ST RM 600	**Owner Zip:**	900123678
Mailing Addr 2:		**Owner Phone:**	2139783798
Owner Fax:	2139783788		

Contact Information

--	--
Contact Name:	EMMANUEL AMESI
Street Address 1:	111 E FIRST STREET, ROOM 600
Street Address 2:	
City:	LOS ANGELES
State:	CA
Zip:	90012
Phone:	2139783798
--	--
--	--

Tanner Information

--	--
Generator EPA ID:	CAD981986433
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	CAD009007626
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	151
State Waste Code Desc.:	Asbestos containing waste
Method Code:	D80
Method Description:	Disposal, landfill
Tons:	2.5284
Year:	2002
--	--

4	1 of 2	SW	0.02 / 131.40	194.50 / 0	CITY OF LA GENERAL SERVICES 735 S CLOVERDALE AVE LOS ANGELES CA 90036-0000	RCRA NON GEN

EPA Handler ID:	CAD981986433
Gen Status Universe:	No Report
Contact Name:	EMMANUEL AMESI
Contact Address:	111 E FIRST STREET, ROOM 600 , , LOS ANGELES , CA, 90012 ,
Contact Phone No and Ext:	213-978-3798
Contact Email:	EMMANUEL.AMESI@LACITY.ORG
Contact Country:	
County Name:	LOS ANGELES
EPA Region:	09
Land Type:	
Receive Date:	19870703

Violation/Evaluation Summary

Note:	NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	Yes
Transfer Facility:	No
Onsite Burner Exemption:	No

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

Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19870324
Handler Name: LA GAY LESBIAN SVC CTR 3
Generator Status Universe: No Report
Source Type: Notification

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19870703
Handler Name: CITY OF LA GENERAL SERVICES
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Municipal
Name: NOT REQUIRED
Date Became Current:
Date Ended Current:
Phone: 415-555-1212
Source Type: Notification
Street No:
Street 1: NOT REQUIRED
Street 2:
City: NOT REQUIRED
State: ME
Country:
Zip Code: 99999

Owner/Operator Ind: Current Owner
Type: Municipal
Name: CITY OF LOS ANGELES
Date Became Current:
Date Ended Current:
Phone: 415-555-1212
Source Type: Notification
Street No:
Street 1: NOT REQUIRED
Street 2:
City: NOT REQUIRED
State: ME
Country:
Zip Code: 99999

Owner/Operator Ind: Current Owner
Type: Other
Name: CITY OF LA DEPT OF GENERAL SVS
Date Became Current:
Date Ended Current:
Phone: 213-978-3798
Source Type: Implementer
Street No:
Street 1: 111 E 1ST ST RM 600
Street 2:
City: LOS ANGELES
State: CA
Country:
Zip Code: 90012-3678

Owner/Operator Ind: Current Operator
Type: Other
Name: EMMANUEL AMESI
Date Became Current:
Date Ended Current:
Phone: 213-978-3798
Source Type: Implementer
Street No:
Street 1: 111 E FIRST STREET, ROOM 600
Street 2:
City: LOS ANGELES
State: CA
Country:
Zip Code: 90012

4	2 of 2	SW	0.02 / 131.40	194.50 / 0	CITY OF LA GENERAL SERVICES 735 S CLOVERDALE AVE LOS ANGELES CA 90036-0000	RCRA TSD

EPA Handler ID:	CAD981986433
Gen Status Universe:	No Report
Contact Name:	EMMANUEL AMESI
Contact Address:	111 E FIRST STREET, ROOM 600 , , LOS ANGELES , CA, 90012 ,
Contact Phone No and Ext:	213-978-3798
Contact Email:	EMMANUEL.AMESI@LACITY.ORG
Contact Country:	
Land Type:	
County Name:	LOS ANGELES
EPA Region:	09
Receive Date:	19870703

Violation/Evaluation Summary

Note:	NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	Yes
Transfer Facility:	No
Onsite Burner Exemption:	No
Smelting, Melting and Refining:	No
Underground Injection Control:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	19870324
Handler Name:	LA GAY LESBIAN SVC CTR 3
Generator Status Universe:	No Report
Source Type:	Notification

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	19870703
Handler Name:	CITY OF LA GENERAL SERVICES
Generator Status Universe:	No Report
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Municipal	***Street 1:***	NOT REQUIRED
Name:	NOT REQUIRED	***Street 2:***	
Date Became Current:		***City:***	NOT REQUIRED
Date Ended Current:		***State:***	ME
Phone:	415-555-1212	***Country:***	
Source Type:	Notification	***Zip Code:***	99999
Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Municipal	***Street 1:***	NOT REQUIRED

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

Name:	CITY OF LOS ANGELES	**Street 2:**	
Date Became Current:		**City:**	NOT REQUIRED
Date Ended Current:		**State:**	ME
Phone:	415-555-1212	**Country:**	
Source Type:	Notification	**Zip Code:**	99999
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	111 E FIRST STREET, ROOM 600
Name:	EMMANUEL AMESI	**Street 2:**	
Date Became Current:		**City:**	LOS ANGELES
Date Ended Current:		**State:**	CA
Phone:	213-978-3798	**Country:**	
Source Type:	Implementer	**Zip Code:**	90012
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	111 E 1ST ST RM 600
Name:	CITY OF LA DEPT OF GENERAL SVS	**Street 2:**	
Date Became Current:		**City:**	LOS ANGELES
Date Ended Current:		**State:**	CA
Phone:	213-978-3798	**Country:**	
Source Type:	Implementer	**Zip Code:**	90012-3678

5	*1 of 5*	*N*	*0.03 / 163.01*	*196.62 / 2*	***CLOVERDALE CLEANERS*** ***682 CLOVERDALE*** ***LOS ANGELES CA 900360000***	***DRYCLEANERS***

EPA ID:	CAD981984685	**Owner Phone:**	3239398557
Create Date:	7/3/1987	**Owner Fax:**	
Facility Act Ind:	No	**Contact Name:**	YAKOV MALINSKY, OWNER
Inact Date:	6/30/2005 3:00:59 PM	**Contact Street 1:**	682 S CLOVERDALE AVE
Reason:	Cleaners	**Contact Street 2:**	
County Name:	Los Angeles	**Contact City:**	LOS ANGELES
Region Code:	3	**Contact State:**	CA
Owner Name:	YAKOV MALINSKY	**Contact Zip:**	900360000
Owner Street 1:	682 S CLOVERDALE AVE	**Contact Phone:**	--
Owner Street 2:		**Mail Name:**	
Owner City:	LOS ANGELES	**DD Latitude:**	
Owner State:	CA	**DD Longitude:**	
Owner Zip:	900360000		

5	*2 of 5*	*N*	*0.03 / 163.01*	*196.62 / 2*	***DBA NEW IMAGE CLEANERS*** ***682 S CLOVERDALE*** ***LOS ANGELES CA 90036***	***DRYCLEANERS***

EPA ID:	CAL000432795	**Owner Phone:**	3232435349
Create Date:	12/29/2017 1:16:52 PM	**Owner Fax:**	
Facility Act Ind:	Yes	**Contact Name:**	RENATO YESCAS OR ABI YESCAS
Inact Date:		**Contact Street 1:**	1117 QUEEN ANNE
Reason:	Cleaners	**Contact Street 2:**	
County Name:	Los Angeles	**Contact City:**	LOS ANGELES
Region Code:	3	**Contact State:**	CA
Owner Name:	RENATO YESCAS	**Contact Zip:**	90019
Owner Street 1:	1117 QUEEN ANNE	**Contact Phone:**	3234453305
Owner Street 2:		**Mail Name:**	
Owner City:	LOS ANGELES	**DD Latitude:**	
Owner State:	CA	**DD Longitude:**	
Owner Zip:	90019		

5	*3 of 5*	*N*	*0.03 / 163.01*	*196.62 / 2*	***CLOVERDALE CLEANERS,*** ***YAKOV MAL*** ***682 S. CLOVERDALE*** ***LOS ANGELES CA 90036***	***EMISSIONS***

1987 Criteria Data

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

Facility ID: 44389
Facility SIC Code: 7216
CO: 19
Air Basin: SC
District: SC
COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:
TOGT: 1.3
ROGT: 0
COT:
NOXT:
SOXT:
PMT:
PM10T:

1987 Toxic Data

Facility ID: 44389
Facility SIC Code: 7216
CO: 19
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

1990 Criteria Data

Facility ID: 44389
Facility SIC Code: 7216
CO: 19
Air Basin: SC
District: SC
COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:
TOGT: 1.3
ROGT: 0
COT:
NOXT:
SOXT:
PMT:
PM10T:

1990 Toxic Data

Facility ID: 44389
Facility SIC Code: 7216
CO: 19
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

5	4 of 5	N	0.03 / 163.01	196.62 / 2	CLOVERDALE CLEANERS 682 S CLOVERDALE AVE LOS ANGELES CA 90036	LA CITY HAZMAT

Facility ID: FA0027658
Last Run Date: 6/1/2019
Source Name: In-Active Hazardous Materials (HM) Inventory

5	5 of 5	N	0.03 / 163.01	196.62 / 2	DBA NEW IMAGE CLEANERS 682 S CLOVERDALE LOS ANGELES CA 90036	RCRA NON GEN

EPA Handler ID: CAL000432795
Gen Status Universe: No Report
Contact Name: RENATO YESCAS OR ABI YESCAS
Contact Address: 1117 QUEEN ANNE , , LOS ANGELES , CA, 90019 ,
Contact Phone No and Ext: 323-445-3305
Contact Email: RYDERSTUX@GMAIL.COM

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

Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 20171229

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20171229
Handler Name: DBA NEW IMAGE CLEANERS
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Other
Name: RENATO YESCAS OR ABI YESCAS
Date Became Current:
Date Ended Current:
Phone: 323-445-3305
Source Type: Implementer
Street No:
Street 1: 1117 QUEEN ANNE
Street 2:
City: LOS ANGELES
State: CA
Country:
Zip Code: 90019

Owner/Operator Ind: Current Owner
Type: Other
Name: RENATO YESCAS
Date Became Current:
Date Ended Current:
Phone: 323-243-5349
Source Type: Implementer
Street No:
Street 1: 1117 QUEEN ANNE
Street 2:
City: LOS ANGELES
State: CA
Country:
Zip Code: 90019

6	1 of 2	NW	0.03 / 164.59	196.17 / 1	Staples the Office Superstore #0128 5407 WILSHIRE BLVD LOS ANGELES CA 90036	CERS HAZ

Site ID: 345115
Latitude: 34.062740
Longitude: -118.346771

Regulated Programs

EI Description: Hazardous Waste Generator ***EI ID:*** 10635490

Affiliations

Affil Type Desc: Operator
Entity Name: Staples the Office Superstore East Inc
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (508) 253-5000

Affil Type Desc: CUPA District
Entity Name: Los Angeles City Fire Department
Entity Title:
Address: 200 North Main Street, Room 1780
City: Los Angeles
State: CA
Country:
Zip Code: 90012
Phone: (213) 978-3680

Affil Type Desc: Document Preparer
Entity Name: Froylan Ruiz Jr
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Parent Corporation
Entity Name: Staples the Office Superstore East Inc
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Identification Signer
Entity Name: Froylan Ruiz Jr
Entity Title: Safety and Compliance Manager
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Legal Owner
Entity Name: Staples the Office Superstore East Inc
Entity Title:
Address: 500 Staples Drive
City: Framingham
State: MA
Country: United States
Zip Code: 01702
Phone: (508) 253-5000

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

Affil Type Desc: Environmental Contact
Entity Name: Froy Ruiz
Entity Title:
Address: 16501 Trojan Way
City: La Mirada
State: CA
Country:
Zip Code: 90638
Phone:

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 500 Staples Drive
City: Framingham
State: MA
Country:
Zip Code: 01702
Phone:

Affil Type Desc: Property Owner
Entity Name: WALTER N. MARKS, INC.
Entity Title:
Address: 8758 VENICE BOULEVARD
City: LOS ANGELES
State: CA
Country: United States
Zip Code: 90034
Phone: (310) 204-1865

Coordinates

Env Int Type Code: HWG
Program ID: 10635490
Latitude: 34.062740
Longitude: -118.346770
Coord Name:
Ref Point Type Desc: Center of a facility or station.

6	*2 of 2*	*NW*	*0.03 / 164.59*	*196.17 / 1*	***STAPLES THE OFFICE SUPERSTORE EAST INC STORE 0128*** ***5407 WILSHIRE BLVD*** ***LOS ANGELES CA 90036***	***RCRA NON GEN***

EPA Handler ID: CAL000390766
Gen Status Universe: No Report
Contact Name: KEITH BARROWS
Contact Address: 500 STAPLES DR , , FRAMINGHAM , MA, 01702 ,
Contact Phone No and Ext: 508-253-1498
Contact Email: KEITH.BARROWS@STAPLES.COM
Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 20131104

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No

Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20131104
Handler Name:	STAPLES THE OFFICE SUPERSTORE EAST INC STORE 0128
Generator Status Universe:	No Report
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	500 STAPLES DR
Name:	STAPLES THE OFFICE SUPERSTORE E INC	**Street 2:**	
Date Became Current:		**City:**	FRAMINGHAM
Date Ended Current:		**State:**	MA
Phone:	508-253-1498	**Country:**	
Source Type:	Implementer	**Zip Code:**	01702

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	500 STAPLES DR
Name:	KEITH BARROWS	**Street 2:**	
Date Became Current:		**City:**	FRAMINGHAM
Date Ended Current:		**State:**	MA
Phone:	508-253-1498	**Country:**	
Source Type:	Implementer	**Zip Code:**	01702

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
7	1 of 1	NNW	0.03 / 177.38	196.74 / 2	WILSHIRE BEAUTY SUPPLY 5401 W WILSHIRE BLVD LOS ANGELES CA 90036	LA CITY HAZMAT

Facility ID:	FA0003013
Last Run Date:	6/1/2019
Source Name:	In-Active Hazardous Materials (HM) Inventory

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
8	1 of 3	WNW	0.07 / 376.70	196.17 / 1	Verizon Wireless: Wilshire Hub West 5455 WILSHIRE BOULEVARD LOS ANGELES CA 90036	CERS HAZ

Site ID:	168877
Latitude:	34.062680
Longitude:	-118.347530

Regulated Programs

EI Description:	Chemical Storage Facilities	**EI ID:**	10165491

Affiliations

Affil Type Desc:	Identification Signer

Entity Name: Myrna Allende
Entity Title: Regulatory Specialist
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: CUPA District
Entity Name: Los Angeles City Fire Department
Entity Title:
Address: 200 North Main Street, Room 1780
City: Los Angeles
State: CA
Country:
Zip Code: 90012
Phone: (213) 978-3680

Affil Type Desc: Legal Owner
Entity Name: Verizon Wireless
Entity Title:
Address: 15505 Sand Canyon Avenue, MS D-104
City: Irvine
State: CA
Country: United States
Zip Code: 92618
Phone: (949) 286-7000

Affil Type Desc: Document Preparer
Entity Name: Myrna Allende
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Parent Corporation
Entity Name: Verizon Wireless [Southern California]
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 15505 Sand Canyon Avenue, MS D-104
City: Irvine
State: CA
Country:
Zip Code: 92618
Phone:

Affil Type Desc: Operator
Entity Name: Verizon Wireless
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (949) 286-7000

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

Affil Type Desc:	Environmental Contact
Entity Name:	Environmental Compliance
Entity Title:	
Address:	15505 Sand Canyon Avenue, MS D-104
City:	Irvine
State:	CA
Country:	
Zip Code:	92618
Phone:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
8	2 of 3	WNW	0.07 / 376.70	196.17 / 1	MIRACLE MILE COMPREHENSIVE DENTAL CENTER 5455 WILSHIRE BLVD STE 850 LOS ANGELES CA 90036	RCRA NON GEN

EPA Handler ID:	CAL000395279
Gen Status Universe:	No Report
Contact Name:	JANG WOOK KIM
Contact Address:	5455 WILSHIRE BLVD STE 850 , , LOS ANGELES , CA, 90036 ,
Contact Phone No and Ext:	323-930-4600
Contact Email:	INFO@MIRACLEMILEDENTALCENTER.COM
Contact Country:	
County Name:	LOS ANGELES
EPA Region:	09
Land Type:	
Receive Date:	20140326

Violation/Evaluation Summary

Note:	NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	Yes
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20140326
Handler Name:	MIRACLE MILE COMPREHENSIVE DENTAL CENTER
Generator Status Universe:	No Report
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	5455 WILSHIRE BLVD STE 850
Name:	JANG WOOK KIM DDS	**Street 2:**	

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

Date Became Current:		**City:**	LOS ANGELES
Date Ended Current:		**State:**	CA
Phone:	323-930-4600	**Country:**	
Source Type:	Implementer	**Zip Code:**	90036-4604
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	5455 WILSHIRE BLVD STE 850
Name:	JANG WOOK KIM	**Street 2:**	
Date Became Current:		**City:**	LOS ANGELES
Date Ended Current:		**State:**	CA
Phone:	323-930-4600	**Country:**	
Source Type:	Implementer	**Zip Code:**	90036

8	3 of 3	WNW	0.07 / 376.70	196.17 / 1	**MOORE WHITE MEDICAL GRP** **5455 WILSHIRE BLVD NO 800** **LOS ANGELES CA 90036**	RCRA SQG

EPA Handler ID:	CAD983624610
Gen Status Universe:	Small Quantity Generator
Contact Name:	SUSAN PURSELL
Contact Address:	5455 WILSHIRE BLVD NO 800 , , LOS ANGELES , CA, 90036 , US
Contact Phone No and Ext:	213-386-8440
Contact Email:	
Contact Country:	US
County Name:	LOS ANGELES
EPA Region:	09
Land Type:	Private
Receive Date:	19920324

Violation/Evaluation Summary

Note:	NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	19920324
Handler Name:	MOORE WHITE MEDICAL GRP
Generator Status Universe:	Small Quantity Generator
Source Type:	Notification

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	

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

Type:	Private	**Street 1:**	5455 WILSHIRE BLVD NO 800
Name:	MOORE WHITE MEDICAL GRP	**Street 2:**	
Date Became Current:		**City:**	LOS ANGELES
Date Ended Current:		**State:**	CA
Phone:	213-386-8840	**Country:**	
Source Type:	Notification	**Zip Code:**	90036

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
9	1 of 1	WSW	0.08 / 404.57	197.00 / 2	FRED LEEDS PROPERTIES 740 S COCHRAN AVE #407 LOS ANGELES CA 90036	RCRA NON GEN

EPA Handler ID:	CAC003023386
Gen Status Universe:	No Report
Contact Name:	ERIC GIEL
Contact Address:	100 S MANSFIELD AVE , 3860 CRENSHAW BL #201 , LOS ANGELES , CA, 90036 ,
Contact Phone No and Ext:	310-882-8180
Contact Email:	ERICGIEL@FREDLEEDSPROPERTIES.COM
Contact Country:	
County Name:	LOS ANGELES
EPA Region:	09
Land Type:	
Receive Date:	20190710

Violation/Evaluation Summary

Note:	NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20190710
Handler Name:	FRED LEEDS PROPERTIES
Generator Status Universe:	No Report
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	3860 CRENSHAW BL #201
Name:	COCHRANWIL LP	**Street 2:**	
Date Became Current:		**City:**	LOS ANGELES
Date Ended Current:		**State:**	CA
Phone:	310-882-8180	**Country:**	
Source Type:	Implementer	**Zip Code:**	90036

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

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	100 S MANSFIELD AVE
Name:	ERIC GIEL	**Street 2:**	3860 CRENSHAW BL #201
Date Became Current:		**City:**	LOS ANGELES
Date Ended Current:		**State:**	CA
Phone:	310-882-8180	**Country:**	
Source Type:	Implementer	**Zip Code:**	90036

10	1 of 1	SSE	0.08 / 410.73	191.95 / -3	KEEN PRINTERS / HIGHLAND GRAPHICS 5307 W 8TH ST LOS ANGELES CA 90036	LA CITY HAZMAT

Facility ID:	FA0000006
Last Run Date:	6/1/2019
Source Name:	In-Active Hazardous Materials (HM) Inventory

11	1 of 1	WNW	0.08 / 423.46	196.10 / 1	VERIZON WIRELESS: WILSHIRE HUB WEST 5455 W WILSHIRE BLVD LOS ANGELES CA 90036	LA CITY HAZMAT

Facility ID:	FA0016161
Last Run Date:	6/1/2019
Source Name:	Active Hazardous Materials (HM) Inventory

12	1 of 2	E	0.08 / 428.67	195.68 / 1	La Brea Yard (Westside Subway Project) 711 S LA BREA AVE LOS ANGELES CA 90036	CERS TANK

Site ID:	359199
Latitude:	34.061905
Longitude:	-118.344559

Regulated Programs

EI Description:	Aboveground Petroleum Storage
EI ID:	10645615
EI Description:	Hazardous Waste Generator
EI ID:	10645615
EI Description:	Chemical Storage Facilities
EI ID:	10645615

Affiliations

Affil Type Desc:	Property Owner
Entity Name:	LACMTA
Entity Title:	
Address:	1 Gateway Plaza
City:	Los Angeles
State:	CA
Country:	United States
Zip Code:	90012
Phone:	(213) 922-2000
Affil Type Desc:	Identification Signer
Entity Name:	Muriel Nacar
Entity Title:	Associate Environmental Engineer

Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Environmental Contact
Entity Name: Mike Stolkin
Entity Title:
Address: 5055 Wilshire Blvd.#700
City: Los Angeles
State: CA
Country:
Zip Code: 90036
Phone:

Affil Type Desc: Legal Owner
Entity Name: Skanska USA Civil (Skanska-Traylor-Shea, Joint Venture)
Entity Title:
Address: 5055 Wilshire Blvd.#700
City: Los Angeles
State: CA
Country: United States
Zip Code: 90036
Phone: (323) 852-4220

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 5055 Wilshire Blvd. #700
City: Los Angeles
State: CA
Country:
Zip Code: 90036
Phone:

Affil Type Desc: Document Preparer
Entity Name: Muriel Nacar
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Parent Corporation
Entity Name: LA County Metropolitan Transportation Authority
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: CUPA District
Entity Name: Los Angeles City Fire Department
Entity Title:
Address: 200 North Main Street, Room 1780
City: Los Angeles
State: CA
Country:
Zip Code: 90012
Phone: (213) 978-3680

Coordinates

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

Env Int Type Code: HWG
Program ID: 10645615
Latitude: 34.061900
Longitude: -118.344560
Coord Name:
Ref Point Type Desc: Center of a facility or station.

12	2 of 2	E	0.08 / 428.67	195.68 / 1	SKANSKA USA CIVIL SKANSKA TRAYLOR SHEA JOINT VENTURE 711 S LA BREA AVE LOS ANGELES CA 90036-4208	RCRA NON GEN

EPA Handler ID: CAL000412019
Gen Status Universe: No Report
Contact Name: ROY WIDNEY
Contact Address: 711 S LA BREA AVE , , LOS ANGELES , CA, 90036 ,
Contact Phone No and Ext: 951-368-6455
Contact Email: ROY.WIDNEY@SKANSKA.COM
Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 20151104

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20151104
Handler Name: SKANSKA USA CIVIL SKANSKA TRAYLOR SHEA JOINT VENTURE
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: SKANSKA TRAYLOR SHEAA JOINT VENTURE
Date Became Current:
Date Ended Current:
Phone: 323-852-4220
Source Type: Implementer
Street No:
Street 1: 5055 WILSHIRE BLVD STE 700
Street 2:
City: LOS ANGELES
State: CA
Country:
Zip Code: 90036

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

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	711 S LA BREA AVE
Name:	ROY WIDNEY	**Street 2:**	
Date Became Current:		**City:**	LOS ANGELES
Date Ended Current:		**State:**	CA
Phone:	951-368-6455	**Country:**	
Source Type:	Implementer	**Zip Code:**	90036

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
13	1 of 1	ESE	0.08 / 429.71	194.85 / 0	ALDUS TYPE STUDIO LTD 731 S LA BREA AVE LOS ANGELES CA 90036	LA CITY HAZMAT

Facility ID:	FA0006967
Last Run Date:	6/1/2019
Source Name:	In-Active Hazardous Materials (HM) Inventory

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
14	1 of 3	ESE	0.08 / 448.69	195.01 / 0	AA CUSTOM CLEANERS 732 S LA BREA AVE LOS ANGELES CA 900100000	DRYCLEANERS

EPA ID:	CAD981617368	**Owner Phone:**	2133824199
Create Date:	4/10/1987	**Owner Fax:**	
Facility Act Ind:	No	**Contact Name:**	UNDELIVERABLE PER VF97 AH
Inact Date:	6/30/1997	**Contact Street 1:**	732 S LA BREA AVE
Reason:	Cleaners	**Contact Street 2:**	
County Name:	Los Angeles	**Contact City:**	LOS ANGELES
Region Code:	3	**Contact State:**	CA
Owner Name:	AA CUSTOM CLEANERS	**Contact Zip:**	900364209
Owner Street 1:	732 S LA BREA AVE	**Contact Phone:**	2133824199
Owner Street 2:		**Mail Name:**	
Owner City:	LOS ANGELES	**DD Latitude:**	
Owner State:	CA	**DD Longitude:**	
Owner Zip:	900364209		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
14	2 of 3	ESE	0.08 / 448.69	195.01 / 0	AA CUSTOM CLEANERS 732 S LA BREA AVE LOS ANGELES CA 90036	EMISSIONS

1987 Criteria Data

Facility ID:	52633	**CERR Code:**	
Facility SIC Code:	9999	**TOGT:**	.2
CO:	19	**ROGT:**	0
Air Basin:	SC	**COT:**	
District:	SC	**NOXT:**	
COID:	LA	**SOXT:**	
DISN:	SOUTH COAST AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

1987 Toxic Data

Facility ID:	52633	**COID:**	LA
Facility SIC Code:	9999	**DISN:**	SOUTH COAST AQMD
CO:	19	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
14	3 of 3	ESE	0.08 / 448.69	195.01 / 0	AA CUSTOM CLEANERS 732 S LA BREA AVE LOS ANGELES CA 90010	RCRA SQG

EPA Handler ID: CAD981617368
Gen Status Universe: Small Quantity Generator
Contact Name:
Contact Address: US
Contact Phone No and Ext:
Contact Email:
Contact Country: US
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 19960901

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19960901
Handler Name: AA CUSTOM CLEANERS
Generator Status Universe: Small Quantity Generator
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Private
Name: AUDRY ALOIAV
Date Became Current:
Date Ended Current:
Phone: 415-555-1212
Source Type: Implementer
Street No:
Street 1: NOT REQUIRED
Street 2:
City: NOT REQUIRED
State: ME
Country:
Zip Code: 99999

Owner/Operator Ind: Current Operator
Type: Private
Name: NOT REQUIRED
Date Became Current:
Date Ended Current:
Phone: 415-555-1212
Source Type: Implementer
Street No:
Street 1: NOT REQUIRED
Street 2:
City: NOT REQUIRED
State: ME
Country:
Zip Code: 99999

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
15	1 of 1	SE	0.09 / 469.37	192.95 / -2	ADTEC BUSINESS MACHINES SPECIALISTS 737 S LA BREA AVE LOS ANGELES CA 90046	LA CITY HAZMAT

Facility ID: FA0023605
Last Run Date: 6/1/2019
Source Name: In-Active Hazardous Materials (HM) Inventory

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
16	1 of 4	SE	0.09 / 485.66	192.83 / -2	AMERIPROS BODY SHOP 747 S LA BREA AVE LOS ANGELES CA 90036	CERS HAZ

Site ID: 92055
Latitude: 34.060879
Longitude: -118.344902

Regulated Programs

EI Description: Chemical Storage Facilities **EI ID:** 10248643

EI Description: Hazardous Waste Generator **EI ID:** 10248643

Violations

Violation Date: 04/28/2016 **Violation Source:** CERS
Violation Program: HMRRP **Violation Division:** Los Angeles City Fire Department
Citation: HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Notes:

Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date

Violation Description:

Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.

Violations

Violation Date: 03/29/2019 **Violation Source:** CERS
Violation Program: HMRRP **Violation Division:** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Review, update and resubmit the Hazardous Materials Inventory into CERS to include all hazardous material stored in a capacity greater than 55 gallons of liquid, 200 cubic feet of compressed gas or 500 pounds in weight of a solid. Please correct the following: change Argon to Compressed Gas. Select a CalEPA Federal Hazard Classification for each inventory item listed.

Violation Description:

Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.

Violations

Violation Date: 06/25/2019 **Violation Source:** CERS
Violation Program: HMRRP **Violation Division:** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Review, update and resubmit the Hazardous Materials Inventory into CERS to include all hazardous material stored in a capacity greater than 55 gallons

of liquid, 200 cubic feet of compressed gas or 500 pounds in weight of a solid. Please correct the following: change Argon to Compressed Gas. Select a CalEPA Federal Hazard Classification for each inventory item listed.

Violation Description:

Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date

Violation Description:

Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.

Violations

Violation Date: 04/03/2018 ***Violation Source:*** CERS
Violation Program: HW ***Violation Division:*** Los Angeles County Fire Department
Citation: 22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a)
Violation Notes:

Returned to compliance on 04/10/2018. OBSERVATION: Uniform Hazardous Waste Manifests for waste paint solvent were not available at the time of inspection. CORRECTIVE ACTION: Locate a copy of all manifests for waste paint solvent and submit copies to the CUPA.

Violation Description:

Failure to keep a copy of each properly signed manifest for at least three years from the date the waste was accepted by the initial transporter. The manifest signed at the time the waste was accepted for transport shall be kept until receiving a signed copy from the designated facility which received the waste.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date

Violation Description:

Failure to complete and electronically submit a site map with all required content.

Violations

Violation Date: 06/25/2019 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Complete, implement and submit an Emergency Response/Contingency Plan and Employee Training Plan in CERS with all the required information. The CONSOLIDATED EMERGENCY RESPONSE / CONTINGENCY PLAN form can be used for both Emergency Response/Contingency Plan section

as well as the Employee Training Plan section. You can download the most current CONTINGENCY PLAN form as well as CONTINGENCY PLAN INSTRUCTIONS in the Hazardous Materials Business Plan Section (HMBP) using the following link https://www.lafd.org/fire-prevention/cupa/documents-forms

Violation Description:

Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.

Violations

Violation Date: 06/25/2019 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Review, update and resubmit the site map in CERS to include all required elements. You can download detailed SITE MAP INSTRUCTIONS in the Hazardous Materials Business Plan (HMBP) Section using the following link https://www.lafd.org/fire-prevention/cupa/documents-forms

Violation Description:

Failure to complete and electronically submit a site map with all required content.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508.1(a)-(e) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(e)
Violation Notes:

Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date

Violation Description:

Failure to electronically update business plan within 30 days of any one of the following events:
A 100 percent or more increase in the quantity of a previously disclosed material.
Any handling of a previously undisclosed hazardous materials at or above reportable quantities.
A change of business address, business ownership, or business name.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date

Violation Description:

Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25505.1 - California Health and Safety Code, Chapter 6.95, Section(s) 25505.1
Violation Notes:

Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date

Violation Description:

Failure to notify property owner in writing that the business is subject to the business plan program and has complied with its provisions.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507
Violation Notes:

Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date

Violation Description:

Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities.

Violations

Violation Date: 06/25/2019 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Notes:

Review, update and resubmit your Hazardous Materials Business Plan in CERS for the 2019 calendar year.

Violation Description:

Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Notes:

Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date

Violation Description:

Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: 19 CCR 6.95 25508(a)(1) - California Code of Regulations, Title 19, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date

Violation Description:

Failure to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page.

Violations

Violation Date: 03/29/2019 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Notes:

Review, update and resubmit your Hazardous Materials Business Plan in CERS for the 2019 calendar year.

Violation Description:

Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508.1(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(f)
Violation Notes:

Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date

Violation Description:

Failure to electronically update the business plan within 30 days of a substantial change.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Notes:

Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date

Violation Description:

Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date

Violation Description:

Failure to establish and electronically submit an adequate training program in safety procedures in the event of a release or threatened release of a hazardous material.

Violations

Violation Date: 03/29/2019 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department

Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Review, update and resubmit the site map in CERS to include all required elements. You can download detailed SITE MAP INSTRUCTIONS in the Hazardous Materials Business Plan (HMBP) Section using the following link https://www.lafd.org/fire-prevention/cupa/documents-forms

Violation Description:

Failure to complete and electronically submit a site map with all required content.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25505.1 - California Health and Safety Code, Chapter 6.95, Section(s) 25505.1
Violation Notes:

Returned to compliance on 07/18/2019. More recent inspection completed. Newer inspection report and violations supersede previous violations. Previous violations were abated this date

Violation Description:

Failure to provide a copy of the business plan to the owner or the owner's agent within five working days after receiving a request for a copy from the owner or the owner's agent.

Violations

Violation Date: 03/29/2019 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Complete, implement and submit an Emergency Response/Contingency Plan and Employee Training Plan in CERS with all the required information. The CONSOLIDATED EMERGENCY RESPONSE / CONTINGENCY PLAN form can be used for both Emergency Response/Contingency Plan section as well as the Employee Training Plan section. You can download the most current CONTINGENCY PLAN form as well as CONTINGENCY PLAN INSTRUCTIONS in the Hazardous Materials Business Plan Section (HMBP) using the following link https://www.lafd.org/fire-prevention/cupa/documents-forms

Violation Description:

Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.

Evaluations

Eval Date: 04/03/2018
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

Josif Berkovich, Manager; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/29/2019
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval Notes:

Consent to enter, inspect and take photographs was given by: Ardy Odessky The Business Activities, Owner/Operator Identification, Hazardous Materials Inventory, Site Map, Emergency Response/Contingency Plan and Employee Training Plan sections were reviewed in CERS and field verified. Review and correct any violations indicated previously in this report, on or before the COMPLY BY date associated with each violation. NOTE: The LAMC, Sections (L.A.M.C. SECTION 57.105.1.4; 57.120.3; 57.121.2 and 57.121.2.1.) requires businesses that store, use or handle hazardous materials in the City of Los Angeles to obtain a Consolidated Permit from the Los Angeles Fire Department CUPA **** Annual submission of a Hazardous Materials Business Plan into CERS is required between January 1 and March 1 of every year. Please remember that any change in inventory of greater than 100 percent will require new submission within 30 days of that change. As a reminder, you must complete all [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 04/10/2018
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

Eval Date: 04/28/2016
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

On site for routine hazardous materials and business emergency plan inspection. Consent to enter and inspect was given by, Avo Kouyoumjian, Manager. Observed the facility and inspected hazardous materials storage. Annual employee safety training records were not maintained. Facility has also not electronically disclosed the onsite hazardous materials inventory or submitted a business plan in on the California Environmental Reporting System (CERS). Please go to https://cersbusiness2.calepa.ca.gov to complete a chemical inventory disclosure and business emergency plan. This facility is responsible for identifying all hazardous materials, to include hazardous wastes, which are above disclosure thresholds. If there is a change in the type or amount of chemicals that are maintained on site, please submit revised documents (electronically) within 30 days of the change. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/13/2014
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

Joseph Verkovich; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 06/25/2019
Violations Found: Yes
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Second Notice of Violation Inspection Report Documents uploaded to CERS were reviewed. Indicated previously in this report are violations, originally issued on 3/29/19, that have not been resolved by the original COMPLY BY date. These violations have been re-issued and the violation class upgraded. Review and correct all violations indicated in this report, on or before the new COMPLY BY date associated with each violation. Failure to resolve these violations will result in this facility being subject to formal enforcement. NOTE: The LAMC, Sections (L.A.M.C. SECTIONS 57.105.1.4; 57.120.3; 57.121.2 and 57.121.2.1.) requires businesses that store, use or handle hazardous materials in the City of Los Angeles to obtain a Consolidated Permit from the Los Angeles Fire Department CUPA **** Annual submission of a Hazardous Materials Business Plan into California Environmental Reporting System (CERS) is required between January 1 and March 1 of every year. Per L.A.M.C. [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc: Environmental Contact
Entity Name: ameripros auto body
Entity Title:
Address: 747 S LA BREA AVE
City: LOS ANGELES
State: CA
Country:
Zip Code: 90036
Phone:

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 747 S LA BREA AV
City: LOS ANGELES
State: CA
Country:
Zip Code: 90036
Phone:

Affil Type Desc: CUPA District
Entity Name: Los Angeles City Fire Department
Entity Title:
Address: 200 North Main Street, Room 1780
City: Los Angeles
State: CA
Country:
Zip Code: 90012
Phone: (213) 978-3680

Affil Type Desc: Legal Owner
Entity Name: JOARIG CORP AND BERKOVICH, JOS
Entity Title:
Address: 747 s la brea ave
City: los angeles
State: CA
Country: United States
Zip Code:
Phone: (323) 933-9411

Affil Type Desc: Operator
Entity Name: avo kouyoumdjian
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (323) 243-9090

Affil Type Desc: Parent Corporation
Entity Name: JOARIG CORP
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Property Owner
Entity Name: SANDERS, BRIAN
Entity Title:
Address: 12 WEST 18TH ST APT 8W
City: NEW YORK
State: NY

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

Country: United States
Zip Code: 10011
Phone: (917) 607-4505

Coordinates

Env Int Type Code: HWG
Program ID: 10248643
Latitude: 34.060880
Longitude: -118.344900
Coord Name:
Ref Point Type Desc: Center of a facility or station.

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16 | **2 of 4** | **SE** | **0.09 / 485.66** | **192.83 / -2** | **FRANK SANDERS OLDSMOBILE**
747 S LA BREA AV
LOS ANGELES CA 90036 | **EMISSIONS**

1987 Criteria Data

Facility ID: 12187
Facility SIC Code: 7538
CO: 19
Air Basin: SC
District: SC
COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:
TOGT: 1.1
ROGT: 1.0648
COT:
NOXT:
SOXT:
PMT: 0
PM10T: 0

1987 Toxic Data

Facility ID: 12187
Facility SIC Code: 7538
CO: 19
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

1990 Criteria Data

Facility ID: 12187
Facility SIC Code: 7538
CO: 19
Air Basin: SC
District: SC
COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:
TOGT: 1.1
ROGT: 1.0648
COT:
NOXT:
SOXT:
PMT: 0
PM10T: 0

1990 Toxic Data

Facility ID: 12187
Facility SIC Code: 7538
CO: 19
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
16	3 of 4	SE	0.09 / 485.66	192.83 / -2	JOARIG CORP/ AMERIPROS AUTO BODY 747 S LA BREA LOS ANGELES CA 90036	EMISSIONS

2015 Toxic Data

Facility ID:	132356	**COID:**	LA
Facility SIC Code:	9999	**DISN:**	SOUTH COAST AQMD
CO:	19	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2016 Toxic Data

Facility ID:	132356	**TS:**	
Facility SIC Code:	9999	**HRA:**	
CERR CODE:		**CH Index:**	
COID:	LA	**AH Index:**	
CO:	19	**Air Basin:**	SC
DISN:	SOUTH COAST AQMD	**District:**	SC
CHAPIS:			

2017 Toxic Data

Facility ID:	132356	**COID:**	LA
Facility SIC Code:	9999	**DISN:**	SOUTH COAST AQMD
CO:	19	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
16	4 of 4	SE	0.09 / 485.66	192.83 / -2	AMERIPROS BODY SHOP 747 S LA BREA AVE LOS ANGELES CA 90036	LA CITY HAZMAT

Facility ID:	FA0022870
Last Run Date:	6/1/2019
Source Name:	Active Hazardous Materials (HM) Inventory

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
17	1 of 1	E	0.10 / 546.21	196.03 / 1	BRE 5220 WILSHIRE 5220 WILSHIRE BLVD LOS ANGELES CA 90036	CLEANUP SITES

Global ID:	T10000000618	**Site Facility Type:**	CLEANUP PROGRAM SITE
Status:	COMPLETED - CASE CLOSED	**County:**	LOS ANGELES
Status Date:	2013-11-15 00:00:00	**Latitude:**	34.061903
Longitude:	-118.343798		
Data Source:	Cleanup Program Sites from GeoTracker Search; Cleanup Sites from GeoTracker Cleanup Sites Data Download		

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:	1237	**CUF Case:**	NO
Local Case No:		**Case Worker:**	

Begin Date: 2008-11-17 00:00:00 **File Location:**
Stop Method:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Local Agency:
Potential COC: Tetrachloroethylene (PCE), Heating Oil / Fuel Oil, Methane
Potential Media of Concern:
How Discovered:
How Discovered Description:
Stop Description:
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
DWR GW Subbasin Name: Coastal Plain Of Los Angeles - Central (4-011.04)
Disadvantaged Community:
Site History:

Background: Based on information generated from the RAW, the Site was initially developed in the late 1920s or early 1930s. Since that time the Site had been occupied by a combination of single-family residences and commercial structures including a former dry cleaners and a three-story church with a basement. The 3.2-acre Site has been vacant since 2006 and is planned to be redeveloped for residential housing complete with ground floor retail and two levels of subterranean parking. The Site is situated within the Central Sub-basin of the Coastal Plain of the Los Angeles Groundwater Basin. Based on the information from the soil borings completed on the Site, the Site is generally underlain by alternating silt and clay layers with occasional fine grained sand layers to approximately 30 feet below ground surface (bgs). Groundwater beneath the Site was encountered at depths ranging between 17 to 24 feet bgs. Due to a lack of appropriate onsite groundwater monitoring wells, groundwater flow direction or gradient has not been established. Since 1999, several Phase-I and Phase-II environmental investigations were conducted at the Site. Results of Phase-I investigations revealed no evidence of recognized environmental conditions (RECs) except for three following areas of concern (AOCs): ¿ AA Custom Cleaners (732 South La Brea) operated a dry cleaning from 1986 through 1996. ¿ Two 120-gallon and 280-gallon waste oil underground storage tanks (USTs) were reportedly removed from the Site, however no record of this removal is found. ¿ Two hydraulic passenger elevators and one former hydraulic service elevator that was located within the Wilshire Building since 1960. Remedial Action Plan: The proposed Site redevelopment plan includes construction of the subterranean Parking structure. This would require significant Site grading activities that would result in excavation of nearly the entire Site to approximately 16 feet to 20 feet below current street grade. Consequently, it is our understanding that this redevelopment and related excavation will remove all soil up to or below the water table across the entire of the 3.2-acre Site. Due to the relatively shallow depth to groundwater (approximately 16-20 feet bgs), dewatering and removal of the impacted groundwater is expected during the proposed removal activities.

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Acitivity

Action Type: ENFORCEMENT
Date : 2013-11-15 00:00:00
Action: 13267 Requirement

Action Type: ENFORCEMENT
Date : 2013-08-23 00:00:00
Action: 13267 Requirement

Action Type: ENFORCEMENT
Date : 2011-11-16 00:00:00
Action: 13267 Requirement

Action Type: ENFORCEMENT
Date : 2011-11-02 00:00:00
Action: 13267 Requirement

Action Type: ENFORCEMENT
Date : 2011-09-30 00:00:00
Action: 13267 Requirement

Action Type: ENFORCEMENT
Date : 2011-09-13 00:00:00
Action: 13267 Requirement

Action Type: ENFORCEMENT
Date : 2011-01-20 00:00:00
Action: 13267 Requirement

Action Type: ENFORCEMENT
Date : 2009-11-24 00:00:00
Action: 13267 Requirement

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Completed - Case Closed
Status Date: 2013-11-15 00:00:00

Status: Open - Eligible for Closure
Status Date: 2012-12-10 00:00:00

Status: Open - Remediation
Status Date: 2012-12-10 00:00:00

Status: Open - Assessment & Interim Remedial Action
Status Date: 2011-09-12 00:00:00

Status: Open - Site Assessment
Status Date: 2010-11-10 00:00:00

Status: Open - Assessment & Interim Remedial Action
Status Date: 2010-11-10 00:00:00

Status: Open - Site Assessment
Status Date: 2008-11-17 00:00:00

Status: Open - Case Begin Date
Status Date: 2008-11-17 00:00:00

Cleanup Program Sites from GeoTracker Search - Regulatory Profile(as of Apr 9, 2019)

Project Status:
CUF Claim:
CUF Priority Assign:
CUF Amount Paid:
User Defined Beneficial Use:
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000000618
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 11/15/2013
Cleanup History Link: http://geotracker.waterboards.ca.gov/profile_report_include?global_id=T10000000618&tabname=regulatoryhistory
Potential COC: HEATING OIL / FUEL OIL, METHANE, TETRACHLOROETHYLENE (PCE)
Potential Media of Concern: NONE SPECIFIED
DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04)
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 1237
Site History:

WDR Place Type:
WDR File:
WDR Order:
File Location:

Background:
Based on information generated from the RAW, the Site was initially developed in the late 1920s or early 1930s. Since that time the Site had been occupied by a combination of single-family residences and commercial structures including a former dry cleaners and a three-story church with a basement. The 3.2-acre Site has been vacant since 2006 and is planned to be redeveloped for residential housing complete with ground floor retail and two levels of subterranean parking.

The Site is situated within the Central Sub-basin of the Coastal Plain of the Los Angeles Groundwater Basin. Based on the information from the soil borings completed on the Site, the Site is generally underlain by alternating silt and clay layers with occasional fine grained sand layers to approximately 30 feet below ground surface (bgs). Groundwater beneath the Site was encountered at depths ranging between 17 to 24 feet bgs. Due to a lack of appropriate onsite groundwater monitoring wells, groundwater flow direction or gradient has not been established.
Since 1999, several Phase-I and Phase-II environmental investigations were conducted at the Site. Results of Phase-I investigations revealed no evidence of recognized environmental conditions (RECs) except for three following areas of concern (AOCs):

(.) AA Custom Cleaners (732 South La Brea) operated a dry cleaning from 1986 through 1996.
(.) Two 120-gallon and 280-gallon waste oil underground storage tanks (USTs) were reportedly removed from the Site, however no record of this removal is found.
(.) Two hydraulic passenger elevators and one former hydraulic service elevator that was located within the Wilshire Building since 1960.

Remedial Action Plan:
The proposed Site redevelopment plan includes construction of the subterranean Parking structure. This would require significant Site grading activities that would result in excavation of nearly the entire Site to approximately 16 feet to 20 feet below current street grade. Consequently, it is our understanding that this redevelopment and related excavation will remove all soil up to or below the water table across the entire of the 3.2-acre Site.

Due to the relatively shallow depth to groundwater (approximately 16-20 feet bgs), dewatering and removal of the impacted groundwater is expected during the proposed removal activities.

Cleanup Program Sites from GeoTracker Search - Regulatory Activities(as of Apr 9, 2019)

Action Type: Enforcement/Orders
Action Date: 11/15/2013
Received Issue Date: 11/15/2013
Action: 13267 Requirement
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000618&enforcement_id=6183915&temptable=ENFORCEMENT
Title Description Comments:

No Further Action Letter

Action Type: Enforcement/Orders
Action Date: 8/23/2013
Received Issue Date: 8/23/2013
Action: 13267 Requirement
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000618&enforcement_id=6172673&temptable=ENFORCEMENT
Title Description Comments:

Work Plan Approval/Offsite Well Abandonment

Action Type: Enforcement/Orders
Action Date: 11/16/2011
Received Issue Date: 11/16/2011
Action: 13267 Requirement
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000618&enforcement_id=6104368&temptable=ENFORCEMENT
Title Description Comments:

Action Type: Enforcement/Orders
Action Date: 11/2/2011
Received Issue Date: 11/2/2011
Action: 13267 Requirement
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000618&enforcement_id=6102741&temptable=ENFORCEMENT
Title Description Comments:

Work Plan Approval

Action Type: Enforcement/Orders
Action Date: 9/30/2011
Received Issue Date: 9/30/2011
Action: 13267 Requirement
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000618&enforcement_id=6099800&temptable=ENFORCEMENT
Title Description Comments:

Work Plan Approval

Action Type: Enforcement/Orders
Action Date: 9/13/2011
Received Issue Date: 9/13/2011
Action: 13267 Requirement
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000618&enforcement_id=6098461&temptable=ENFORCEMENT
Title Description Comments:

Response to Letter Report and Work Plan

Action Type: Enforcement/Orders
Action Date: 1/20/2011
Received Issue Date: 1/20/2011
Action: 13267 Requirement
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000618&enforcement_id=6084883&temptable=ENFORCEMENT
Title Description Comments:

Action Type: Enforcement/Orders
Action Date: 11/24/2009
Received Issue Date: 11/24/2009
Action: 13267 Requirement
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000618&enforcement_id=6045313&temptable=ENFORCEMENT
Title Description Comments:

Review comments on the RAP

Cleanup Program Sites from GeoTracker Search - Documents(as of Apr 9, 2019)

Document Type: Site Documents ***Submitted:***
Document Date: 11/15/2013 ***Submitted By:*** (REGULATOR)
Size :
Title: NO FURTHER ACTION LETTER
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000618&enforcement_id=6183915
Type: 13267 REQUIREMENT

Document Type: Site Documents ***Submitted:***
Document Date: 10/15/2013* ***Submitted By:*** RAY HANNON (AUTH_RP)
Size : 2,989 KB
Title: BREWILSHIRE_WELLDECOMLETTERREPORT_10-15-2013
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4693788051/T10000000618.PDF
Type: OTHER REPORT / DOCUMENT

Document Type: Site Documents ***Submitted:***
Document Date: 8/29/2013 ***Submitted By:*** RAY HANNON (AUTH_RP)
Size : 518 KB
Title: BRE_WILSHIRE_LABREA_WELLABANDONLETTER_07292013
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2996294140/T10000000618.PDF
Type: OTHER REPORT / DOCUMENT

Document Type: Site Documents ***Submitted:***
Document Date: 8/23/2013 ***Submitted By:*** (REGULATOR)
Size :
Title: WORK PLAN APPROVAL/OFFSITE WELL ABANDONMENT
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000618&enforcement_id=6172673
Type: 13267 REQUIREMENT

Document Type: Site Documents ***Submitted:***
Document Date: 3/4/2013* ***Submitted By:*** RAY HANNON (AUTH_RP)
Size : 7,887 KB
Title: CM010554_BRE REMEDIAL ACTION COMPLETION RPT_030413_SIGNED_PART5
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9406648159/T10000000618.PDF
Type: REMEDIAL ACTION COMPLETE

Document Type: Site Documents ***Submitted:***
Document Date: 3/4/2013* ***Submitted By:*** RAY HANNON (AUTH_RP)
Size : 10,233 KB
Title: CM010554_BRE REMEDIAL ACTION COMPLETION RPT_030413_SIGNED_PART1
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5446088671/T10000000618.PDF
Type: REMEDIAL ACTION COMPLETE

Document Type: Site Documents ***Submitted:***
Document Date: 3/4/2013* ***Submitted By:*** RAY HANNON (AUTH_RP)
Size : 8,783 KB
Title: CM010554_BRE REMEDIAL ACTION COMPLETION RPT_030413_SIGNED_PART2

Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5475620329/T10000000618.PDF
Type: REMEDIAL ACTION COMPLETE

Document Type: Site Documents **Submitted:**
Document Date: 3/4/2013* **Submitted By:** RAY HANNON (AUTH_RP)
Size : 9,412 KB
Title: CM010554_BRE REMEDIAL ACTION COMPLETION RPT_030413_SIGNED_PART3
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8399339199/T10000000618.PDF
Type: REMEDIAL ACTION COMPLETE

Document Type: Site Documents **Submitted:**
Document Date: 3/4/2013* **Submitted By:** RAY HANNON (AUTH_RP)
Size : 10,232 KB
Title: CM010554_BRE REMEDIAL ACTION COMPLETION RPT_030413_SIGNED_PART4
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7988468229/T10000000618.PDF
Type: REMEDIAL ACTION COMPLETE

Document Type: Monitoring Reports **Submitted:**
Document Date: 1/15/2013* **Submitted By:** RAY HANNON (AUTH_RP)
Size : 8,425 KB
Title: CM010554 00001 BRE WILSHIRE OFF-SITE GWM RPT_4Q2012
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6721332609/T10000000618.PDF
Type: MONITORING REPORT - QUARTERLY

Document Type: Site Documents **Submitted:**
Document Date: 10/15/2012 **Submitted By:** RAY HANNON (AUTH_RP)
Size : 3,884 KB
Title: CM010554 0003 BRE WILSHIRE DEWATERING CALCULATION Q3-2012
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9773651063/T10000000618.PDF
Type: OTHER REPORT / DOCUMENT

Document Type: Site Documents **Submitted:**
Document Date: 7/19/2012* **Submitted By:** RAY HANNON (AUTH_RP)
Size : 3,493 KB
Title: CM010554 0003 BRE WILSHIRE DEWATERING CALCULATION Q2-2012
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8042301237/T10000000618.PDF
Type: OTHER REPORT / DOCUMENT

Document Type: Monitoring Reports **Submitted:**
Document Date: 7/2/2012* **Submitted By:** RAY HANNON (AUTH_RP)
Size : 5,649 KB
Title: CM010554 00001 BRE WILSHIRE OFF-SITE GW MONITORING RPT_2Q2012_SIGNED
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4120574235/T10000000618.PDF
Type: MONITORING REPORT - QUARTERLY

Document Type: Site Documents **Submitted:**
Document Date: 6/28/2012* **Submitted By:** RAY HANNON (AUTH_RP)
Size : 18 KB
Title: BRE SUMMARY OF MONTHLY ACTIVITIES FOR RWQCB_18JUN12
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7938489556/T10000000618.PDF
Type: OTHER REPORT / DOCUMENT

Document Type: Site Documents **Submitted:**
Document Date: 6/15/2012* **Submitted By:** RAY HANNON (AUTH_RP)
Size : 5,729 KB
Title: BRE_WLB_REMOVAL_ACTION_COMPLETION_REPORT_06152012_METHANESPECIALISTS_PART2
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2902479052/T10000000618.PDF
Type: REMOVAL ACTION COMPLETE

Document Type: Site Documents **Submitted:**
Document Date: 6/15/2012* **Submitted By:** RAY HANNON (AUTH_RP)
Size : 19,497 KB
Title: BRE_WLB_REMOVAL_ACTION_COMPLETION_REPORT_06152012_METHANESPECIALISTS__PART1
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5878126025/T10000000618.PDF
Type: REMOVAL ACTION COMPLETE

Document Type: Site Documents **Submitted:**
Document Date: 5/11/2012* **Submitted By:** RAY HANNON (AUTH_RP)
Size : 16 KB

Title: BRE SUMMARY OF MONTHLY ACTIVITIES FOR RWQCB_11MAY12
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3210906267/T10000000618.PDF
Type: OTHER REPORT / DOCUMENT

Document Type: Site Documents **Submitted:**
Document Date: 4/17/2012* **Submitted By:** RAY HANNON (AUTH_RP)
Size : 5,458 KB
Title: CM010554 0003 BRE WILSHIRE DEWATERING CALCULATION Q1-2012
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1840885937/T10000000618.PDF
Type: OTHER REPORT / DOCUMENT

Document Type: Monitoring Reports **Submitted:**
Document Date: 4/16/2012* **Submitted By:** RAY HANNON (AUTH_RP)
Size : 3,368 KB
Title: CM010554 00001 BRE WILSHIRE OFF-SITE GW MONITORING RPT_1Q2012
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8668467223/T10000000618.PDF
Type: MONITORING REPORT - QUARTERLY

Document Type: Site Documents **Submitted:**
Document Date: 4/9/2012* **Submitted By:** RAY HANNON (AUTH_RP)
Size : 18 KB
Title: BRE SUMMARY OF MONTHLY ACTIVITIES FOR RWQCB_9APR12
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8329436540/T10000000618.PDF
Type: OTHER REPORT / DOCUMENT

Document Type: Site Documents **Submitted:**
Document Date: 3/29/2012* **Submitted By:** RAY HANNON (AUTH_RP)
Size : 3,159 KB
Title: SOIL MANAGEMENT PLAN
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3856902360/T10000000618.PDF
Type: OTHER WORKPLAN

Document Type: Site Documents **Submitted:**
Document Date: 3/28/2012* **Submitted By:** RAY HANNON (AUTH_RP)
Size : 89 KB
Title: WLB REPORT OF ONSITE ACTIVITIES FROM 1DEC11 TO 31JAN12
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5310942888/T10000000618.PDF
Type: OTHER REPORT / DOCUMENT

Document Type: Site Documents **Submitted:**
Document Date: 3/28/2012* **Submitted By:** RAY HANNON (AUTH_RP)
Size : 19 KB
Title: WLB SUMMARY OF MONTHLY ACTIVITIES FOR RWQCB_9MAR12
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7615888476/T10000000618.PDF
Type: OTHER REPORT / DOCUMENT

Document Type: Site Documents **Submitted:**
Document Date: 3/27/2012* **Submitted By:** RAY HANNON (AUTH_RP)
Size : 112 KB
Title: 04052012 BRE WILSHIRE LA BREA MEETING NOTES WITH RWQCB 03272012
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7495299577/T10000000618.PDF
Type: OTHER REPORT / DOCUMENT

Document Type: Site Documents **Submitted:**
Document Date: 2/15/2012 **Submitted By:** JAMES ORTEGA (AUTH_RP)
Size : 5,475 KB
Title: BRE_WILSHIRE_CORRESPONDENCE_20120213
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9857389092/T10000000618.PDF
Type: CORRESPONDENCE

Document Type: Monitoring Reports **Submitted:**
Document Date: 1/17/2012 **Submitted By:** JAMES ORTEGA (AUTH_RP)
Size : 9,329 KB
Title: CM010554 00001 BRE WILSHIRE OFF-SITE GW INVESTIGATION MONITORING RPT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6818603456/T10000000618.PDF
Type: MONITORING REPORT - OTHER

Document Type: Site Documents **Submitted:**
Document Date: 12/15/2011 **Submitted By:** JAMES ORTEGA (AUTH_RP)

Size : 6,388 KB
Title: MAR1909 BRE WILSHIRE PRE-CHARACTERIZATION ASSESSMENT RPT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4573176085/T10000000618.PDF
Type: OTHER REPORT / DOCUMENT

Document Type: Site Documents **Submitted:**
Document Date: 12/15/2011 **Submitted By:** JAMES ORTEGA (AUTH_RP)
Size : 2,894 KB
Title: MINI- PRJ RAW BRE WILSHIRE 6_20_08
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4888272881/T10000000618.PDF
Type: REMOVAL ACTION WORK PLAN

Document Type: Site Documents **Submitted:**
Document Date: 11/16/2011 **Submitted By:** THIZAR TINTUT-WILLIAMS (REGULATOR)
Size :
Title: UNKNOWN
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000618&enforcement_id=6104368
Type: 13267 REQUIREMENT

Document Type: Site Documents **Submitted:**
Document Date: 11/2/2011 **Submitted By:** (REGULATOR)
Size :
Title: WORK PLAN APPROVAL
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000618&enforcement_id=6102741
Type: 13267 REQUIREMENT

Document Type: Site Documents **Submitted:**
Document Date: 10/11/2011* **Submitted By:** JAMES ORTEGA (AUTH_RP)
Size : 76 KB
Title: CM010554 0003 BRE WILSHIRE DEWATERING CALCULATION WORK PLAN
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1767881035/T10000000618.PDF
Type: REMOVAL ACTION WORK PLAN

Document Type: Site Documents **Submitted:**
Document Date: 9/30/2011 **Submitted By:** (REGULATOR)
Size :
Title: WORK PLAN APPROVAL
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000618&enforcement_id=6099800
Type: 13267 REQUIREMENT

Document Type: Site Documents **Submitted:**
Document Date: 9/13/2011 **Submitted By:** (REGULATOR)
Size :
Title: RESPONSE TO LETTER REPORT AND WORK PLAN
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000618&enforcement_id=6098461
Type: 13267 REQUIREMENT

Document Type: Monitoring Reports **Submitted:**
Document Date: 8/5/2011* **Submitted By:** JAMES ORTEGA (AUTH_RP)
Size : 3,091 KB
Title: AUG0511 CM010554 0001 BRE WILSHIRE GWM RPT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5466124773/T10000000618.PDF
Type: MONITORING REPORT - QUARTERLY

Document Type: Monitoring Reports **Submitted:**
Document Date: 7/13/2011* **Submitted By:** JAMES ORTEGA (AUTH_RP)
Size : 5,171 KB
Title: JUL1211 CM010554.0001 BRE WILSHIRE GW INVES & MON RPT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2721465349/T10000000618.PDF
Type: MONITORING REPORT - QUARTERLY

Document Type: Site Documents **Submitted:**
Document Date: 1/20/2011 **Submitted By:** (REGULATOR)
Size :
Title: UNKNOWN
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000618&enforcement_id=6084883
Type: 13267 REQUIREMENT

Document Type: Site Documents **Submitted:**

Document Date: 4/1/2010 **Submitted By:** JAMES ORTEGA (AUTH_RP)
Size : 3,181 KB
Title: CM010554 0001 BRE WILSHIRE GW INVES MON 03302010
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8546357512/T10000000618.PDF
Type: REMEDIAL INVESTIGATION REPORT

Document Type: Site Documents **Submitted:**
Document Date: 4/1/2010 **Submitted By:** JAMES ORTEGA (AUTH_RP)
Size : 2,100 KB
Title: BRE_WILSHIRE_RAW_ADDENDUM_03302010
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6486108243/T10000000618.PDF
Type: REMOVAL ACTION WORK PLAN

Document Type: Site Documents **Submitted:**
Document Date: 11/24/2009 **Submitted By:** (REGULATOR)
Size :
Title: REVIEW COMMENTS ON THE RAP
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000618&enforcement_id=6045313
Type: 13267 REQUIREMENT

Cleanup Program Sites from GeoTracker Search - Site Maps(as of Apr 9, 2019)

Title: MW-9 (MW-9) **Submitted By:** RAY HANNON (AUTH_RP)
Size : 226 KB **Submitted:** 12/6/2012
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5717743873/T10000000618.PDF

Title: MW-8D (MW-8D) **Submitted By:** RAY HANNON (AUTH_RP)
Size : 224 KB **Submitted:** 12/6/2012
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6914686083/T10000000618.PDF

Title: MW-8S (MW-8S) **Submitted By:** RAY HANNON (AUTH_RP)
Size : 220 KB **Submitted:** 12/6/2012
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7391265809/T10000000618.PDF

Title: MW-7 (MW-07) **Submitted By:** RAY HANNON (AUTH_RP)
Size : 239 KB **Submitted:** 12/6/2012
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4174289762/T10000000618.PDF

Title: GEO_MAP **Submitted By:** RAY HANNON (AUTH_RP)
Size : 141 KB **Submitted:** 12/6/2012
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/1731479704/T10000000618.PDF

Title: MW-5 (MW-5) **Submitted By:** RAY HANNON (AUTH_RP)
Size : 229 KB **Submitted:** 12/6/2012
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/8187040209/T10000000618.PDF

Title: MW-6 (MW-06) **Submitted By:** RAY HANNON (AUTH_RP)
Size : 228 KB **Submitted:** 12/6/2012
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9561692714/T10000000618.PDF

Cleanup Program Sites from GeoTracker Search - Cleanup Action Report(as of Apr 9, 2019)

Status: Completed - Case Closed
Date : 11/15/2013

Status: Open - Remediation
Date : 12/10/2012

Status: Open - Eligible for Closure
Date : 12/10/2012

Status: Open - Assessment & Interim Remedial Action
Date : 9/12/2011

Status: Open - Assessment & Interim Remedial Action
Date : 11/10/2010

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

Status: Open - Site Assessment
Date : 11/10/2010

Status: Open - Case Begin Date
Date : 11/17/2008

Status: Open - Site Assessment
Date : 11/17/2008

18	1 of 3	WNW	0.10 / 553.77	196.44 / 2	WALGREENS #6516 5467 WILSHIRE BLVD LOS ANGELES CA 90036	CERS HAZ

Site ID: 84295
Latitude: 34.062687
Longitude: -118.347954

Regulated Programs

EI Description: Hazardous Waste Generator **EI ID:** 10260079

Violations

Violation Date: 07/27/2018 **Violation Source:** CERS
Violation Program: HMRRP **Violation Division:** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Violation Description:

Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.

Violations

Violation Date: 07/27/2018 **Violation Source:** CERS
Violation Program: HMRRP **Violation Division:** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Violation Description:

Failure to complete and electronically submit a site map with all required content.

Violations

Violation Date: 07/27/2018 **Violation Source:** CERS
Violation Program: HMRRP **Violation Division:** Los Angeles City Fire Department
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Notes:

Violation Description:

Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.

Violations

Violation Date: 05/14/2018 **Violation Source:** CERS
Violation Program: HMRRP **Violation Division:** Los Angeles City Fire Department

Citation: HSC 6.95 25505(c) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(c)
Violation Notes:

Returned to compliance on 06/14/2018.

Violation Description:

Failure to have a business plan readily available to personnel of the business or the unified program facility with responsibilities for emergency response or training.

Violations

Violation Date: 05/14/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508.1(a)-(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(f)
Violation Notes:

Returned to compliance on 06/14/2018.

Violation Description:

Failure to electronically update business plan within 30 days of any one of the following events:
A 100 percent or more increase in the quantity of a previously disclosed material.
Any handling of a previously undisclosed hazardous materials at or above reportable quantities.
A change of business address, business ownership, or business name.
A substantial change in the handler's operations that requires modification to any portion of the business plan.

Violations

Violation Date: 05/14/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 06/14/2018.

Violation Description:

Failure to establish and electronically submit an adequate training program in safety procedures in the event of a release or threatened release of a hazardous material.

Violations

Violation Date: 05/14/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507
Violation Notes:

Returned to compliance on 06/14/2018.

Violation Description:

Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities.

Violations

Violation Date: 07/27/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Violation Description:

Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.

Violations

Violation Date: 05/14/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 06/14/2018.

Violation Description:

Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.

Violations

Violation Date: 05/14/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Notes:

Returned to compliance on 06/14/2018.

Violation Description:

Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.

Violations

Violation Date: 05/14/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 06/14/2018.

Violation Description:

Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.

Violations

Violation Date: 07/27/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Violation Description:

Failure to establish and electronically submit an adequate training program in safety procedures in the event of a release or threatened release of a hazardous material.

Violations

Violation Date: 05/14/2018 ***Violation Source:*** CERS

Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 06/14/2018.

Violation Description:

Failure to complete and electronically submit a site map with all required content.

Violations

Violation Date: 05/14/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 06/14/2018.

Violation Description:

Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.

Violations

Violation Date: 05/14/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Notes:

Returned to compliance on 06/14/2018.

Violation Description:

Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.

Evaluations

Eval Date: 06/25/2015
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Consent from chantel Schaedel; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/21/2015
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

Chantel Schaedel, Assistant Store Manager; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 07/27/2018

Violations Found: Yes
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

A follow-up is conducted. The Business Activities, Owner/Operator Identification, Hazardous Materials Inventory, Site Map, Emergency Response/Contingency Plan, Employee Training Plan and APSA sections were reviewed in CERS and field verified. Violations indicated previously has not been corrected and remains unresolved. Please refer to the CERS file emailed to you with notations on what needs to be corrected. You have 30 days to resolve these violations to avoid further action. If you have any trouble, feel free to call or send an email. Once it?s complete, let me know by replying to this email and I'll verify in CERS and clear the violations. I?ve also attached a list of private contractors that can perform all of your CERS reporting for you if you choose, as well as information on a free training class offered by the city. Have a good day.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/14/2018
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

No current 2018 CERS submittal. However, 2017 CERS submittal is complete and accurate. Please update the 2017 document and upload for your 2018. Change all dates to reflect 2018. Inspection is conducted with; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 09/10/2018
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

Jeremy Puckett, Store Manager; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc: Parent Corporation
Entity Name: Walgreens
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Identification Signer
Entity Name: Rebecca Lee-Gale, On behalf of Walgreen Co.
Entity Title: Regulatory Compliance Specialist, 3E Company
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Legal Owner
Entity Name: Walgreen Co.
Entity Title:
Address: 200 Wilmot Road
City: Deerfield

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

State: IL
Country: United States
Zip Code: 60015
Phone: (847) 914-2264

Affil Type Desc: Document Preparer
Entity Name: Rebecca Lee-Gale, On behalf of Walgreen Co.
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Environmental Contact
Entity Name: 3E Company, Regulatory Department/Walgreen Co.
Entity Title:
Address: 3207 Grey Hawk Court, Suite 200
City: Carlsbad
State: CA
Country:
Zip Code: 92010
Phone:

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 3E Company, Regulatory Dept/Walgreen Co, 3207 Grey Hawk Ct, Ste 200
City: Carlsbad
State: CA
Country:
Zip Code: 92010
Phone:

Affil Type Desc: CUPA District
Entity Name: Los Angeles City Fire Department
Entity Title:
Address: 200 North Main Street, Room 1780
City: Los Angeles
State: CA
Country:
Zip Code: 90012
Phone: (213) 978-3680

Affil Type Desc: Operator
Entity Name: Walgreen Co.
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (847) 914-2264

Coordinates

Env Int Type Code: HWG
Program ID: 10260079
Latitude: 34.062690
Longitude: -118.347950
Coord Name:
Ref Point Type Desc: Center of a facility or station.

18	2 of 3	WNW	0.10 / 553.77	196.44 / 2	WALGREENS #6516 5467 WILSHIRE BLVD LOS ANGELES CA 90036	LA CITY HAZMAT

Facility ID: FA0036362
Last Run Date: 6/1/2019

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Source Name:	Active Hazardous Materials (HM) Inventory					

18	3 of 3	WNW	0.10 / 553.77	196.44 / 2	WALGREENS #6516 5467 WILSHIRE BLVD LOS ANGELES CA 90036	RCRA LQG

EPA Handler ID: CAL000323484
Gen Status Universe: Large Quantity Generator
Contact Name: KIM DASCOLI
Contact Address: 200 , WILMOT DRIVE, MAIL STOP #2273 , , DEEFIELD , IL, 60015 , US
Contact Phone No and Ext: 847-315-2812
Contact Email: KIM.DASCOLI@WALGREENS.COM
Contact Country: US
County Name: LOS ANGELES
EPA Region: 09
Land Type: Private
Receive Date: 20180831

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20140301
Handler Name: WALGREENS #6516
Generator Status Universe: Large Quantity Generator
Source Type: Annual/Biennial Report update with Notification

Waste Code Details

Hazardous Waste Code: D001
Waste Code Description: IGNITABLE WASTE

Hazardous Waste Code: D002
Waste Code Description: CORROSIVE WASTE

Hazardous Waste Code: D007
Waste Code Description: CHROMIUM

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Code: D010
Waste Code Description: SELENIUM

Hazardous Waste Code: D024
Waste Code Description: M-CRESOL

Hazardous Waste Code: P001
Waste Code Description: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

Hazardous Waste Code: P075
Waste Code Description: NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS

Hazardous Waste Code: U034
Waste Code Description: ACETALDEHYDE, TRICHLORO- (OR) CHLORAL

Hazardous Waste Code: U165
Waste Code Description: NAPHTHALENE

Hazardous Waste Handler Details

Sequence No: 2
Receive Date: 20160406
Handler Name: WALGREENS #6516
Generator Status Universe: Large Quantity Generator
Source Type: Annual/Biennial Report update with Notification

Waste Code Details

Hazardous Waste Code: 122
Waste Code Description: Alkaline solution without metals (pH > 12.5)

Hazardous Waste Code: 131
Waste Code Description: Aqueous solution (2 < pH < 12.5) containing reactive anions (azide, bromate, chlorate, cyanide, fluoride, hypochlorite, nitrite, perchlorate, and sulfide anions)

Hazardous Waste Code: 181
Waste Code Description: Other inorganic solid waste

Hazardous Waste Code: 214
Waste Code Description: Unspecified solvent mixture

Hazardous Waste Code: 311
Waste Code Description: Pharmaceutical waste

Hazardous Waste Code: 331
Waste Code Description: Off-specification, aged, or surplus organics

Hazardous Waste Code: D001
Waste Code Description: IGNITABLE WASTE

Hazardous Waste Code: D002
Waste Code Description: CORROSIVE WASTE

Hazardous Waste Code: D007
Waste Code Description: CHROMIUM

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Code: D010
Waste Code Description: SELENIUM

Hazardous Waste Code: P001
Waste Code Description: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT

CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

Hazardous Waste Code: P075
Waste Code Description: NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS

Hazardous Waste Handler Details

Sequence No: 3
Receive Date: 20180831
Handler Name: WALGREENS #6516
Generator Status Universe: Large Quantity Generator
Source Type: Annual/Biennial Report update with Notification

Waste Code Details

Hazardous Waste Code: 122
Waste Code Description: Alkaline solution without metals (pH > 12.5)

Hazardous Waste Code: 131
Waste Code Description: Aqueous solution (2 < pH < 12.5) containing reactive anions (azide, bromate, chlorate, cyanide, fluoride, hypochlorite, nitrite, perchlorate, and sulfide anions)

Hazardous Waste Code: 181
Waste Code Description: Other inorganic solid waste

Hazardous Waste Code: 311
Waste Code Description: Pharmaceutical waste

Hazardous Waste Code: 331
Waste Code Description: Off-specification, aged, or surplus organics

Hazardous Waste Code: 791
Waste Code Description: Liquids with pH < 2

Hazardous Waste Code: D001
Waste Code Description: IGNITABLE WASTE

Hazardous Waste Code: D002
Waste Code Description: CORROSIVE WASTE

Hazardous Waste Code: D007
Waste Code Description: CHROMIUM

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Code: D010
Waste Code Description: SELENIUM

Hazardous Waste Code: D024
Waste Code Description: M-CRESOL

Hazardous Waste Code: P001
Waste Code Description: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

Hazardous Waste Code: P075
Waste Code Description: NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS

Hazardous Waste Code: U034
Waste Code Description: ACETALDEHYDE, TRICHLORO- (OR) CHLORAL

Owner/Operator Details

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

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street 1:**	
Name:	WALGREEN CO	**Street 2:**	
Date Became Current:	20030313	**City:**	
Date Ended Current:		**State:**	
Phone:		**Country:**	
Source Type:	Annual/Biennial Report update with Notification	**Zip Code:**	

Owner/Operator Ind:	Current Owner	**Street No:**	17421
Type:	Private	**Street 1:**	PALORA STREET
Name:	ZACHARY ALL INVESTORS LLC	**Street 2:**	
Date Became Current:	20020610	**City:**	ENCINO
Date Ended Current:		**State:**	CA
Phone:	310-652-0294	**Country:**	US
Source Type:	Annual/Biennial Report update with Notification	**Zip Code:**	91316

Owner/Operator Ind:	Current Operator	**Street No:**	200
Type:	Private	**Street 1:**	WILMOT DRIVE, MAIL STOP #2273
Name:	WALGREEN CO.	**Street 2:**	
Date Became Current:	20020610	**City:**	DEEFIELD
Date Ended Current:		**State:**	IL
Phone:	847-315-2812	**Country:**	US
Source Type:	Annual/Biennial Report update with Notification	**Zip Code:**	60015

Owner/Operator Ind:	Current Owner	**Street No:**	17421
Type:	Private	**Street 1:**	PALORA ST
Name:	ZACHARY ALL INVESTORS LLC	**Street 2:**	
Date Became Current:	20030313	**City:**	ENCINO
Date Ended Current:		**State:**	CA
Phone:	310-652-0294	**Country:**	
Source Type:	Annual/Biennial Report update with Notification	**Zip Code:**	91316

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street 1:**	
Name:	WALGREEN CO.	**Street 2:**	
Date Became Current:	20020630	**City:**	
Date Ended Current:		**State:**	
Phone:		**Country:**	
Source Type:	Annual/Biennial Report update with Notification	**Zip Code:**	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
19	1 of 8	ENE	0.11 / 562.10	198.97 / 4	AT&T California - H4100 666 S LA BREA AVE LOS ANGELES CA 90036	CERS TANK

Site ID: 434499
Latitude: 34.063010
Longitude: -118.343965

Regulated Programs

EI Description: Underground Storage Tank
EI ID: 10246552

EI Description: Chemical Storage Facilities
EI ID: 10246552

EI Description: Hazardous Waste Generator
EI ID: 10246552

Evaluations

Eval Date: 01/28/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department

Eval Program: UST
Eval Source: CERS
Eval Notes:

Eval Date: 01/08/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

Witness done with Inspector Bernard Sanchez; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/28/2016
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

ADOLFO AGUILAR WITH TAIT ICC: 6238610 EXP: 6-17-16; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 02/21/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

Inspector Craig reviewed and attached results from 1-17-17.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/21/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

emailed results. attached.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 02/09/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

ATTACHED RESULTS OF MC AND SB TESTS-PASS UPDATED ON 4/8/15. BACKDATED TO DATE OF TEST; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/04/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency

Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Reviewed CERS information. Under review. Inspector Pleasant states clear no violations as of January 2015. CERS information was entered in February, 25, 2015.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 02/13/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

SPILL BUCKETS HOLDING WATER FOR DURATION OF TEST - PASSED; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 02/13/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

MONITOR CERTIFICATION BY SERVICE TECHNICIAN PATRICK BANBURY OF TAIT ENVIRONMENTAL - PASSED DONE LAST -2/20/2013 - ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 06/22/2015
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 01/17/2017
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

Inspector Lawrence Kim with the LAFD, onsite 666 S LA BREA AVE - ATT to conduct routine inspection of underground storage tank. Consent to enter, inspect and take photographs was given on this date by TWANDA BEO MONITOR CERTIFICATION was conducted at this time. Monitoring certification was performed by ADOLFO AGUILAR WITH TAIT Tester provided the following certifications: ADOLFO AGUILAR ICC: 5238610 EXP: 6-9-18 The UST monitoring panel showed all functions normal. The monitoring set up and alarm history were provided for review. The sumps and UDCs were opened for inspection and the sensors were observed positioned to detect a leak at the earliest opportunity. The spill buckets were also visually inspected. The Monitoring Plan was compared to the equipment onsite. The operation of the UST system was compared to the conditions of the operating permit. Ensure submittal of monitor certification test results within 30 days using one of the following options in [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 12/11/2018
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST

Eval Source: CERS
Eval Notes:

Inspector Wilson LAFD, on site this date to conduct routine inspection of underground storage tank. Consent to enter, inspect and take photographs was given on this date by Env Site Manager Dwane Hartwill Monitoring system certification and overfill was conducted at this time. Monitoring certification was performed by Adolfo Aguilar with Tait. Tester provided the following certifications: Adolfo Aguilar of Tait ICC: 5238610 exp: 5/26/2020 VR: #A20066 exp: 12/19/2018 VMI:# 3035 EXP: 08/01/19 Incon: 1007483708 exp: 3/1/2019 The UST monitoring panel showed all functions normal. The monitoring set up and alarm history were provided for review. The sumps and UDCs were opened for inspection and the sensors were observed positioned to detect a leak at the earliest opportunity. The spill buckets were also visually inspected. The Monitoring Plan was compared to the equipment onsite. The operation of the UST system was compared to the conditions of the operating [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 12/27/2017
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

Inspector Shane Bystrom, LAFD, onsite this date to conduct routine inspection of underground storage tank. Consent to enter, inspect and take photographs was given on this date by Twanda Beo, Environmental Site Manager. Monitoring system certification was conducted at this time. Monitoring certification was performed by Richard Harrebomee, Tait. Tester provided the following certifications: ICC: 5252138 EXP: 12-13-2019 VR: A24768 EXP: 9-11-2018 VMI: #1787 06-25-18 Incon Level 4: 1636763701 EXP:4/16/18 The UST monitoring panel showed all functions normal. The monitoring set up and alarm history were provided for review. The sumps and UDCs were opened for inspection and the sensors were observed positioned to detect a leak at the earliest opportunity. The spill buckets were also visually inspected. The Monitoring Plan was compared to the equipment onsite. The operation of the UST system was compared to the conditions of the operating permit. Monitoring [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/08/2015
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 02/23/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

Results sent in via email.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/12/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

MC REVIEW - ATTACHED; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/30/2019
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency

Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

12/11/18 MC, SB & OPT results received 5/30/19, no failures, however OPT results failed to check either yes or no for the question "Are Flow restrictors installed on vent piping?", therefore this test is still incomplete.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/17/2017
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 02/13/2014
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

05/09/2016 Changed service code 106 to 006 per Royce Long request.MET WITH TESTER PATRICK BANBURY OF TAIT ENVIRONMENTAL - TWANDA BEO NOT PRESENT. ? , REVIEWED STATE REQUIRED FORMS, REGISTERED ON CERS. FACILITY INSPECTION PASS - COMPLIANCE ACHIEVED; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc: Legal Owner
Entity Name: Pacific Bell Telephone Company dba AT&T California
Entity Title:
Address: 308 S. Akard St., 17th Floor
City: Dallas
State: TX
Country: United States
Zip Code: 75202
Phone: (214) 464-1712

Affil Type Desc: Document Preparer
Entity Name: Peter Burnell, Sigma Consultants, Inc.
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Identification Signer
Entity Name: Jeremy McGrue
Entity Title: National EPCRA Manager
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: CUPA District
Entity Name: Los Angeles City Fire Department
Entity Title:

Address: 200 North Main Street, Room 1780
City: Los Angeles
State: CA
Country:
Zip Code: 90012
Phone: (213) 978-3680

Affil Type Desc: Operator
Entity Name: AT&T California
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (800) 566-9347

Affil Type Desc: Environmental Contact
Entity Name: AT&T EH&S Hotline - Option #1
Entity Title:
Address: 308 S. Akard St., 17th Floor
City: Dallas
State: TX
Country:
Zip Code: 75202
Phone:

Affil Type Desc: UST Tank Owner
Entity Name: Pacific Bell Telephone Company dba AT&T California
Entity Title:
Address: 308 S. Akard St.
City: Dallas
State: TX
Country: United States
Zip Code: 75202
Phone: (800) 566-9347

Affil Type Desc: Property Owner
Entity Name: PACIFIC BELL DBA AT&T
Entity Title:
Address: 308 S AKARD ST ROOM 900
City: DALLAS
State: TX
Country: United States
Zip Code: 75202
Phone: (214) 464-2626

Affil Type Desc: UST Permit Applicant
Entity Name: Sarah Bullock
Entity Title: Authorized Agent to AT&T
Address:
City:
State:
Country:
Zip Code:
Phone: (800) 566-9347

Affil Type Desc: UST Tank Operator
Entity Name: Pacific Bell Telephone Company dba AT&T California
Entity Title:
Address: P.O. Box 5095, Rm 4W200M
City: San Ramon
State: CA
Country: United States
Zip Code: 94583
Phone: (800) 566-9347

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address

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

Entity Title:
Address: 308 S. Akard St., 17th Floor
City: Dallas
State: TX
Country:
Zip Code: 75202
Phone:

Affil Type Desc: UST Property Owner Name
Entity Name: Pacific Bell Telephone Company dba AT&T California
Entity Title:
Address: P.O. Box 5095, Rm 4W200M
City: San Ramon
State: CA
Country: United States
Zip Code: 94583
Phone: (800) 566-9347

Affil Type Desc: Parent Corporation
Entity Name: Pacific Bell Telephone Company dba AT&T California
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Coordinates

Env Int Type Code:	HMBP	***Longitude:***	-118.343970
Program ID:	10246552	***Coord Name:***	
Latitude:	34.063010	***Ref Point Type Desc:***	Center of a facility or station.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
19	2 of 8	ENE	0.11 / 562.10	198.97 / 4	PACIFIC BELL 666 S LA BREA AV LOS ANGELES CA 91105	EMISSIONS

1987 Criteria Data

Facility ID:	6944	***CERR Code:***	
Facility SIC Code:	8221	***TOGT:***	
CO:	19	***ROGT:***	
Air Basin:	SC	***COT:***	.1
District:	SC	***NOXT:***	0
COID:	LA	***SOXT:***	0
DISN:	SOUTH COAST AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

1987 Toxic Data

Facility ID:	6944	***COID:***	LA
Facility SIC Code:	8221	***DISN:***	SOUTH COAST AQMD
CO:	19	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1990 Criteria Data

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

Facility ID: 6944
Facility SIC Code: 4813
CO: 19
Air Basin: SC
District: SC
COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:
TOGT:
ROGT:
COT: .1
NOXT: 0
SOXT: 0
PMT:
PM10T:

1990 Toxic Data

Facility ID: 6944
Facility SIC Code: 4813
CO: 19
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

19	3 of 8	ENE	0.11 / 562.10	198.97 / 4	PACIFIC BELL (H4-100) 666 LA BREA LOS ANGELES CA 90036	HHSS

County: Los Angeles
Pdf File Url: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00027b13.pdf

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19	4 of 8	ENE	0.11 / 562.10	198.97 / 4	AT&T - H4100 666 S LA BREA AVE LOS ANGELES CA 90036	LA CITY HAZMAT

Facility ID: FA0017483
Last Run Date: 6/1/2019
Source Name: Active Hazardous Materials (HM) Inventory

19	5 of 8	ENE	0.11 / 562.10	198.97 / 4	PACIFIC BELL (H4-100) 666 LA BREA LOS ANGELES CA	HIST TANK

Owner Name: PACIFIC BELL
Owner Street: 370 THIRD STREET
Owner City: SAN FRANCISCO
Owner State: TX
Owner Zip: 94107
No of Containers: 1
County: LOS ANGELES
Facility State: CA
Facility Zip: 90036

19	6 of 8	ENE	0.11 / 562.10	198.97 / 4	PACIFIC BELL TELEPHONE CO DBA AT&T CALIF 666 S LA BREA AVE LOS ANGELES CA 90036-3522	RCRA NON GEN

EPA Handler ID: CAT080022775
Gen Status Universe: No Report
Contact Name: DERONICA LAMB
Contact Address: 308 S. AKARD ST. , 17TH FLOOR , DALLAS , TX, 75202 ,
Contact Phone No and Ext: 214-741-0464
Contact Email: DR1429@ATT.COM
Contact Country:
County Name: LOS ANGELES
EPA Region: 09

Land Type:
Receive Date: 19820723

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19810119
Handler Name: PACIFIC BELL
Generator Status Universe: No Report
Source Type: Notification

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19820723
Handler Name: PACIFIC BELL TELEPHONE CO DBA AT&T CALIF
Generator Status Universe: No Report
Source Type: Implementer

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19900409
Handler Name: PACIFIC BELL
Generator Status Universe: No Report
Source Type: Annual/Biennial Report

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Other
Name: DERONICA LAMB
Date Became Current:
Date Ended Current:
Phone: 214-741-0464
Source Type: Implementer
Street No:
Street 1: 308 S. AKARD ST.
Street 2: 17TH FLOOR
City: DALLAS
State: TX
Country:
Zip Code: 75202

Owner/Operator Ind: Current Owner
Type: Other
Street No:
Street 1: 308 S. AKARD ST. 17TH

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

Name:	PACIFIC BELL	**Street 2:**	17TH FLOOR
Date Became Current:		**City:**	DALLAS
Date Ended Current:		**State:**	TX
Phone:	214-741-0464	**Country:**	
Source Type:	Implementer	**Zip Code:**	75202-0000
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street 1:**	NOT REQUIRED
Name:	NOT REQUIRED	**Street 2:**	
Date Became Current:		**City:**	NOT REQUIRED
Date Ended Current:		**State:**	ME
Phone:	415-555-1212	**Country:**	
Source Type:	Notification	**Zip Code:**	99999

19 | **7 of 8** | **ENE** | **0.11 / 562.10** | **198.97 / 4** | **PACIFIC BELL TELEPHONE CO**
DBA AT&T CALIF
666 S LA BREA AVE
LOS ANGELES CA 90036-3522 | **RCRA TSD**

EPA Handler ID:	CAT080022775
Gen Status Universe:	No Report
Contact Name:	DERONICA LAMB
Contact Address:	308 S. AKARD ST. , 17TH FLOOR , DALLAS , TX, 75202 ,
Contact Phone No and Ext:	214-741-0464
Contact Email:	DR1429@ATT.COM
Contact Country:	
Land Type:	
County Name:	LOS ANGELES
EPA Region:	09
Receive Date:	19820723

Violation/Evaluation Summary

Note:	NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	Yes
Transfer Facility:	No
Onsite Burner Exemption:	No
Smelting, Melting and Refining:	No
Underground Injection Control:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	19810119
Handler Name:	PACIFIC BELL
Generator Status Universe:	No Report
Source Type:	Notification

Hazardous Waste Handler Details

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

Sequence No: 1
Receive Date: 19820723
Handler Name: PACIFIC BELL TELEPHONE CO DBA AT&T CALIF
Generator Status Universe: No Report
Source Type: Implementer

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19900409
Handler Name: PACIFIC BELL
Generator Status Universe: No Report
Source Type: Annual/Biennial Report

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: PACIFIC BELL
Date Became Current:
Date Ended Current:
Phone: 214-741-0464
Source Type: Implementer
Street No:
Street 1: 308 S. AKARD ST. 17TH
Street 2: 17TH FLOOR
City: DALLAS
State: TX
Country:
Zip Code: 75202-0000

Owner/Operator Ind: Current Operator
Type: Other
Name: DERONICA LAMB
Date Became Current:
Date Ended Current:
Phone: 214-741-0464
Source Type: Implementer
Street No:
Street 1: 308 S. AKARD ST.
Street 2: 17TH FLOOR
City: DALLAS
State: TX
Country:
Zip Code: 75202

Owner/Operator Ind: Current Owner
Type: Private
Name: NOT REQUIRED
Date Became Current:
Date Ended Current:
Phone: 415-555-1212
Source Type: Notification
Street No:
Street 1: NOT REQUIRED
Street 2:
City: NOT REQUIRED
State: ME
Country:
Zip Code: 99999

19	8 of 8	ENE	0.11 / 562.10	198.97 / 4	AT&T - H4100 666 S LA BREA AVE LOS ANGELES CA 90036	UST LA CITY

Facility ID: FA0017483
Last Run Date: 6/1/2019
Source Name: Underground Storage Tanks (UST) Inventory List

20	1 of 6	SE	0.11 / 562.83	191.06 / -4	LA BREA FIRESTONE 800 S LA BREA AVE LOS ANGELES CA 90038	LA CITY HAZMAT

Facility ID: FA0031169
Last Run Date: 6/1/2019
Source Name: In-Active Hazardous Materials (HM) Inventory

20	2 of 6	SE	0.11 / 562.83	191.06 / -4	BRIDGESTONE RETAIL OPERATIONS LLC 267357 800 S LA BREA AVE LOS ANGELES CA 90036	RCRA NON GEN

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

EPA Handler ID:	CAL000411165
Gen Status Universe:	No Report
Contact Name:	BRIDGESTONE RETAIL OPERATIONS, LLC
Contact Address:	333 EAST LAKE STREET , ATTN: ENVIRONMENTAL-BSRO , BLOOMINGDALE , IL, 60108 ,
Contact Phone No and Ext:	615-937-7515
Contact Email:	ENVGEN@BFRC.COM
Contact Country:	
County Name:	LOS ANGELES
EPA Region:	09
Land Type:	
Receive Date:	20151016

Violation/Evaluation Summary

Note:	NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	Yes
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20151016
Handler Name:	BRIDGESTONE RETAIL OPERATIONS LLC 267357
Generator Status Universe:	No Report
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	333 EAST LAKE STREET
Name:	BRIDGESTONE RETAIL OPERATIONS, LLC	**Street 2:**	ENVIRONMENTAL-BSRO
Date Became Current:		**City:**	BLOOMINGDALE
Date Ended Current:		**State:**	IL
Phone:	615-937-7515	**Country:**	
Source Type:	Implementer	**Zip Code:**	60108-0000

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	333 EAST LAKE STREET
Name:	BRIDGESTONE RETAIL OPERATIONS, LLC	**Street 2:**	ATTN: ENVIRONMENTAL-BSRO
Date Became Current:		**City:**	BLOOMINGDALE
Date Ended Current:		**State:**	IL
Phone:	615-937-7515	**Country:**	
Source Type:	Implementer	**Zip Code:**	60108

20	3 of 6	SE	0.11 / 562.83	191.06 / -4	FIRESTONS LA BREA 800 S. LA BREA AVE.	RCRA NON GEN

EPA Handler ID: CAC003012194
Gen Status Universe: No Report
Contact Name: BRAD CONROY
Contact Address: 5877 W. 3RD ST. , , LOS ANGELES , CA, 90036 ,
Contact Phone No and Ext: 310-275-3233
Contact Email: CAMELLA@CONROYCOMMERCIAL.COM
Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 20190426

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20190426
Handler Name: FIRESTONS LA BREA
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: FIRESTONE LA BREA
Date Became Current:
Date Ended Current:
Phone: 310-275-3241
Source Type: Implementer
Street No:
Street 1: 800 S. LA BREA AVE.
Street 2:
City: LOS ANGELES
State: CA
Country:
Zip Code: 90036

Owner/Operator Ind: Current Operator
Type: Other
Name: BRAD CONROY
Date Became Current:
Date Ended Current:
Phone: 310-275-3233
Source Type: Implementer
Street No:
Street 1: 5877 W. 3RD ST.
Street 2:
City: LOS ANGELES
State: CA
Country:
Zip Code: 90036

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
20	4 of 6	SE	0.11 / 562.83	191.06 / -4	FIRESTONS LA BREA 800 S. LA BREA AVE. LOS ANGELES CA 90036	RCRA TSD

EPA Handler ID: CAC003012194
Gen Status Universe: No Report
Contact Name: BRAD CONROY
Contact Address: 5877 W. 3RD ST. , , LOS ANGELES , CA, 90036 ,
Contact Phone No and Ext: 310-275-3233
Contact Email: CAMELLA@CONROYCOMMERCIAL.COM
Contact Country:
Land Type:
County Name: LOS ANGELES
EPA Region: 09
Receive Date: 20190426

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Smelting, Melting and Refining: No
Underground Injection Control: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20190426
Handler Name: FIRESTONS LA BREA
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: FIRESTONE LA BREA
Date Became Current:
Date Ended Current:
Phone: 310-275-3241
Source Type: Implementer
Street No:
Street 1: 800 S. LA BREA AVE.
Street 2:
City: LOS ANGELES
State: CA
Country:
Zip Code: 90036

Owner/Operator Ind: Current Operator
Type: Other
Name: BRAD CONROY
Date Became Current:
Date Ended Current:
Phone: 310-275-3233
Source Type: Implementer
Street No:
Street 1: 5877 W. 3RD ST.
Street 2:
City: LOS ANGELES
State: CA
Country:
Zip Code: 90036

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
20	5 of 6	SE	0.11 / 562.83	191.06 / -4	8TH & LA BREA FIRESTONE 800 S LA BREA AVE LOS ANGELES CA 90038	UST LA CITY

Facility ID: FA0029332
Last Run Date: 6/3/2019
Source Name: In-Active Underground Storage Tanks (UST) Inventory List

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
20	6 of 6	SE	0.11 / 562.83	191.06 / -4	LA BREA FIRESTONE 800 S LA BREA AVE LOS ANGELES CA 90038	UST LA CITY

Facility ID: FA0031169
Last Run Date: 6/3/2019
Source Name: In-Active Underground Storage Tanks (UST) Inventory List

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
21	1 of 2	ESE	0.11 / 563.05	194.78 / 0	FORMER SOUTHWEST SAVINGS 5220 W WILSHIRE BLVD LOS ANGELES CA 90036	LA CITY HAZMAT

Facility ID: FA0013298
Last Run Date: 6/1/2019
Source Name: In-Active Hazardous Materials (HM) Inventory

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
21	2 of 2	ESE	0.11 / 563.05	194.78 / 0	FORMER SOUTHWEST SAVINGS 5220 W WILSHIRE BLVD LOS ANGELES CA 90036	UST LA CITY

Facility ID: FA0013298
Last Run Date: 6/3/2019
Source Name: In-Active Underground Storage Tanks (UST) Inventory List

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
22	1 of 2	SSE	0.11 / 563.57	190.68 / -4	LUXURY CARS 803 S. LABREA LOS ANGELES CA 90036	EMISSIONS

1990 Criteria Data

Facility ID: 58609
Facility SIC Code: 7538
CO: 19
Air Basin: SC
District: SC
COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:
TOGT: 0
ROGT: 0
COT:
NOXT:
SOXT:
PMT:
PM10T:

1990 Toxic Data

Facility ID: 58609
Facility SIC Code: 7538
CO: 19
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Non-Cancer Acute Haz Ind:						
22	2 of 2	SSE	0.11 / 563.57	190.68 / -4	HARRY'S LUXURY CARS 803 S LA BREA AVE LOS ANGELES CA 90036	LA CITY HAZMAT

Facility ID: FA0014893
Last Run Date: 6/1/2019
Source Name: In-Active Hazardous Materials (HM) Inventory

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
23	1 of 1	NE	0.11 / 585.80	199.37 / 5	AT&T California - H4100 666 S La Brea Ave Los Angeles CA 90036	UST

Facility ID: FA0017483
CERS ID: 10246552
County: Los Angeles
Permitting Agency: Los Angeles City Fire Department
Note: Information related to facilities can be searched on Geo Tracker Website: https://geotracker.waterboards.ca.gov/search
Latitude: 34.06301
Longitude: -118.34397

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
24	1 of 1	E	0.13 / 660.24	197.28 / 2	ESSEX 5200 Wilshire Blvd Los Angeles CA 90036	ALT FUELS

ID: 72424
Federal Agency ID:
Federal Agency:
Fed Agency Name:
Status: Open: The station is open.
Facility Type:
Fuel Type Code: ELEC: Electric
Owner Type Desc:
Expected Date:
Dt Last Confirmed: 2019-10-01
Open Date:
Updated at: 2019-10-01 09:10:28 UTC
BD Blends:
NG PSI:
NG Fill Type Code:
NG Fill Type Desc:
NG Vehicle Class:
NG Vehicle Class Desc:
E85 Blender Pump:
E85 Blender Pump Desc:
E85 Other Ethanol Blends:
EV Pricing: Pricing is based on an hourly rate. $1 per hour
EV Pricing French:
EV on Site Renewable Source:
LPG Primary:
LPG Primary Desc:
Intersection Directions: WILSHIRELABREA1; Sycamore
WILSHIRELABREA2; Sycamore
WILSHIRELABREA3; Sycamore
Geocode Status Desc: Premise (building name, property name, shopping center, etc.) level accuracy.
Hydrogen Status Link:
CNG Dispenser No:
CNG Fill Type Code:
CNG Site Renew Src:
CNG PSI:
CNG Storage Cap:
CNG Tot Compr Cap:
CNG Vehicle Class:
LPG Nozzle Types:
LNG Site Renew Src:
LNG Vehicle Class:
Hydrogen is Retail:
Hydrogen Pressures:
Hydrogen Standards:
Station Phone: 888-758-4389
Latitude: 34.061897
Longitude: -118.343349

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
25	1 of 1	NE	0.13 / 686.25	199.75 / 5	MANHOLE 025 647 SOUTH LA BREA LOS ANGELES CA 90036	RCRA LQG

EPA Handler ID: CAC002616481
Gen Status Universe: Large Quantity Generator

Contact Name:	JAMES A CRANMER
Contact Address:	US
Contact Phone No and Ext:	603-644-2017
Contact Email:	JC3746@ATT.COM
Contact Country:	US
County Name:	LOS ANGELES
EPA Region:	09
Land Type:	Private
Receive Date:	20080220

Violation/Evaluation Summary

Note:	NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20080220
Handler Name:	MANHOLE 025
Generator Status Universe:	Large Quantity Generator
Source Type:	Annual/Biennial Report update with Notification

Waste Code Details

Hazardous Waste Code:	D008
Waste Code Description:	LEAD

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street 1:**	308 SOUTH AKARO, ROOM 1911
Name:	PACIFIC BELL TELEPHONE COMPANY	**Street 2:**	
Date Became Current:	20060101	**City:**	DALLAS
Date Ended Current:		**State:**	TX
Phone:		**Country:**	US
Source Type:	Annual/Biennial Report update with Notification	**Zip Code:**	75202

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street 1:**	
Name:	PACIFIC BELL TELEPHONE COMPANY	**Street 2:**	
Date Became Current:	20060101	**City:**	
Date Ended Current:		**State:**	
Phone:		**Country:**	US
Source Type:	Annual/Biennial Report update with Notification	**Zip Code:**	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
26	1 of 1	E	0.13 / 697.38	197.86 / 3	ENVIRONMENTAL SALVAGE LTD 5225 WILSHIRE BLVD LOS ANGELES CA 90036	RCRA NON GEN

EPA Handler ID: CAD981569510
Gen Status Universe: No Report
Contact Name: ENVIRONMENTAL MANAGER
Contact Address: 5225 WILSHIRE BLVD , , LOS ANGELES , CA, 90036 , US
Contact Phone No and Ext: 712-323-1836
Contact Email:
Contact Country: US
County Name: LOS ANGELES
EPA Region: 09
Land Type: Other
Receive Date: 19860923

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19860923
Handler Name: ENVIRONMENTAL SALVAGE LTD
Generator Status Universe: No Report
Source Type: Notification

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Private
Name: NOT REQUIRED
Date Became Current:
Date Ended Current:
Phone: 415-555-1212
Source Type: Notification
Street No:
Street 1: NOT REQUIRED
Street 2:
City: NOT REQUIRED
State: ME
Country:
Zip Code: 99999

Owner/Operator Ind: Current Owner
Type: Private
Name: GARY L GRIFFIS
Date Became Current:
Date Ended Current:
Street No:
Street 1: NOT REQUIRED
Street 2:
City: NOT REQUIRED
State: ME

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

Phone: 415-555-1212 **Country:**
Source Type: Notification **Zip Code:** 99999

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27 **1 of 1** **NNE** **0.14 / 762.21** **200.51 / 6**

MOSS & COMPANY PROPERTY MANAGEMENT
618 SOUTH DETROIT STREET, UNIT 107
LOS ANGELES CA 90036

RCRA NON GEN

EPA Handler ID: CAC002998746
Gen Status Universe: No Report
Contact Name: HINA KAHN
Contact Address: 618 SOUTH DETROIT STREET, UNIT 107 , , LOS ANGELES , CA, 90036 ,
Contact Phone No and Ext: 818-300-3478
Contact Email: RONALDMAUER@MOSSCOMPANY.COM
Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 20190129

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20190129
Handler Name: MOSS & COMPANY PROPERTY MANAGEMENT
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Other
Name: HINA KAHN
Date Became Current:
Date Ended Current:
Phone: 818-300-3478
Source Type: Implementer

Street No:
Street 1: 618 SOUTH DETROIT STREET, UNIT 107
Street 2:
City: LOS ANGELES
State: CA
Country:
Zip Code: 90036

Owner/Operator Ind: Current Owner
Street No:

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

Type:	Other	**Street 1:**	15300 VENTURA BOULEVARD - SUITE 405
Name:	MOSS & COMPANY PROPERTY MANAGEMENT	**Street 2:**	
Date Became Current:		**City:**	SHERMAN OAKS
Date Ended Current:		**State:**	CA
Phone:	818-612-9781	**Country:**	
Source Type:	Implementer	**Zip Code:**	91403

28	1 of 1	SSE	0.15 / 784.18	186.90 / -8	FUNK BROS - THE POINT ON LA BREA 843 LA BREA AVE LOS ANGELES CA 90038	LA SML

Site ID:	SD0000786
Case ID:	RO0001784
Status:	ACTIVE

29	1 of 2	ENE	0.17 / 883.76	200.22 / 5	BEVERLY HILLS BMW (SERVICE/PARTS) 5151 W WILSHIRE BLVD LOS ANGELES CA 90036	AST LA CITY

Facility ID:	FA0025761
Tank Status:	Active
Last Run Date:	6/1/2019

29	2 of 2	ENE	0.17 / 883.76	200.22 / 5	BEVERLY HILLS BMW (SERVICE/PARTS) 5151 W WILSHIRE BLVD LOS ANGELES CA 90036	UST LA CITY

Facility ID:	FA0025761
Last Run Date:	6/3/2019
Source Name:	In-Active Underground Storage Tanks (UST) Inventory List

30	1 of 1	SE	0.17 / 901.91	184.47 / -10	EXPERT CAR WASH 900 S LA BREA AVE LOS ANGELES CA 90036	DELISTED TNK

Delisted Storage Tanks

Facility ID:	23555	**Latitude:**	34.0598679
County:	Los Angeles	**Longitude:**	-118.343732
Permitting Agency:	LOS ANGELES, CITY OF		
Original Source:	UST		
Record Date:	30-JAN-2017		

31	1 of 1	NE	0.18 / 932.51	200.80 / 6	CHARACTERS & COLOR 619 SO LA BREA AVE LOS ANGELES CA 90036	RCRA SQG

EPA Handler ID:	CAD981432370
Gen Status Universe:	Small Quantity Generator
Contact Name:	ENVIRONMENTAL MANAGER
Contact Address:	619 SO LA BREA AVE , , LOS ANGELES , CA, 91306 , US
Contact Phone No and Ext:	
Contact Email:	
Contact Country:	US
County Name:	LOS ANGELES
EPA Region:	09

Land Type:
Receive Date: 19960901

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19860801
Handler Name: CHARACTERS & COLOR
Generator Status Universe: Small Quantity Generator
Source Type: Notification

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19960901
Handler Name: CHARACTERS & COLOR
Generator Status Universe: Small Quantity Generator
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Private
Name: A ANDERESEN JR
Date Became Current:
Date Ended Current:
Phone: 415-555-1212
Source Type: Notification

Street No:
Street 1: NOT REQUIRED
Street 2:
City: NOT REQUIRED
State: ME
Country:
Zip Code: 99999

Owner/Operator Ind: Current Operator
Type: Private
Name: NOT REQUIRED
Date Became Current:
Date Ended Current:
Phone: 415-555-1212
Source Type: Implementer

Street No:
Street 1: NOT REQUIRED
Street 2:
City: NOT REQUIRED
State: ME
Country:
Zip Code: 99999

32	*1 of 9*	*E*	*0.19 / 981.48*	*199.22 / 4*	***5151 WILSHIRE BLVD***	***AST***

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
					LOS ANGELES CA 90036	

Total Capacity(Gal): 2,600
CUPA: City of Los Angeles
Owner Name: LOU EHLERS CADILLAC/STERLING
County: Los Angeles

32	2 of 9	E	0.19 / 981.48	199.22 / 4	Beverly Hills BMW (Service/Parts building) 5151 WILSHIRE BLVD LOS ANGELES CA 90036	CERS TANK

Site ID: 12058
Latitude: 34.062565
Longitude: -118.342384

Regulated Programs

EI Description: Chemical Storage Facilities
EI ID: 10407670

EI Description: Hazardous Waste Generator
EI ID: 10407670

EI Description: Aboveground Petroleum Storage
EI ID: 10407670

Violations

Violation Date: 07/17/2018
Violation Source: CERS
Violation Program: APSA
Violation Division: Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to provide systems or follow procedures to prevent overfills as described in the SPCC Plan, and/or failure to routinely test to ensure proper operation.

Violations

Violation Date: 07/17/2018
Violation Source: CERS
Violation Program: APSA
Violation Division: Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to implement one or more of the following security measures for the facility:

1. Secure and control access to the oil handling, processing, and storage areas.

2. Secure the master flow and drain valves.

3. Prevent unauthorized access to starter controls and oil pumps.

4. Secure out-of-service and loading/unloading connections of oil pipelines.

5. Address the appropriateness of security lighting to both prevent acts of vandalism and assist in the discovery of oil discharges.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

"Failure to test or inspect each aboveground container for integrity based on industry standards as discussed in the SPCC Plan:
1. On a regular schedule.
2. After making material repairs.
3. Use non-destructive testing.
4. Inspect each container?s supports, foundations, and outside for signs of deterioration, discharges, or accumulation of oil inside diked areas."

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5 (a) - California Health and Safety Code, Chapter 6.67 , Section(s) 25270.4.5 (a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to have management or a professional engineer certify the SPCC Plan and comply with certification requirements at a qualified facility.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to designate person who reports to management as accountable for discharge prevention at facility.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Notes:

Returned to compliance on 05/28/2016.

Violation Description:

Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)

Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to use containers with material and construction compatible with material stored and conditions of storage such as pressure and temperature.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Violation Description:

Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to organize the SPCC Plan so that portions describing procedures to be used when a discharge occurs will be readily usable in an emergency, unless facility submitted a Facility Response Plan.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

"Failure to prepare an SPCC Plan which fulfills all basic requirements that include:

1. The SPCC Plan must be prepared in accordance with good engineering practices.

2. Have full approval of management at a level of authority to commit the necessary resources to fully implement the SPCC Plan.

3. Prepare the SPCC Plan in writing.

4. Follow the sequence of the SPCC rule or include a cross-reference.

5. If the SPCC Plan calls for additional procedures, methods, or equipment not yet fully operational, discuss the items in separate paragraphs."

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)

Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to include in the SPCC Plan:

1. A contact list and phone numbers for the facility response coordinator, National Response Center, cleanup contractors with an agreement for response, and all Federal, State, and local agencies who must be contacted in case of a discharge

2. Information and procedures that would enable a person reporting an oil discharge to relate all information as described in 40 CFR 112.7(a)(4), unless facility submitted a Facility Response Plan.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5 (a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5 (a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure of the owner or operator to ensure a professional engineer makes all required attestations in the SPCC Plan when a professional engineer certification is necessary due to an alternative measure claim at a Tier II qualified facility.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5 (a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5 (a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to have a professional engineer review and certify in writing one or more of the following alternative measures for a Tier II qualified facility:
1. Alternative method which achieves equivalent environmental protection pursuant to 40 CFR 112.7(a)(2).
2. Impracticability determination and measures in lieu of secondary containment pursuant to 40 CFR 112.7(d).
3. Measures pursuant to 40 CFR 112.9(c)(6) for produced water containers and any associated piping and appurtenances downstream from the container.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Notes:

Returned to compliance on 05/28/2016.

Violation Description:

Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department

Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to protect the buried section of a partially buried or bunkered metallic tank from corrosion by coatings or cathodic protection compatible with local soil conditions.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to perform integrity and leak testing of buried piping at the time of installation, modification, construction, relocation, or replacement.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 05/28/2016.

Violation Description:

Failure to complete and electronically submit a site map with all required content.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to ensure that tanks are inspected and tested by an appropriately qualified person in accordance with industry standards.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.6(a)(1), 25270.6(a)(2) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.6(a)(1), 25270.6(a)(2)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to submit a tank facility statement on or before January 1 annually unless a current Business Plan has been submitted.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.6(a)(1), 25270.6(a)(2) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.6(a)(1), 25270.6(a)(2)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to submit a tank facility statement on or before January 1 annually unless a current Business Plan has been submitted.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to address in the SPCC Plan countermeasures for discharge discovery, response, and cleanup (both facility?s and contractor?s resources).

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.2(a)(4) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.2(a)(4)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to prepare an appropriate SPCC Plan when the facility no longer meets the criteria for exclusion for oil-filled electrical equipment.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 05/28/2016.

Violation Description:

Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to discuss in the SPCC Plan procedures to test or inspect each aboveground container for integrity in accordance with industry standards:

1. On a regular schedule.

2. After material repairs are made.

3. By qualified personnel.

4. The frequency and type of testing and inspections based on container size, configuration, and design.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Notes:

Violation Description:

Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to adequately and accurately describe in the SPCC Plan the physical layout of the facility.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25505(c) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(c)
Violation Notes:

Violation Description:

Failure to have a business plan readily available to personnel of the business or the unified program facility with responsibilities for emergency response or training.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 07/17/2018.

Violation Description:

Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508.1(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(f)
Violation Notes:

Returned to compliance on 05/28/2016.

Violation Description:

Failure to electronically update the business plan within 30 days of a substantial change.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507
Violation Notes:

Returned to compliance on 05/28/2016.

Violation Description:

Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5 (a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5 (a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to comply with one or more of the following requirements:
1. Have record of inspections and integrity tests signed by the appropriate supervisor or inspector.
2. Keep written procedures and records of inspections and integrity tests for at least three years.
3. Keep comparison records.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to conduct spill prevention briefing for oil-handling personnel at least once a year to assure adequate understanding of the SPCC Plan.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to provide the following training to all oil-handling personnel:

1. Operation and maintenance of equipment to prevent discharges.

2. Discharge procedure protocols.

3. Applicable pollution control laws, rules, and regulations.

4. General facility operations.

5. Contents of the SPCC Plan.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to implement the SPCC Plan.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to include in the SPCC Plan an adequate facility diagram, or no facility diagram included.

The facility diagram is not required on a Tier I qualified facility SPCC Plan.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 05/28/2016.

Violation Description:

Failure to establish and electronically submit an adequate training program in safety procedures in the event of a release or threatened release of a hazardous material.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5 (a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5 (a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to include in the SPCC plan an adequate description of employee training. Training shall address, at a minimum: operation and maintenance of equipment to prevent discharges; discharge procedure protocols; applicable pollution control laws, rules, and regulations; general facility operations; content of the facility SPCC plan; and annual discharge prevention briefings for oil-handling personnel to assure adequate understanding of the SPCC plan.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Violation Description:

Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

"Failure to prepare an SPCC Plan which fulfills all basic requirements that include:

1. The SPCC Plan must be prepared in accordance with good engineering practices.

2. Have full approval of management at a level of authority to commit the necessary resources to fully implement the SPCC Plan.

3. Prepare the SPCC Plan in writing.

4. Follow the sequence of the SPCC rule or include a cross-reference.

5. If the SPCC Plan calls for additional procedures, methods, or equipment not yet fully operational, discuss the items in separate paragraphs."

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25505.1 - California Health and Safety Code, Chapter 6.95, Section(s) 25505.1
Violation Notes:

Returned to compliance on 05/28/2016.

Violation Description:

Failure to provide a copy of the business plan to the owner or the owner's agent within five working days after receiving a request for a copy from the owner or the owner's agent.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to ensure that tanks are inspected and tested by an appropriately qualified person in accordance with industry standards.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to describe in the SPCC Plan facility security measures including:
1. How access to the oil handling, processing, and storage areas is secured and controlled.
2. How master flow and drain valves are secured.
3. How unauthorized access to starter controls on oil pumps is prevented.
4. How out-of-service and loading/unloading connections of oil pipelines is secured.
5. The appropriateness of security lighting to both prevent acts of vandalism and assist in the discovery of oil discharges.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5 (a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5 (a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to include in the SPCC plan an adequate description of employee training. Training shall address, at a minimum: operation and maintenance of equipment to prevent discharges; discharge procedure protocols; applicable pollution control laws, rules, and regulations; general facility operations; content of the facility SPCC plan; and annual discharge prevention briefings for oil-handling personnel to assure adequate understanding of the SPCC plan.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to adequately describe in the SPCC Plan, overfill prevention methods, including a description of the devices or systems in place for each container to prevent overfills.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to provide appropriate secondary containment and/or diversionary structures or equipment for the following: bulk storage containers, mobile or portable containers, oil-filled equipment, piping and related appurtenances, mobile refuelers or non-transportation-related tank cars, and transfer areas, equipment and activities and ensure that the entire containment system, including walls and floor, are capable of containing oil and constructed so that any discharge will not escape the containment system before cleanup occurs.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Violation Description:

Failure to complete and electronically submit a site map with all required content.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to discuss in the SPCC Plan the appropriate general containment, diversionary structures, or equipment to prevent a discharge, including typical failure mode and most likely quantity of discharge for the following: bulk storage containers, mobile/portable containers, oil-filled equipment, piping and related appurtenances, mobile refuels or non-transportation-related tank cars, and transfer areas, equipment and activities.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to organize the SPCC Plan so that portions describing procedures to be used when a discharge occurs will be readily usable in an emergency, unless facility submitted a Facility Response Plan.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department

Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to discuss in the SPCC Plan the appropriate general containment, diversionary structures, or equipment to prevent a discharge, including typical failure mode and most likely quantity of discharge for the following: bulk storage containers, mobile/portable containers, oil-filled equipment, piping and related appurtenances, mobile refuels or non-transportation-related tank cars, and transfer areas, equipment and activities.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to provide appropriate secondary containment and/or diversionary structures or equipment for the following: bulk storage containers, mobile or portable containers, oil-filled equipment, piping and related appurtenances, mobile refuelers or non-transportation-related tank cars, and transfer areas, equipment and activities and ensure that the entire containment system, including walls and floor, are capable of containing oil and constructed so that any discharge will not escape the containment system before cleanup occurs.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to address in the SPCC Plan disposal methods for recovered materials.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25505.1 - California Health and Safety Code, Chapter 6.95, Section(s) 25505.1
Violation Notes:

Returned to compliance on 05/28/2016.

Violation Description:

Failure to notify property owner in writing that the business is subject to the business plan program and has complied with its provisions.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5 (a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5 (a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to maintain adequate records of drainage when there is drainage of uncontaminated rainwater from liked areas into a storm drain or open watercourse; for example, records required under NPDES permit.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Notes:

Violation Description:

Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to designate person who reports to management as accountable for discharge prevention at facility.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Please provide DOT codes and Federal Hazard Categories for each of the chemicals listed in your inventory.

Violation Description:

Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5 (a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5 (a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to comply with one or more of the following requirements:
1. Have record of inspections and integrity tests signed by the appropriate supervisor or inspector.
2. Keep written procedures and records of inspections and integrity tests for at least three years.
3. Keep comparison records.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5 (a) - California Health and Safety Code, Chapter 6.67 , Section(s) 25270.4.5 (a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to have management or a professional engineer certify the SPCC Plan and comply with certification requirements at a qualified facility.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to protect the buried section of a partially buried or bunkered metallic tank from corrosion by coatings or cathodic protection compatible with local soil conditions.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to address in the SPCC Plan discharge prevention measures, including procedures for routine handling of products such as loading/unloading and facility transfers.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to prepare an SPCC Plan that meets all applicable requirements.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to address in the SPCC Plan the type of oil and storage capacity for each fixed container, and either the type of oil and storage capacity for each mobile or portable container, or an estimate of the potential number of mobile or portable containers, the types of oil, and anticipated storage capacities.

Violations

Violation Date: 04/18/2019 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Violation Description:

Failure to complete and electronically submit a site map with all required content.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to include in the SPCC Plan an adequate discussion of the facility's conformance with the requirements of 40 CFR Part 112, and other effective discharge prevention and containment procedures listed in Part 112, or any applicable more stringent State rules, regulations, and guidelines.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to prepare a Spill Prevention, Control, and Countermeasures (SPCC) Plan.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to prepare a Spill Prevention, Control, and Countermeasures (SPCC) Plan.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department

Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to include in the SPCC Plan a prediction of the direction, rate of flow, and total quantity of oil that could be discharged for each type of major equipment failure where experience indicates a reasonable potential for equipment failure.

The rate of flow is not required on a Tier I qualified facility SPCC Plan.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to address in the SPCC Plan countermeasures for discharge discovery, response, and cleanup (both facility?s and contractor?s resources).

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to address in the SPCC Plan the type of oil and storage capacity for each fixed container, and either the type of oil and storage capacity for each mobile or portable container, or an estimate of the potential number of mobile or portable containers, the types of oil, and anticipated storage capacities.

Violations

Violation Date: 04/18/2019 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Notes:

Violation Description:

Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to use containers with material and construction compatible with material stored and conditions of storage such as pressure and temperature.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to state reasons for nonconformance and describe equivalent methods in detail if claiming equivalent environmental protection for SPCC requirements other than secondary containment.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to include in the SPCC Plan:

1. A contact list and phone numbers for the facility response coordinator, National Response Center, cleanup contractors with an agreement for response, and all Federal, State, and local agencies who must be contacted in case of a discharge

2. Information and procedures that would enable a person reporting an oil discharge to relate all information as described in 40 CFR 112.7(a)(4), unless facility submitted a Facility Response Plan.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to provide the following training to all oil-handling personnel:

1. Operation and maintenance of equipment to prevent discharges.

2. Discharge procedure protocols.

3. Applicable pollution control laws, rules, and regulations.

4. General facility operations.

5. Contents of the SPCC Plan.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department

Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Notes:

Returned to compliance on 05/28/2016.

Violation Description:

Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to implement the SPCC Plan.

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508.1(a)-(e) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(e)
Violation Notes:

Returned to compliance on 05/28/2016.

Violation Description:

Failure to electronically update business plan within 30 days of any one of the following events:
A 100 percent or more increase in the quantity of a previously disclosed material.
Any handling of a previously undisclosed hazardous materials at or above reportable quantities.
A change of business address, business ownership, or business name.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to conduct spill prevention briefing for oil-handling personnel at least once a year to assure adequate understanding of the SPCC Plan.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508.1(a)-(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(f)
Violation Notes:

Violation Description:

Failure to electronically update business plan within 30 days of any one of the following events:

A 100 percent or more increase in the quantity of a previously disclosed material.
Any handling of a previously undisclosed hazardous materials at or above reportable quantities.
A change of business address, business ownership, or business name.
A substantial change in the handler's operations that requires modification to any portion of the business plan.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to regularly inspect aboveground valves, piping, and appurtenances.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Violation Description:

Failure to establish and electronically submit an adequate training program in safety procedures in the event of a release or threatened release of a hazardous material.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507
Violation Notes:

Violation Description:

Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to discuss in the SPCC Plan procedures to test or inspect each aboveground container for integrity in accordance with industry standards:

1. On a regular schedule.

2. After material repairs are made.

3. By qualified personnel.

4. The frequency and type of testing and inspections based on container size, configuration, and design.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to adequately describe in the SPCC Plan, overfill prevention methods, including a description of the systems or procedures used to prevent overfills for each container.

Violations

Violation Date: 06/19/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

"Failure to test or inspect each aboveground container for integrity based on industry standards as discussed in the SPCC Plan:
1. On a regular schedule.
2. After making material repairs.
3. Use non-destructive testing.
4. Inspect each container?s supports, foundations, and outside for signs of deterioration, discharges, or accumulation of oil inside diked areas."

Violations

Violation Date: 04/28/2016 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 05/28/2016.

Violation Description:

Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to prepare an SPCC Plan that meets all applicable requirements.

Violations

Violation Date: 07/17/2018 ***Violation Source:*** CERS
Violation Program: APSA ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Notes:

Returned to compliance on 04/18/2019.

Violation Description:

Failure to promptly correct visible discharges and promptly remove any accumulations of oil in diked areas.

Evaluations

Eval Date: 06/19/2018
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Consent to enter, inspect and take photographs was given by: Oscar Carbajal The Business Activities, Owner/Operator Identification, Hazardous Materials Inventory, Site Map, Emergency Response/Contingency Plan and Employee Training Plan sections were reviewed in CERS and field verified. Review and correct any violations indicated previously in this report, on or before the COMPLY BY date associated with each violation. INVENTORY Review, update and resubmit the Hazardous Materials Inventory into CERS to include all hazardous material stored in a capacity greater than 55 gallons of liquid, 200 cubic feet of compressed gas or 500 pounds in weight of a solid. NO SITE MAP Create and submit a Site Map in CERS with all the required information using the attachments to assist you. EMERGENCY PLANS Provide/Review/Update and resubmit the Emergency Response/Contingency Plan and Employee Training Plan in CERS with all the required information. The CONSOLIDATED [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/03/2019
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: APSA
Eval Source: CERS
Eval Notes:

Initiate Legal Packet.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 04/19/2019
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: APSA
Eval Source: CERS
Eval Notes:

SPCC , HMBP, CERS review.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 04/18/2019
Violations Found: Yes
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Second Notice of Violation Inspection Report Documents uploaded to CERS were reviewed. Indicated previously in this report are violations, originally issued on 7/10/18, that have not been resolved by the original COMPLY BY date. These violations have been re-issued and the violation class upgraded. Review and correct all violations indicated in this report, on or before the new COMPLY BY date associated with each violation. Failure to

resolve these violations will result in this facility being subject to formal enforcement. New user instructions are provided below. The LAMC, Sections (L.A.M.C. SECTIONS 57.105.1.4; 57.120.3; 57.121.2 and 57.121.2.1.) requires businesses that store, use or handle hazardous materials in the City of Los Angeles to obtain a Consolidated Permit from the Los Angeles Fire Department CUPA. To receive a Consolidated Permit you must satisfy the following requirement: **** Annual submission of a Hazardous Materials Business Plan into CERS is [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 06/19/2018
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: APSA
Eval Source: CERS
Eval Notes:

Consent to enter, inspect and take photographs was given by: Oscar Carbajal The Business Activities, Owner/Operator Identification, Hazardous Materials Inventory, Site Map, Emergency Response/Contingency Plan and Employee Training Plan sections were reviewed in CERS and field verified. Review and correct any violations indicated previously in this report, on or before the COMPLY BY date associated with each violation. INVENTORY Review, update and resubmit the Hazardous Materials Inventory into CERS to include all hazardous material stored in a capacity greater than 55 gallons of liquid, 200 cubic feet of compressed gas or 500 pounds in weight of a solid. NO SITE MAP Create and submit a Site Map in CERS with all the required information using the attachments to assist you. EMERGENCY PLANS Provide/Review/Update and resubmit the Emergency Response/Contingency Plan and Employee Training Plan in CERS with all the required information. The CONSOLIDATED [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 04/18/2019
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: APSA
Eval Source: CERS
Eval Notes:

All violations have been cleared.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 07/17/2018
Violations Found: Yes
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: APSA
Eval Source: CERS
Eval Notes:

A follow-up is conducted. The Business Activities, Owner/Operator Identification, Hazardous Materials Inventory, Site Map, Emergency Response/Contingency Plan, Employee Training Plan and APSA sections were reviewed in CERS and field verified. Violations indicated previously has not been corrected and remains unresolved. Please refer to the CERS file emailed to you with notations on what needs to be corrected. You have 30 days to resolve these violations to avoid further action. If you have any trouble, feel free to call or send an email. Once it?s complete, let me know by replying to this email and I'll verify in CERS and clear the violations. I?ve also attached a list of private contractors that can perform all of your CERS reporting for you if you choose, as well as information on a free training class offered by the city. Have a good day. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/24/2018
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

Oscar Carbajal, Parts Manager ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 09/23/2015
Violations Found: No
Eval General Type: Compliance Evaluation Inspection

Eval Type: Routine done by local agency
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

Luis Perez, Service Manager; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 04/19/2019
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

SPCC , HMBP, CERS review.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 04/28/2016
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

On site for routine hazardous materials and business emergency plan inspection. Consent to enter and inspect was given by, Lisa Mc Call, Service Manager. Observed the facility and inspected hazardous materials storage. Annual employee safety training records were not maintained. Facility has also not electronically disclosed the onsite hazardous materials inventory or submitted a business plan in on the California Environmental Reporting System (CERS). Please go to https://cersbusiness2.calepa.ca.gov to complete a chemical inventory disclosure and business emergency plan. This facility is responsible for identifying all hazardous materials, to include hazardous wastes, which are above disclosure thresholds. If there is a change in the type or amount of chemicals that are maintained on site, please submit revised documents (electronically) within 30 days of the change. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 07/17/2018
Violations Found: Yes
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

A follow-up is conducted. The Business Activities, Owner/Operator Identification, Hazardous Materials Inventory, Site Map, Emergency Response/Contingency Plan and Employee Training Plan sections were reviewed in CERS and field verified. Violations indicated previously has not been corrected and remains unresolved. Please refer to the CERS file emailed to you with notations on what needs to be corrected. You have 30 days to resolve these violations to avoid further action. If you have any trouble, feel free to call or send an email. Once it?s complete, let me know by replying to this email and I'll verify in CERS and clear the violations. I?ve also attached a list of private contractors that can perform all of your CERS reporting for you if you choose, as well as information on a free training class offered by the city. Have a good day. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc: Legal Owner
Entity Name: SONIC AUTOMOTIVE, INC.
Entity Title:
Address: 4401 Colwick Road
City: Charlotte
State: NC
Country: United States
Zip Code: 28212
Phone: (704) 566-2400

Affil Type Desc: Environmental Contact
Entity Name: Lisa McCall
Entity Title:
Address: 24181 CALABASAS
City: Calabasas
State: CA
Country:
Zip Code: 91302
Phone:

Affil Type Desc: CUPA District
Entity Name: Los Angeles City Fire Department
Entity Title:
Address: 200 North Main Street, Room 1780
City: Los Angeles
State: CA
Country:
Zip Code: 90012
Phone: (213) 978-3680

Affil Type Desc: Parent Corporation
Entity Name: Beverly Hills BMW
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 5070 Wilshire Blvd
City: Los Angeles
State: CA
Country:
Zip Code: 90036
Phone:

Affil Type Desc: Operator
Entity Name: Beverly Hills BMW
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (323) 801-1430

Affil Type Desc: Identification Signer
Entity Name: Lisa McCall
Entity Title: Regional Loss Control Manager
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Document Preparer
Entity Name: Lisa McCall
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

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

Coordinates

Env Int Type Code:	HWG	**Longitude:**	-118.342380
Program ID:	10407670	**Coord Name:**	
Latitude:	34.062560	**Ref Point Type Desc:**	Center of a facility or station.

32	3 of 9	E	0.19 / 981.48	199.22 / 4	LOU EHLERS CADILLAC 5151 WILSHIRE BLVD. LOS ANGELES CA 90036	EMISSIONS

1987 Criteria Data

Facility ID:	20997	**CERR Code:**	
Facility SIC Code:	5511	**TOGT:**	6.9
CO:	19	**ROGT:**	6.6792
Air Basin:	SC	**COT:**	
District:	SC	**NOXT:**	
COID:	LA	**SOXT:**	
DISN:	SOUTH COAST AQMD	**PMT:**	0
CHAPIS:		**PM10T:**	0

1987 Toxic Data

Facility ID:	20997	**COID:**	LA
Facility SIC Code:	5511	**DISN:**	SOUTH COAST AQMD
CO:	19	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1990 Criteria Data

Facility ID:	20997	**CERR Code:**	
Facility SIC Code:	5511	**TOGT:**	11.5
CO:	19	**ROGT:**	10.4637
Air Basin:	SC	**COT:**	0
District:	SC	**NOXT:**	.1
COID:	LA	**SOXT:**	0
DISN:	SOUTH COAST AQMD	**PMT:**	0
CHAPIS:		**PM10T:**	0

1990 Toxic Data

Facility ID:	20997	**COID:**	LA
Facility SIC Code:	5511	**DISN:**	SOUTH COAST AQMD
CO:	19	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1993 Criteria Data

Facility ID:	20997	**CERR Code:**	

Facility SIC Code:	5511	**TOGT:**	5.1
CO:	19	**ROGT:**	4.54266
Air Basin:	SC	**COT:**	0
District:	SC	**NOXT:**	0
COID:	LA	**SOXT:**	
DISN:	SOUTH COAST AQMD	**PMT:**	0
CHAPIS:		**PM10T:**	0

1993 Toxic Data

Facility ID:	20997	**COID:**	LA
Facility SIC Code:	5511	**DISN:**	SOUTH COAST AQMD
CO:	19	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1995 Criteria Data

Facility ID:	20997	**CERR Code:**	
Facility SIC Code:	5511	**TOGT:**	5.1
CO:	19	**ROGT:**	4.54266
Air Basin:	SC	**COT:**	0
District:	SC	**NOXT:**	0
COID:	LA	**SOXT:**	
DISN:	SOUTH COAST AQMD	**PMT:**	0
CHAPIS:		**PM10T:**	0

1995 Toxic Data

Facility ID:	20997	**COID:**	LA
Facility SIC Code:	5511	**DISN:**	SOUTH COAST AQMD
CO:	19	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1996 Toxic Data

Facility ID:	20997	**COID:**	LA
Facility SIC Code:	5511	**DISN:**	SOUTH COAST AQMD
CO:	19	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1997 Toxic Data

Facility ID:	20997	**COID:**	LA
Facility SIC Code:	5511	**DISN:**	SOUTH COAST AQMD
CO:	19	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			

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

Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

1998 Toxic Data

Facility ID: 20997
Facility SIC Code: 5511
CO: 19
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

1999 Toxic Data

Facility ID: 20997
Facility SIC Code: 5511
CO: 19
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

2000 Toxic Data

Facility ID: 20997
Facility SIC Code: 5511
CO: 19
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

2001 Toxic Data

Facility ID: 20997
Facility SIC Code: 5511
CO: 19
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

32	***4 of 9***	***E***	***0.19 / 981.48***	***199.22 / 4***	***WEST COAST ALL-PRO 5151 WILSHIRE LOS ANGELES CA 90036***	***EMISSIONS***

2016 Toxic Data

Facility ID: 182933
Facility SIC Code: 7531
CERR CODE:
TS:
HRA:
CH Index:

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

COID: LA
CO: 19
DISN: SOUTH COAST AQMD
CHAPIS:
AH Index:
Air Basin: SC
District: SC

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32 | 5 of 9 | E | 0.19 / 981.48 | 199.22 / 4 | LOU EHLERS CADILLAC
5151 WILSHIRE BOULEVARD
LOS ANGELES CA 90036 | HHSS

County: Los Angeles
Pdf File Url: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00027900.pdf

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32 | 6 of 9 | E | 0.19 / 981.48 | 199.22 / 4 | LOU EHLERS CADILLAC
5151 WILSHIRE BOULEVARD
LOS ANGELES CA | HIST TANK

Owner Name: LOU EHLERS CADILLAC
Owner Street: 5151 WILSHIRE BOULEVARD
Owner City: LOS ANGELES
Owner State: CA
Owner Zip: 90036
No of Containers: 6
County: LOS ANGELES
Facility State: CA
Facility Zip: 90036

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32 | 7 of 9 | E | 0.19 / 981.48 | 199.22 / 4 | FAA BEVERLY HILLS INC DBA
BEVERLY HILLS BMW
5151 WILSHIRE BLVD
LOS ANGELES CA 90036 | RCRA NON GEN

EPA Handler ID: CAL000365834
Gen Status Universe: No Report
Contact Name: LISA MCCALL
Contact Address: 5070 WILSHIRE BLVD , , LOS ANGELES , CA, 90036 ,
Contact Phone No and Ext: 818-602-5025
Contact Email: LISA.MCCALL@SONICAUTOMOTIVE.COM
Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 20110719

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

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

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20110719
Handler Name:	FAA BEVERLY HILLS INC DBA BEVERLY HILLS BMW
Generator Status Universe:	No Report
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	4401 COLWICK RD
Name:	SONIC AUTOMOTIVE INC	***Street 2:***	
Date Became Current:		***City:***	CHARLOTTE
Date Ended Current:		***State:***	NC
Phone:	704-566-2400	***Country:***	
Source Type:	Implementer	***Zip Code:***	28211-2311
Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	5070 WILSHIRE BLVD
Name:	LISA MCCALL	***Street 2:***	
Date Became Current:		***City:***	LOS ANGELES
Date Ended Current:		***State:***	CA
Phone:	818-602-5025	***Country:***	
Source Type:	Implementer	***Zip Code:***	90036

32	***8 of 9***	***E***	***0.19 / 981.48***	***199.22 / 4***	***WEST COAST ALLPRO 5151 WILSHIRE AVE LOS ANGELES CA 90036***	***RCRA NON GEN***

EPA Handler ID:	CAL000420368
Gen Status Universe:	No Report
Contact Name:	STEPHEN KILLIAN
Contact Address:	650 STAFFORD RUN ROAD , , STAFFORD , TX, 77477-0000 ,
Contact Phone No and Ext:	713-973-8600
Contact Email:	SKILLIAN@ALLPRORECON.COM
Contact Country:	
County Name:	LOS ANGELES
EPA Region:	09
Land Type:	
Receive Date:	20160923

Violation/Evaluation Summary

Note:	NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	Yes
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No

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

Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20160923
Handler Name: WEST COAST ALLPRO
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: ALL PRO AUTO RECONDITIONING LLC
Date Became Current:
Date Ended Current:
Phone: 713-973-8600
Source Type: Implementer

Street No:
Street 1: 1415 HWY 6 STE A 300
Street 2:
City: SUGARLAND
State: TX
Country:
Zip Code: 77478

Owner/Operator Ind: Current Operator
Type: Other
Name: STEPHEN KILLIAN
Date Became Current:
Date Ended Current:
Phone: 713-973-8600
Source Type: Implementer

Street No:
Street 1: 650 STAFFORD RUN ROAD
Street 2:
City: STAFFORD
State: TX
Country:
Zip Code: 77477-0000

32	9 of 9	E	0.19 / 981.48	199.22 / 4	LOU EHLERS CADILLAC 5151 WILSHIRE BLVD LOS ANGELES CA 90036	RCRA SQG

EPA Handler ID: CAD981462690
Gen Status Universe: Small Quantity Generator
Contact Name: RICK DAGRACA
Contact Address: 5151 WILSHIRE BLVD , , LOS ANGELES , CA, 90036 , US
Contact Phone No and Ext: 800-720-3078
Contact Email:
Contact Country: US
County Name: LOS ANGELES
EPA Region: 09
Land Type: Private
Receive Date: 20070814

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No

Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19940803
Handler Name: LOU EHLERS CADILLAC DBA
Generator Status Universe: Small Quantity Generator
Source Type: Notification

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19960901
Handler Name: LOU EHLERS CADILLAC DBA
Generator Status Universe: Small Quantity Generator
Source Type: Implementer

Hazardous Waste Handler Details

Sequence No: 2
Receive Date: 19960901
Handler Name: LOU EHLERS CADILLAC DBA
Generator Status Universe: Small Quantity Generator
Source Type: Implementer

Hazardous Waste Handler Details

Sequence No: 2
Receive Date: 20070814
Handler Name: LOU EHLERS CADILLAC
Generator Status Universe: Small Quantity Generator
Source Type: Notification

Waste Code Details

Hazardous Waste Code: D001
Waste Code Description: IGNITABLE WASTE

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Private
Name: SONIC AUTOMOTIVE INC
Date Became Current: 20060630
Date Ended Current:
Phone:
Source Type: Notification
Street No:
Street 1:
Street 2:
City:
State:
Country:
Zip Code:

Owner/Operator Ind: Current Owner
Type: Private
Name: PIERCEY SOUTH
Date Became Current:
Date Ended Current:
Phone: 213-931-1871
Source Type: Notification
Street No:
Street 1: 5151 WILSHIRE BLVD
Street 2:
City: LOS ANGELES
State: CA
Country:
Zip Code: 90036

Owner/Operator Ind: Current Operator
Type: Private
Name: NOT REQUIRED
Street No:
Street 1: NOT REQUIRED
Street 2:

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

Date Became Current:		**City:**	NOT REQUIRED
Date Ended Current:		**State:**	ME
Phone:	415-555-1212	**Country:**	
Source Type:	Implementer	**Zip Code:**	99999
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street 1:**	6415 IDLEWILD RD
Name:	SONIC AUTOMOTIVE INC	**Street 2:**	
Date Became Current:	20060630	**City:**	CHARLOTTE
Date Ended Current:		**State:**	NC
Phone:		**Country:**	US
Source Type:	Notification	**Zip Code:**	28212

33	1 of 1	SSE	0.19 / 984.38	185.01 / -10	MIKE REZAIAN & MEHDI AKBARI 5301 W OLYMPIC BLVD LOS ANGELES CA 90036	DELISTED TNK

Delisted Storage Tanks

Facility ID:	23713	**Latitude:**	34.0589134
County:	Los Angeles	**Longitude:**	-118.3449802
Permitting Agency:	LOS ANGELES, CITY OF		
Original Source:	UST		
Record Date:	30-JAN-2017		

34	1 of 1	ENE	0.19 / 1,005.47	202.07 / 7	LOU EHLERS CADILLAC 5151 W CARLING WY LOS ANGELES CA 90036	UST LA CITY

Facility ID:	FA0001593
Last Run Date:	6/3/2019
Source Name:	In-Active Underground Storage Tanks (UST) Inventory List

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35	1 of 1	S	0.19 / 1,007.08	186.58 / -8	EXPERT CAR WASH 900 LA BREA AVE . S. LOS ANGELES CA 90036	LUST

Global ID:	T0603761730	**County:**	LOS ANGELES
Status:	COMPLETED - CASE CLOSED	**Latitude:**	34.058466
Status Date:	2012-01-10 00:00:00	**Longitude:**	-118.345105
Case Type:	LUST CLEANUP SITE		
Date Source:	LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:	900360152A	**Potential COC:**	Gasoline
Local Case No:	24634	**How Discovered:**	Other Means
Begin Date:	2003-07-09 00:00:00	**Stop Method:**	Close and Remove Tank
Lead Agency:	LOS ANGELES RWQCB (REGION 4)	**Stop Description:**	
Local Agency:	LOS ANGELES, CITY OF	**Case Worker:**	DMB
CUF Case:	YES	**File Location:**	Regional Board
Potential Media of Concern:	Under Investigation		
How Discovered Description:	TANK REMOVAL		
Calwater Watershed Name:	Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)		
DWR GW Subbasin Name:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Disadvantaged Community:			
Site History:			

Regulatory Activity

Action Type: ENFORCEMENT
Date : 2012-01-10 00:00:00
Action: Closure/No Further Action Letter

Action Type: ENFORCEMENT
Date : 2011-12-16 00:00:00
Action: Notification - Preclosure

Action Type: RESPONSE
Date : 2011-09-06 00:00:00
Action: Request for Closure

Action Type: ENFORCEMENT
Date : 2011-08-26 00:00:00
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)

Action Type: RESPONSE
Date : 2009-07-15 00:00:00
Action: Remedial Progress Report

Action Type: RESPONSE
Date : 2009-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date : 2009-06-15 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2009-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2009-04-15 00:00:00
Action: Remedial Progress Report

Action Type: RESPONSE
Date : 2009-03-30 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 2009-01-30 00:00:00
Action: Well Installation Report

Action Type: RESPONSE
Date : 2009-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2009-01-15 00:00:00
Action: Remedial Progress Report

Action Type: ENFORCEMENT
Date : 2008-10-24 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2008-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2008-09-15 00:00:00
Action: Corrective Action Plan / Remedial Action Plan - Addendum

Action Type: RESPONSE
Date : 2008-09-15 00:00:00
Action: Other Workplan

Action Type: ENFORCEMENT
Date : 2008-08-18 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2008-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2008-05-15 00:00:00
Action: Interim Remedial Action Plan

Action Type: RESPONSE
Date : 2008-05-15 00:00:00
Action: Soil and Water Investigation Workplan

Action Type: RESPONSE
Date : 2008-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date : 2008-04-04 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2007-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2007-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2007-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2007-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: REMEDIATION
Date : 2006-10-18 00:00:00
Action: Pump & Treat (P&T) Groundwater

Action Type: RESPONSE
Date : 2006-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2006-10-15 00:00:00
Action: Well Installation Report

Action Type: RESPONSE
Date : 2006-07-15 00:00:00
Action: Other Report / Document

Action Type: RESPONSE
Date : 2006-06-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date : 2006-05-31 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2006-05-24 00:00:00
Action: Soil and Water Investigation Workplan

Action Type: RESPONSE

Date : 2006-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2006-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2005-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2005-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2005-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2005-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2004-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date : 2004-04-19 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2004-04-09 00:00:00
Action: Preliminary Site Assessment Workplan

Action Type: RESPONSE
Date : 2004-02-27 00:00:00
Action: Other Report / Document

Action Type: ENFORCEMENT
Date : 2004-02-25 00:00:00
Action: Staff Letter

Action Type: ENFORCEMENT
Date : 2004-01-13 00:00:00
Action: Staff Letter

Action Type: Other
Date : 2003-07-09 00:00:00
Action: Leak Reported

Action Type: Other
Date : 2003-07-09 00:00:00
Action: Leak Discovery

Regulatory Contacts

Contact Type: Regional Board Caseworker
Contact Name: DAVID M. BJOSTAD
City: Los Angeles
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4th Street, Suite 200
Email: dave.bjostad@waterboards.ca.gov
Phone No:

Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
City: LOS ANGELES
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
Email: eloy.luna@lacity.org
Phone No:

Status History

Status: Completed - Case Closed
Status Date: 2012-01-10 00:00:00

Status: Open - Remediation
Status Date: 2011-02-02 00:00:00

Status: Open - Remediation
Status Date: 2006-10-18 00:00:00

Status: Open - Site Assessment
Status Date: 2004-03-29 00:00:00

Status: Open - Site Assessment
Status Date: 2003-07-09 00:00:00

Status: Open - Case Begin Date
Status Date: 2003-07-09 00:00:00

LUST Cleanup Sites from GeoTracker Search - Regulatory Profile(as of Apr 9, 2019)

Site Facility Name: EXPERT CAR WASH
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
Potential COC: GASOLINE
WDR Place Type:
WDR File:
WDR Order:
Address: 900 LA BREA AVE . S.
City: LOS ANGELES
Zip: 90036
County: LOS ANGELES
CUF Claim: 18284
CUF Priority Assig: B
CUF Amount Paid: $163,903
File Location: REGIONAL BOARD
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: http://geotracker.waterboards.ca.gov/profile_report?global_id=T0603761730
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 1/10/2012
Cleanup History Link: http://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603761730&tabname=regulatoryhistory
Potential Media of Concern: UNDER INVESTIGATION
User Defined Beneficial Use:
DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04)
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 900360152A
CASEWORKER: DAVID M. BJOSTAD
LOS ANGELES, CITY OF - CASE #: 24634
CASEWORKER: ELOY LUNA
Site History:

No site history available

LUST Cleanup Sites from GeoTracker Search - Cleanup Status History(as of Apr 9, 2019)

Status: Completed - Case Closed
Date : 1/10/2012

Status: Open - Remediation
Date : 2/2/2011

Status: Open - Remediation
Date : 10/18/2006

Status: Open - Site Assessment
Date : 3/29/2004

Status: Open - Site Assessment
Date : 7/9/2003

Status: Open - Case Begin Date
Date : 7/9/2003

LUST Cleanup Sites from GeoTracker Search - Cleanup Action(as of Apr 9, 2019)

Action Type: PUMP & TREAT (P&T) GROUNDWATER ***Begin Date:*** 10/18/2006
Phase: Water ***End Date:*** 2/18/2009
Contaminant Mass Removed:
Description: Quarterly Overpurging MW-4 and B-1, Biweekly 2008

Action Type: PUMP & TREAT (P&T) GROUNDWATER ***Begin Date:*** 10/18/2006
Phase: Water ***End Date:*** 2/18/2009
Contaminant Mass Removed:
Description: QUARTERLY OVERPURGING MW-4 AND B-1, BIWEEKLY 2008

LUST Cleanup Sites from GeoTracker Search - Regulatory Activities(as of Apr 9, 2019)

Action Type: Other Regulatory Actions
Action Date: 1/10/2012
Received Issue Date: 1/10/2012
Action: Closure/No Further Action Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603761730&enforcement_id=6108068&tmptable=ENFORCEMENT
Title Description Comments:

Action Type: Notices
Action Date: 12/16/2011
Received Issue Date: 12/16/2011
Action: Notification - Preclosure
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603761730&enforcement_id=6106299&tmptable=ENFORCEMENT
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 9/6/2011
Received Issue Date: 9/6/2011
Action: Request for Closure
Doc Link:
Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 8/26/2011
Received Issue Date: 8/26/2011
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603761730&enforcement_id=6393429&tmptable=ENFORCEMENT
Title Description Comments:

1st Fund 5-year review summary-2011

Action Type: Response Requested - Reports
Action Date: 7/15/2009
Received Issue Date: 3/18/2011
Action: Remedial Progress Report
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 7/15/2009
Received Issue Date: 3/17/2011
Action: Monitoring Report - Quarterly
Doc Link:

Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 6/15/2009
Received Issue Date: 6/15/2009
Action: Staff Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603761730&enforcement_id=6022756&temptable=ENFORCEMENT
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 4/15/2009
Received Issue Date: 3/25/2009
Action: Remedial Progress Report
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 4/15/2009
Received Issue Date: 3/25/2009
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 3/30/2009
Received Issue Date: 3/30/2009
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 1/30/2009
Received Issue Date: 3/25/2009
Action: Well Installation Report
Doc Link:
Title Description Comments:

Well Installation Report - MW7, 2 GW GRABS

Action Type: Response Requested - Reports
Action Date: 1/15/2009
Received Issue Date: 1/9/2009
Action: Remedial Progress Report
Doc Link:
Title Description Comments:

Remedial Progress Report

Action Type: Response Requested - Reports
Action Date: 1/15/2009
Received Issue Date: 1/9/2009
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Other Regulatory Actions
Action Date: 10/24/2008
Received Issue Date: 10/24/2008
Action: Staff Letter

Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603761730&enforcement_id=5991555&tmptable=ENFORCEMENT

Title Description Comments:

RAP and Workplan Approval

Action Type: Response Requested - Reports
Action Date: 10/15/2008
Received Issue Date: 10/2/2008
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Response Requested - Workplans
Action Date: 9/15/2008
Received Issue Date: 9/4/2008
Action: Other Workplan
Doc Link:
Title Description Comments:

Workplan-addendum

Action Type: Response Requested - Workplans
Action Date: 9/15/2008
Received Issue Date: 9/4/2008
Action: Corrective Action Plan / Remedial Action Plan - Addendum
Doc Link:
Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 8/18/2008
Received Issue Date: 8/18/2008
Action: Staff Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603761730&enforcement_id=5984599&tmptable=ENFORCEMENT

Title Description Comments:

directive to take corrective action

Action Type: Response Requested - Reports
Action Date: 7/15/2008
Received Issue Date: 7/29/2008
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Response Requested - Workplans
Action Date: 5/15/2008
Received Issue Date: 5/29/2008
Action: Interim Remedial Action Plan
Doc Link:
Title Description Comments:

Interim Remedial Action Plan - BIOSPARGING BI, MW4

Action Type: Response Requested - Workplans
Action Date: 5/15/2008
Received Issue Date: 5/29/2008
Action: Soil and Water Investigation Workplan
Doc Link:

Title Description Comments:

Soil and Water Investigation Workplan - 1MW, 2GW GRABS

Action Type: Response Requested - Reports
Action Date: 4/15/2008
Received Issue Date: 2/20/2008
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Other Regulatory Actions
Action Date: 4/4/2008
Received Issue Date: 4/4/2008
Action: Staff Letter
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 10/15/2007
Received Issue Date: 9/19/2007
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Response Requested - Reports
Action Date: 7/15/2007
Received Issue Date: 6/14/2007
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Response Requested - Reports
Action Date: 4/15/2007
Received Issue Date: 4/3/2007
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly - HP-1 OFFSITE

Action Type: Response Requested - Reports
Action Date: 1/15/2007
Received Issue Date: 12/15/2006
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Response Requested - Reports
Action Date: 10/15/2006
Received Issue Date: 4/3/2007
Action: Well Installation Report
Doc Link:
Title Description Comments:

Well Installation Report

Action Type: Response Requested - Reports
Action Date: 10/15/2006
Received Issue Date: 8/16/2006
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Response Requested - Other
Action Date: 7/15/2006
Received Issue Date: 12/13/2006
Action: Other Report / Document
Doc Link:
Title Description Comments:

Additional Information Report - AB681 FORM

Action Type: Response Requested - Reports
Action Date: 6/15/2006
Received Issue Date: 4/19/2006
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Other Regulatory Actions
Action Date: 5/31/2006
Received Issue Date: 5/31/2006
Action: Staff Letter
Doc Link:
Title Description Comments:

Action Type: Response Requested - Workplans
Action Date: 5/24/2006
Received Issue Date: 5/24/2006
Action: Soil and Water Investigation Workplan
Doc Link:
Title Description Comments:

MTBE Investigation Workplan - OVERPURGE MW-4

Action Type: Response Requested - Reports
Action Date: 4/15/2006
Received Issue Date: 2/7/2006
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Response Requested - Reports
Action Date: 1/15/2006
Received Issue Date: 12/19/2005
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Response Requested - Reports
Action Date: 10/15/2005
Received Issue Date: 8/15/2005
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly - QMR 3/05

Action Type: Response Requested - Reports
Action Date: 7/15/2005
Received Issue Date: 5/18/2005
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly - QMR 2/05

Action Type: Response Requested - Reports
Action Date: 4/15/2005
Received Issue Date: 2/2/2005
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Response Requested - Reports
Action Date: 1/15/2005
Received Issue Date: 11/23/2004
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Response Requested - Reports
Action Date: 7/15/2004
Received Issue Date: 6/28/2004
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Other Regulatory Actions
Action Date: 4/19/2004
Received Issue Date: 4/19/2004
Action: Staff Letter
Doc Link:
Title Description Comments:

Action Type: Response Requested - Workplans
Action Date: 4/9/2004
Received Issue Date: 3/29/2004
Action: Preliminary Site Assessment Workplan
Doc Link:
Title Description Comments:

Preliminary Site Assessment Workplan

Action Type: Response Requested - Other
Action Date: 2/27/2004

Received Issue Date: 2/2/2004
Action: Other Report / Document
Doc Link:
Title Description Comments:

Additional Information Report

Action Type: Other Regulatory Actions
Action Date: 2/25/2004
Received Issue Date: 2/25/2004
Action: Staff Letter
Doc Link:
Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 1/13/2004
Received Issue Date: 1/13/2004
Action: Staff Letter
Doc Link:
Title Description Comments:

Action Type: Cleanup Action
Action Date: 10/18/2006
Received Issue Date:
Action: Pump & Treat (P&T) Groundwater
Doc Link:
Title Description Comments:

QUARTERLY OVERPURGING MW-4 AND B-1, BIWEEKLY 2008

Action Type: Cleanup Action
Action Date: 10/18/2006
Received Issue Date:
Action: Pump & Treat (P&T) Groundwater
Doc Link:
Title Description Comments:

Quarterly Overpurging MW-4 and B-1, Biweekly 2008

Action Type: Leak Action
Action Date: 7/9/2003
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 7/9/2003
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

LUST Cleanup Sites from GeoTracker Search - Site Maps(as of Apr 9, 2019)

Title: GEO_MAP
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/4539440333/T0603761730.PDF
Size : 75 KB
Submitted By: STEVEN BRIGHT (AUTH_RP)
Submitted: 5/6/2009

Title: MW-7 (MW-7)

Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6124367833/T0603761730.PDF
Size : 95 KB
Submitted By: STEVEN BRIGHT (AUTH_RP)
Submitted: 5/5/2009

Title: HP-2 (HP-2)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5481118321/T0603761730.PDF
Size : 85 KB
Submitted By: STEVEN BRIGHT (AUTH_RP)
Submitted: 5/5/2009

LUST Cleanup Sites from GeoTracker Search - Documents(as of Apr 9, 2019)

Document Type: Site Documents
Document Date: 1/10/2012
Type: CLOSURE/NO FURTHER ACTION LETTER
Title: UNKNOWN
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603761730&enforcement_id=6108068
Size :
Submitted By: JESSICA PAO (REGULATOR)
Submitted:

Document Type: Site Documents
Document Date: 12/16/2011
Type: NOTIFICATION - PRECLOSURE
Title: UNKNOWN
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603761730&enforcement_id=6106299
Size :
Submitted By: DAVE BJOSTAD (REGULATOR)
Submitted:

Document Type: Site Documents
Document Date: 8/26/2011
Type: CLEAN UP FUND - CASE CLOSURE REVIEW SUMMARY REPORT (RSR)
Title: 1ST FUND 5-YEAR REVIEW SUMMARY-2011
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603761730&enforcement_id=6393429
Size :
Submitted By: ANDREW COOPER (REGULATOR)
Submitted:

Document Type: Monitoring Reports
Document Date: 3/17/2011*
Type: MONITORING REPORT - SEMI-ANNUALLY
Title: FIRST HALF 2011 GROUND WATER MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2911011695/T0603761730.PDF
Size : 9,034 KB
Submitted By: STEVEN BRIGHT (AUTH_RP)
Submitted:

Document Type: Site Documents
Document Date: 6/15/2009
Type: STAFF LETTER
Title: UNKNOWN
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603761730&enforcement_id=6022756
Size :
Submitted By: (REGULATOR)
Submitted:

Document Type: Monitoring Reports
Document Date: 3/25/2009*
Type: MONITORING REPORT - QUARTERLY
Title: FIRST QUARTER 2009 MONITORING AND SITE ASSESSMENT REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1518742442/T0603761730.PDF
Size : 4,899 KB
Submitted By: STEVEN BRIGHT (AUTH_RP)
Submitted:

Document Type: Monitoring Reports
Document Date: 12/31/2008
Type: MONITORING REPORT - QUARTERLY
Title: FOURTH QUARTER 2008 MONITORING AND STATUS REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6976241171/T0603761730.PDF
Size : 4,478 KB
Submitted By: STEVEN BRIGHT (AUTH_RP)
Submitted:

Document Type: Site Documents
Document Date: 10/24/2008
Type: STAFF LETTER
Title: RAP AND WORKPLAN APPROVAL
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603761730&enforcement_id=5991555
Size :
Submitted By: (REGULATOR)
Submitted:

Document Type: Monitoring Reports
Document Date: 10/1/2008
Type: MONITORING REPORT - QUARTERLY
Title: THIRD QUARTER 2008 MONITORING AND STATUS REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6236998617/T0603761730.PDF
Size : 4,256 KB
Submitted By: STEVEN BRIGHT (AUTH_RP)
Submitted:

Document Type: Site Documents **Size :**
Document Date: 8/18/2008 **Submitted By:** (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: DIRECTIVE TO TAKE CORRECTIVE ACTION
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603761730&enforcement_id=5984599

Document Type: Monitoring Reports **Size :** 3,578 KB
Document Date: 7/25/2008 **Submitted By:** STEVEN BRIGHT (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: SECOND QUARTER 2008 MONITORING AND STATUS REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6105162680/T0603761730.PDF

Document Type: Monitoring Reports **Size :** 3,633 KB
Document Date: 4/11/2008 **Submitted By:** STEVEN BRIGHT (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUAL **Submitted:**
Title: FIRST HALF 2008 MONITORING, STATUS REPORT AND REQUEST FOR OVERPURGING OF WELL B-1
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7656858682/T0603761730.PDF

Document Type: Monitoring Reports **Size :** 2,717 KB
Document Date: 11/6/2007* **Submitted By:** STEVEN BRIGHT (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: THIRD QUARTER 2007 MONITORING, STATUS REPORT AND REQUEST FOR SEMI-ANNUAL GROUND WATER MONITORING
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5734251260/T0603761730.PDF

Document Type: Monitoring Reports **Size :** 3,294 KB
Document Date: 4/5/2007 **Submitted By:** STEVEN BRIGHT (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: FOURTH QUARTER 2006 MONITORING AND STATUS REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8936765909/T0603761730.PDF

Document Type: Monitoring Reports **Size :** 2,459 KB
Document Date: 4/4/2007 **Submitted By:** STEVEN BRIGHT (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: FIRST QUARTER 2006 MONITORING AND STATUS REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3581026971/T0603761730.PDF

Document Type: Monitoring Reports **Size :** 2,828 KB
Document Date: 4/4/2007 **Submitted By:** STEVEN BRIGHT (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: FOURTH QUARTER 2005 MONITORING AND STATUS REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5340528190/T0603761730.PDF

Document Type: Monitoring Reports **Size :** 2,623 KB
Document Date: 4/4/2007 **Submitted By:** STEVEN BRIGHT (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: SECOND QUARTER 2005 MONITORING AND STATUS REPORT AND REQUEST FOR AUTHORIZATION TO INSTALL ORC
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5411056339/T0603761730.PDF

Document Type: Monitoring Reports **Size :** 3,773 KB
Document Date: 4/3/2007 **Submitted By:** STEVEN BRIGHT (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: FIRST QUARTER 2007 MONITORING, STATUS, AND HYDRO-PUNCH REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1710508584/T0603761730.PDF

Document Type: Monitoring Reports **Size :** 4,935 KB
Document Date: 4/26/2006 **Submitted By:** STEVEN BRIGHT (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: SECOND QUARTER 2006 MONITORING AND STATUS REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8701109170/T0603761730.PDF

Document Type: Monitoring Reports **Size :** 7,202 KB
Document Date: 9/23/2005 **Submitted By:** STEVEN BRIGHT (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: THIRD QUARTER 2005 STATUS AND MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2006452262/T0603761730.PDF

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
36	1 of 1	NNE	0.19 / 1,025.94	201.69 / 7	76 STATION #251116 5436 6TH STREET LOS ANGELES CA 90036	LUST

Global ID: T10000000379
Status: COMPLETED - CASE CLOSED
Status Date: 2016-07-05 00:00:00
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download
County: LOS ANGELES
Latitude: 34.0646855075755
Longitude: -118.344243764877

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 900360216A
Local Case No: 1196
Begin Date: 2007-10-26 00:00:00
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Local Agency: LOS ANGELES, CITY OF
CUF Case: NO
Potential Media of Concern: Aquifer used for drinking water supply
How Discovered Description:
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
DWR GW Subbasin Name: Coastal Plain Of Los Angeles - Central (4-011.04)
Disadvantaged Community:
Site History:
Potential COC: Gasoline
How Discovered: Other Means
Stop Method: Other Means
Stop Description:
Case Worker: JR
File Location:

Regulatory Activity

Action Type: ENFORCEMENT
Date : 2016-07-05 00:00:00
Action: Closure/No Further Action Letter

Action Type: RESPONSE
Date : 2016-05-31 00:00:00
Action: Well Destruction Report

Action Type: RESPONSE
Date : 2016-01-31 00:00:00
Action: Correspondence

Action Type: ENFORCEMENT
Date : 2015-11-30 00:00:00
Action: Notification - Preclosure

Action Type: RESPONSE
Date : 2015-09-25 00:00:00
Action: Request for Closure - Regulator Responded

Action Type: RESPONSE
Date : 2015-04-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 2015-02-20 00:00:00
Action: Sensitive Receptor Survey Report

Action Type: RESPONSE
Date : 2014-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2014-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2014-06-03 00:00:00

Action: Other Workplan - Regulator Responded

Action Type: RESPONSE
Date : 2014-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2014-03-31 00:00:00
Action: Other Workplan - Regulator Responded

Action Type: RESPONSE
Date : 2014-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2013-11-19 00:00:00
Action: Other Workplan - Regulator Responded

Action Type: RESPONSE
Date : 2013-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2013-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2013-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2012-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2012-09-28 00:00:00
Action: Site Assessment Report

Action Type: RESPONSE
Date : 2012-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2012-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2012-03-28 00:00:00
Action: Well Installation Report

Action Type: RESPONSE
Date : 2012-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2011-11-17 00:00:00
Action: Well Installation Workplan

Action Type: RESPONSE
Date : 2011-10-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 2011-07-17 00:00:00
Action: Pilot Study/ Treatability Report

Action Type: RESPONSE
Date : 2011-07-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: REMEDIATION
Date : 2011-05-17 00:00:00
Action: Dual Phase Extraction

Action Type: ENFORCEMENT
Date : 2011-02-02 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2011-01-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 2010-12-22 00:00:00
Action: Pilot Study / Treatability Workplan

Action Type: RESPONSE
Date : 2010-10-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 2010-08-16 00:00:00
Action: Site Assessment Report

Action Type: RESPONSE
Date : 2010-07-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 2010-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2010-01-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 2009-10-28 00:00:00
Action: Soil and Water Investigation Workplan

Action Type: RESPONSE
Date : 2009-10-15 00:00:00
Action: Other Report / Document

Action Type: RESPONSE
Date : 2009-07-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: ENFORCEMENT
Date : 2009-06-15 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2009-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2009-03-10 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 2008-11-15 00:00:00
Action: Other Report / Document

Action Type: ENFORCEMENT
Date : 2008-10-14 00:00:00
Action: Staff Letter

Action Type: Other
Date : 2008-09-25 00:00:00
Action: Leak Reported

Action Type: Other
Date : 2007-10-26 00:00:00
Action: Leak Discovery

Regulatory Contacts

Contact Type: Regional Board Caseworker
Contact Name: JAMES RYAN
City: LOS ANGELES
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: West 4th Street, Suite 200
Email: jamesw.ryan@waterboards.ca.gov
Phone No: 2135766711

Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
City: LOS ANGELES
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
Email: eloy.luna@lacity.org
Phone No:

Status History

Status: Completed - Case Closed
Status Date: 2016-07-05 00:00:00

Status: Open - Eligible for Closure
Status Date: 2015-11-30 00:00:00

Status: Open - Eligible for Closure
Status Date: 2015-07-03 00:00:00

Status: Open - Remediation
Status Date: 2011-02-01 00:00:00

Status: Open - Site Assessment
Status Date: 2008-10-14 00:00:00

Status: Open - Referred
Status Date: 2008-08-06 00:00:00

Status: Open - Case Begin Date
Status Date: 2007-10-26 00:00:00

LUST Cleanup Sites from GeoTracker Search - Regulatory Profile(as of Apr 9, 2019)

Site Facility Name: 76 STATION #251116
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
Potential COC: GASOLINE
WDR Place Type:
WDR File:
WDR Order:
File Location:
Address: 5436 6TH STREET
City: LOS ANGELES
Zip: 90036
County: LOS ANGELES
CUF Claim:
CUF Priority Assig:
CUF Amount Paid:
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000000379
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 7/5/2016
Cleanup History Link: http://geotracker.waterboards.ca.gov/profile_report_include?global_id=T10000000379&tabname=regulatoryhistory
Potential Media of Concern: AQUIFER USED FOR DRINKING WATER SUPPLY
User Defined Beneficial Use:
DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04)
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
Post Closure Site Management:
Future Land Use:

Cleanup Oversight Agencies: LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 900360216A
CASEWORKER: JAMES RYAN
LOS ANGELES, CITY OF - CASE #: 1196
CASEWORKER: ELOY LUNA

Site History:

No site history available

LUST Cleanup Sites from GeoTracker Search - Cleanup Status History(as of Apr 9, 2019)

Status: Completed - Case Closed
Date : 7/5/2016

Status: Open - Eligible for Closure
Date : 11/30/2015

Status: Open - Eligible for Closure
Date : 7/3/2015

Status: Open - Remediation
Date : 2/1/2011

Status: Open - Site Assessment
Date : 10/14/2008

Status: Open - Referred
Date : 8/6/2008

Status: Open - Case Begin Date
Date : 10/26/2007

LUST Cleanup Sites from GeoTracker Search - Cleanup Action(as of Apr 9, 2019)

Action Type: DUAL PHASE EXTRACTION ***Begin Date:*** 5/17/2011
Phase: Water ***End Date:*** 5/19/2011
Contaminant Mass Removed: 118 Gallons
Description: Dual Phase Extraction consisting of a total of 12 hours of operation.

Action Type: DUAL PHASE EXTRACTION ***Begin Date:*** 5/17/2011
Phase: Soil ***End Date:*** 5/17/2011
Contaminant Mass Removed: 36 Pounds
Description: Dual Phase Extraction consisting of 12 hours of operation.

LUST Cleanup Sites from GeoTracker Search - Regulatory Activities(as of Apr 9, 2019)

Action Type: Other Regulatory Actions
Action Date: 7/5/2016
Received Issue Date: 7/5/2016
Action: Closure/No Further Action Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000379&enforcement_id=6291272&temptable=ENFORCEMENT
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 5/31/2016
Received Issue Date: 6/9/2016
Action: Well Destruction Report
Doc Link:
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 1/31/2016
Received Issue Date: 1/31/2016

Action: Correspondence
Doc Link:
Title Description Comments:

PRE-CLOSURE NOTIFICATION

Action Type: Notices
Action Date: 11/30/2015
Received Issue Date: 11/30/2015
Action: Notification - Preclosure
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000379&enforcement_id=6268647&temptable=ENFORCEMENT
Title Description Comments:

Pre-Closure Notification Letter

Action Type: Response Requested - Other
Action Date: 9/25/2015
Received Issue Date: 9/25/2015
Action: Request for Closure - Regulator Responded
Doc Link: http://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000000379&doc_id=5864159
Title Description Comments:

- Management is reviewing case for closure under LTCP.

Action Type: Response Requested - Reports
Action Date: 4/15/2015
Received Issue Date: 4/1/2015
Action: Monitoring Report - Semi-Annually
Doc Link:
Title Description Comments:

1st Qtr 2014 GWM Report

Action Type: Response Requested - Reports
Action Date: 2/20/2015
Received Issue Date: 2/20/2015
Action: Sensitive Receptor Survey Report
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 10/15/2014
Received Issue Date: 10/13/2014
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

3rd Q 2014 GWM Report

Action Type: Response Requested - Reports
Action Date: 7/15/2014
Received Issue Date: 7/14/2014
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Action Type: Response Requested - Workplans
Action Date: 6/3/2014
Received Issue Date: 6/3/2014
Action: Other Workplan - Regulator Responded
Doc Link: http://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000000379&doc_id=5807290
Title Description Comments:

Work Plan for Soil Vapor Extraction Pilot Testing - Self-directed cleanup site. No need to respond in a letter.

Action Type: Response Requested - Reports
Action Date: 4/15/2014
Received Issue Date: 4/15/2014
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

1st q 2014 GW Monitoring Report

Action Type: Response Requested - Workplans
Action Date: 3/31/2014
Received Issue Date: 3/31/2014
Action: Other Workplan - Regulator Responded
Doc Link: http://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000000379&doc_id=5801769
Title Description Comments:

Addendum to Additional Groundwater Assessment Work Plan - EAOP case, no need to respond in writing

Action Type: Response Requested - Reports
Action Date: 1/15/2014
Received Issue Date: 1/24/2014
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

4th Qtr 2013 GW Monitoring Report

Action Type: Response Requested - Workplans
Action Date: 11/19/2013
Received Issue Date: 11/19/2013
Action: Other Workplan - Regulator Responded
Doc Link: http://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000000379&doc_id=5794521
Title Description Comments:

Additional Groundwater Assessment Work Plan - EAOP case, no need to issue an approval letter.

Action Type: Response Requested - Reports
Action Date: 10/15/2013
Received Issue Date: 10/15/2013
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 7/15/2013
Received Issue Date: 7/15/2013
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 1/15/2013
Received Issue Date: 1/10/2013
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Fourth Q 2012 Groundwater Monitoring Report

Action Type: Response Requested - Reports

Action Date: 10/15/2012
Received Issue Date: 10/12/2012
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

3rd Q 2012 Groundwater Monitoring Report

Action Type: Response Requested - Reports
Action Date: 9/28/2012
Received Issue Date: 9/28/2012
Action: Site Assessment Report
Doc Link:
Title Description Comments:

Additional Site Assessment Report

Action Type: Response Requested - Reports
Action Date: 7/15/2012
Received Issue Date: 7/10/2012
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

2nd Q 2012 GW Monitoring Report

Action Type: Response Requested - Reports
Action Date: 4/15/2012
Received Issue Date: 4/9/2012
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

First Q 2012 Groundwater Monitoring Report

Action Type: Response Requested - Reports
Action Date: 3/28/2012
Received Issue Date: 3/28/2012
Action: Well Installation Report
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 1/15/2012
Received Issue Date: 1/9/2012
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Fourth Q 2011 Groundwater Monitoring Report

Action Type: Response Requested - Workplans
Action Date: 11/17/2011
Received Issue Date: 11/17/2011
Action: Well Installation Workplan
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 10/15/2011
Received Issue Date: 10/11/2011
Action: Monitoring Report - Semi-Annually
Doc Link:

Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 7/17/2011
Received Issue Date: 9/23/2011
Action: Pilot Study/ Treatability Report
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 7/15/2011
Received Issue Date: 7/11/2011
Action: Monitoring Report - Semi-Annually
Doc Link:
Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 2/2/2011
Received Issue Date: 2/2/2011
Action: Staff Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000379&enforcement_id=6078100&temptable=ENFORCEMENT
Title Description Comments:

DPE worlplan approval

Action Type: Response Requested - Reports
Action Date: 1/15/2011
Received Issue Date: 1/13/2011
Action: Monitoring Report - Semi-Annually
Doc Link:
Title Description Comments:

Action Type: Response Requested - Workplans
Action Date: 12/22/2010
Received Issue Date: 12/22/2010
Action: Pilot Study / Treatability Workplan
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 10/15/2010
Received Issue Date: 10/8/2010
Action: Monitoring Report - Semi-Annually
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 8/16/2010
Received Issue Date: 8/16/2010
Action: Site Assessment Report
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 7/15/2010
Received Issue Date: 7/16/2010
Action: Monitoring Report - Semi-Annually
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports

Action Date: 4/15/2010
Received Issue Date: 4/14/2010
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 1/15/2010
Received Issue Date: 1/14/2010
Action: Monitoring Report - Semi-Annually
Doc Link:
Title Description Comments:

Action Type: Response Requested - Workplans
Action Date: 10/28/2009
Received Issue Date: 10/28/2009
Action: Soil and Water Investigation Workplan
Doc Link:
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 10/15/2009
Received Issue Date: 10/13/2009
Action: Other Report / Document
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 7/15/2009
Received Issue Date: 7/16/2009
Action: Monitoring Report - Semi-Annually
Doc Link:
Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 6/15/2009
Received Issue Date: 6/15/2009
Action: Staff Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000379&enforcement_id=6021620&temptable=ENFORCEMENT
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 4/15/2009
Received Issue Date: 4/15/2009
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 3/10/2009
Received Issue Date: 3/10/2009
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 11/15/2008
Received Issue Date: 11/6/2008
Action: Other Report / Document
Doc Link:
Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 10/14/2008
Received Issue Date: 10/14/2008
Action: Staff Letter
Doc Link:
Title Description Comments:

Action Type: Cleanup Action
Action Date: 5/17/2011
Received Issue Date:
Action: Dual Phase Extraction
Doc Link:
Title Description Comments:

Dual Phase Extraction consisting of a total of 12 hours of operation.

Action Type: Cleanup Action
Action Date: 5/17/2011
Received Issue Date:
Action: Dual Phase Extraction
Doc Link:
Title Description Comments:

Dual Phase Extraction consisting of 12 hours of operation.

Action Type: Leak Action
Action Date: 9/25/2008
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 10/26/2007
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Action Type: Enforcement - Other
Action Date:
Received Issue Date:
Action: Unknown
Doc Link:
Title Description Comments:

LUST Cleanup Sites from GeoTracker Search - Site Maps(as of Apr 9, 2019)

Title: SITE ASSESSMENT REPORT (GP-1)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6831895947/T10000000379.PDF
Size : 123 KB
Submitted By: ANTEA GROUP (AUTH_RP)
Submitted: 8/21/2014*

Title: SITE ASSESSMENT REPORT (GP-DP-HP-2)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5193015813/T10000000379.PDF
Size : 178 KB
Submitted By: ANTEA GROUP (AUTH_RP)
Submitted: 8/21/2014*

Title: GEO_MAP

Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/2535555005/T10000000379.PDF
Size : 148 KB
Submitted By: ANTEA GROUP (AUTH_RP)
Submitted: 8/21/2014*

Title: GEO_MAP
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/6668553173/T10000000379.PDF
Size : 108 KB
Submitted By: ANTEA GROUP (AUTH_RP)
Submitted: 9/28/2012*

Title: WELL INSTALLATION REPORT (DPE-4)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2579803407/T10000000379.PDF
Size : 86 KB
Submitted By: ANTEA GROUP (AUTH_RP)
Submitted: 3/28/2012*

Title: GEO_MAP
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/1298289000/T10000000379.PDF
Size : 100 KB
Submitted By: ANTEA GROUP (AUTH_RP)
Submitted: 3/28/2012*

Title: WELL INSTALLATION REPORT (DPE-5)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2318418383/T10000000379.PDF
Size : 86 KB
Submitted By: ANTEA GROUP (AUTH_RP)
Submitted: 3/28/2012*

Title: WELL INSTALLATION REPORT (DPE-6)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7642241716/T10000000379.PDF
Size : 87 KB
Submitted By: ANTEA GROUP (AUTH_RP)
Submitted: 3/28/2012*

Title: WELL INSTALLATION REPORT (DPE-3)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4113133251/T10000000379.PDF
Size : 86 KB
Submitted By: ANTEA GROUP (AUTH_RP)
Submitted: 3/28/2012*

Title: WELL INSTALLATION AND DUAL PHASE EXTRACTION TEST REPORT (DPE-2)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5861195385/T10000000379.PDF
Size : 90 KB
Submitted By: ANTEA GROUP (AUTH_RP)
Submitted: 9/22/2011*

Title: GEO_MAP
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/6879481017/T10000000379.PDF
Size : 123 KB
Submitted By: ANTEA GROUP (AUTH_RP)
Submitted: 9/22/2011*

Title: WELL INSTALLATION AND DUAL PHASE EXTRACTION TEST REPORT (DPE-1)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1998152971/T10000000379.PDF
Size : 90 KB
Submitted By: ANTEA GROUP (AUTH_RP)
Submitted: 9/22/2011*

Title: GEO_MAP
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/9151383399/T10000000379.PDF
Size : 39 KB
Submitted By: ANTEA GROUP (AUTH_RP)
Submitted: 8/16/2010*

Title: SITE ASSESSMENT REPORT (MW-4A)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2852143645/T10000000379.PDF
Size : 232 KB
Submitted By: ANTEA GROUP (AUTH_RP)

Submitted: 8/13/2010*

Title: SITE ASSESSMENT REPORT (MW-8)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3364335060/T10000000379.PDF
Size : 198 KB
Submitted By: ANTEA GROUP (AUTH_RP)
Submitted: 8/13/2010*

Title: SITE ASSESSMENT REPORT (MW-6)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1214106261/T10000000379.PDF
Size : 196 KB
Submitted By: ANTEA GROUP (AUTH_RP)
Submitted: 8/13/2010*

Title: SITE ASSESSMENT REPORT (MW-7)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9301667571/T10000000379.PDF
Size : 196 KB
Submitted By: ANTEA GROUP (AUTH_RP)
Submitted: 8/13/2010*

Title: ADDITIONAL SITE ASSESSMENT REPORT (MW-2)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5532362997/T10000000379.PDF
Size : 201 KB
Submitted By: ANTEA GROUP (CONTRACTOR)
Submitted: 3/9/2009*

Title: ADDITIONAL SITE ASSESSMENT REPORT (MW-5)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/8317671835/T10000000379.PDF
Size : 203 KB
Submitted By: ANTEA GROUP (CONTRACTOR)
Submitted: 3/9/2009*

Title: ADDITIONAL SITE ASSESSMENT REPORT (MW-4)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7060665309/T10000000379.PDF
Size : 207 KB
Submitted By: ANTEA GROUP (CONTRACTOR)
Submitted: 3/9/2009*

Title: GEO_MAP
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/7912392735/T10000000379.PDF
Size : 39 KB
Submitted By: ANTEA GROUP (CONTRACTOR)
Submitted: 3/9/2009*

Title: ADDITIONAL SITE ASSESSMENT REPORT (MW-3)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3450695216/T10000000379.PDF
Size : 203 KB
Submitted By: ANTEA GROUP (CONTRACTOR)
Submitted: 3/9/2009*

Title: ADDITIONAL SITE ASSESSMENT REPORT (MW-1)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4683785557/T10000000379.PDF
Size : 299 KB
Submitted By: ANTEA GROUP (CONTRACTOR)
Submitted: 3/9/2009*

LUST Cleanup Sites from GeoTracker Search - Documents(as of Apr 9, 2019)

Document Type: Site Documents
Document Date: 7/5/2016
Size :
Submitted By: JAMES RYAN (REGULATOR), MARIA BAMBICO (REGULATOR)
Type: CLOSURE/NO FURTHER ACTION LETTER
Submitted:
Title: UNKNOWN
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000379&enforcement_id=6291272

Document Type: Site Documents
Document Date: 6/9/2016
Type: OTHER REPORT / DOCUMENT
Size : 4,945 KB
Submitted By: ANTEA GROUP (AUTH_RP)
Submitted:

Title: WELL ABANDONMENT REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4733583450/T10000000379.PDF

Document Type: Monitoring Reports — **Size :** 7,194 KB
Document Date: 1/12/2016 — **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY — **Submitted:**
Title: SECOND HALF 2015 SEMI-ANNUAL GROUNDWATER MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9423757970/T10000000379.PDF

Document Type: Site Documents — **Size :**
Document Date: 11/30/2015 — **Submitted By:** JAMES RYAN (REGULATOR)
Type: NOTIFICATION - PRECLOSURE — **Submitted:**
Title: PRE-CLOSURE NOTIFICATION LETTER
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000379&enforcement_id=6268647

Document Type: Site Documents — **Size :** 11,280 KB
Document Date: 9/25/2015 — **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: REQUEST FOR CLOSURE — **Submitted:**
Title: SITE CASE CLOSURE REQUEST
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4294471502/T10000000379.PDF

Document Type: Site Documents — **Size :**
Document Date: 9/25/2015 — **Submitted By:** JAMES RYAN (REGULATOR)
Type: REQUEST FOR CLOSURE — **Submitted:**
Title: UNKNOWN - REGULATOR RESPONSE
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000379&document_id=5864159

Document Type: Monitoring Reports — **Size :** 4,634 KB
Document Date: 4/1/2015* — **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - SEMI-ANNUALLY — **Submitted:**
Title: FIRST QUARTER 2015 SEMI-ANNUAL GROUNDWATER MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3879232823/T10000000379.PDF

Document Type: Site Documents — **Size :** 1,775 KB
Document Date: 2/17/2015* — **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: SENSITIVE RECEPTOR SURVEY REPORT — **Submitted:**
Title: SENSITIVE RECEPTOR SURVEY REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6902961075/T10000000379.PDF

Document Type: Monitoring Reports — **Size :** 4,087 KB
Document Date: 10/13/2014* — **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY — **Submitted:**
Title: THIRD QUARTER 2014 GROUNDWATER MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5289045870/T10000000379.PDF

Document Type: Site Documents — **Size :** 7,401 KB
Document Date: 8/15/2014* — **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: SITE ASSESSMENT REPORT — **Submitted:**
Title: SITE ASSESSMENT REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3669372498/T10000000379.PDF

Document Type: Monitoring Reports — **Size :** 6,919 KB
Document Date: 7/14/2014* — **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY — **Submitted:**
Title: SECOND QUARTER 2014 GROUNDWATER MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8264029800/T10000000379.PDF

Document Type: Site Documents — **Size :** 2,534 KB
Document Date: 6/3/2014 — **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: OTHER WORKPLAN — **Submitted:**
Title: WORK PLAN FOR SOIL VAPOR EXTRACTION PILOT TESTING
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4252855420/T10000000379.PDF

Document Type: Site Documents — **Size :** 247 KB
Document Date: 5/30/2014 — **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: CORRESPONDENCE — **Submitted:**
Title: NOTICE OF INTENT TO CONDUCT SOIL VAPOR EXTRACTION PILOT TESTING
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2658349215/T10000000379.PDF

Document Type: Monitoring Reports **Size :** 5,118 KB
Document Date: 4/15/2014* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: FIRST QUARTER 2014 GROUNDWATER MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4278123974/T10000000379.PDF

Document Type: Site Documents **Size :** 97 KB
Document Date: 4/1/2014* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: CORRESPONDENCE **Submitted:**
Title: NOTICE OF INTENT LETTER TO PERFORM SOIL AND WATER SAMPLING
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3615511059/T10000000379.PDF

Document Type: Site Documents **Size :** 5,036 KB
Document Date: 3/31/2014 **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: OTHER WORKPLAN **Submitted:**
Title: ADDENDUM TO ADDITIONAL GROUNDWATER ASSESSMENT WORK PLAN
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1349509537/T10000000379.PDF

Document Type: Monitoring Reports **Size :** 4,462 KB
Document Date: 1/24/2014* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: FOURTH QUARTER 2013 GROUNDWATER MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5477250576/T10000000379.PDF

Document Type: Site Documents **Size :** 112 KB
Document Date: 11/20/2013* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: CORRESPONDENCE **Submitted:**
Title: NOTICE OF INTENT LETTER TO INSTALL NEW WELLS
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6288453578/T10000000379.PDF

Document Type: Site Documents **Size :** 4,923 KB
Document Date: 11/19/2013 **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: OTHER WORKPLAN **Submitted:**
Title: ADDITIONAL GROUNDWATER ASSESSMENT WORK PLAN
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6790409147/T10000000379.PDF

Document Type: Monitoring Reports **Size :** 5,536 KB
Document Date: 10/15/2013* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: THIRD QUARTER 2013 GROUNDWATER MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8135973095/T10000000379.PDF

Document Type: Monitoring Reports **Size :** 6,435 KB
Document Date: 7/15/2013* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: SECOND QUARTER 2013 GROUNDWATER MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8872437953/T10000000379.PDF

Document Type: Monitoring Reports **Size :** 6,115 KB
Document Date: 4/15/2013* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: FIRST QUARTER 2013 GROUNDWATER MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6654178678/T10000000379.PDF

Document Type: Monitoring Reports **Size :** 6,080 KB
Document Date: 1/10/2013* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: FOURTH QUARTER 2012 GROUNDWATER MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6704435229/T10000000379.PDF

Document Type: Monitoring Reports **Size :** 6,434 KB
Document Date: 10/12/2012* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: THIRD QUARTER 2012 GROUNDWATER MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1510379850/T10000000379.PDF

Document Type: Site Documents **Size :** 7,606 KB
Document Date: 9/28/2012* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: SITE ASSESSMENT REPORT **Submitted:**

Title: ADDITIONAL SITE ASSESSMENT REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3985579729/T10000000379.PDF

Document Type: Monitoring Reports — **Size :** 6,085 KB
Document Date: 7/10/2012* — **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY — **Submitted:**
Title: SECOND QUARTER 2012 GROUNDWATER MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1104718804/T10000000379.PDF

Document Type: Monitoring Reports — **Size :** 3,931 KB
Document Date: 4/9/2012* — **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY — **Submitted:**
Title: FIRST QUARTER 2012 GROUNDWATER MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7487903654/T10000000379.PDF

Document Type: Site Documents — **Size :** 3,416 KB
Document Date: 3/28/2012 — **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: WELL INSTALLATION REPORT — **Submitted:**
Title: WELL INSTALLATION REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3564835548/T10000000379.PDF

Document Type: Monitoring Reports — **Size :** 6,486 KB
Document Date: 1/9/2012 — **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY — **Submitted:**
Title: FOURTH QUARTER 2011 SITE STATUS REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6913161516/T10000000379.PDF

Document Type: Site Documents — **Size :** 3,701 KB
Document Date: 11/17/2011* — **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: WELL INSTALLATION WORKPLAN — **Submitted:**
Title: WELL INSTALLATION WORK PLAN
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1912871599/T10000000379.PDF

Document Type: Monitoring Reports — **Size :** 5,176 KB
Document Date: 10/10/2011* — **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY — **Submitted:**
Title: THIRD QUARTER 2011 SITE STATUS REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3800974547/T10000000379.PDF

Document Type: Site Documents — **Size :** 5,665 KB
Document Date: 9/22/2011* — **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: WELL INSTALLATION REPORT — **Submitted:**
Title: WELL INSTALLATION AND DUAL PHASE EXTRACTION TEST REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1644083678/T10000000379.PDF

Document Type: Monitoring Reports — **Size :** 6,009 KB
Document Date: 7/8/2011* — **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY — **Submitted:**
Title: SITE STATUS REPORT - SECOND QUARTER 2011 GROUNDWATER MONITORING
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4765275359/T10000000379.PDF

Document Type: Monitoring Reports — **Size :** 6,768 KB
Document Date: 4/15/2011* — **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY — **Submitted:**
Title: SITE STATUS REPORT - FIRST QUARTER 2011 GOUNDWATER MONITORING
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4210965752/T10000000379.PDF

Document Type: Site Documents — **Size :**
Document Date: 2/2/2011 — **Submitted By:** JIANMIN HUANG (REGULATOR)
Type: STAFF LETTER — **Submitted:**
Title: DPE WORLPLAN APPROVAL
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000379&enforcement_id=6078100

Document Type: Monitoring Reports — **Size :** 8,341 KB
Document Date: 1/11/2011* — **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY — **Submitted:**
Title: SITE STATUS REPORT - FOURTH QUARTER 2010 GROUNDWATER MONITORING
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1410874724/T10000000379.PDF

Document Type: Site Documents **Size :** 103 KB
Document Date: 1/5/2011* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: CORRESPONDENCE **Submitted:**
Title: DELTA CONSULTANTS NAME CHANGE
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1121476173/T10000000379.PDF

Document Type: Site Documents **Size :** 32 KB
Document Date: 1/4/2011* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: CORRESPONDENCE **Submitted:**
Title: NOTICE OF INTENT TO PROCEED WITH DUAL-PHASE EXTRACTION PILOT TESTING AND ASSESSMENT ACTIVITIES
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9477482616/T10000000379.PDF

Document Type: Site Documents **Size :** 4,560 KB
Document Date: 12/21/2010* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: WELL INSTALLATION WORKPLAN **Submitted:**
Title: WELL INSTALLATION AND DUAL-PHASE EXTRACTION (DPE) PILOT TESTING WORK PLAN
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9853409767/T10000000379.PDF

Document Type: Monitoring Reports **Size :** 6,558 KB
Document Date: 10/8/2010* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: SITE STATUS REPORT - THIRD QUARTER 2010 GROUNDWATER MONITORING
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1103074073/T10000000379.PDF

Document Type: Site Documents **Size :** 7,770 KB
Document Date: 8/23/2010* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: CORRESPONDENCE **Submitted:**
Title: MODIFICATION OF GROUNDWATER SAMPLING METHODOLOGY
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8676499366/T10000000379.PDF

Document Type: Site Documents **Size :** 8,525 KB
Document Date: 8/13/2010* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: SITE ASSESSMENT REPORT **Submitted:**
Title: SITE ASSESSMENT REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3467194557/T10000000379.PDF

Document Type: Monitoring Reports **Size :** 3,950 KB
Document Date: 7/14/2010* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: SITE STATUS REPORT - SECOND QUARTER 2010 GROUNDWATER MONITORING
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1415426969/T10000000379.PDF

Document Type: Monitoring Reports **Size :** 2,867 KB
Document Date: 4/14/2010* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: SITE STATUS REPORT - FIRST QUARTER 2010
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2716210901/T10000000379.PDF

Document Type: Monitoring Reports **Size :** 2,164 KB
Document Date: 1/13/2010* **Submitted By:** ANTEA GROUP (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: SITE STATUS REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8044556975/T10000000379.PDF

Document Type: Site Documents **Size :** 1,433 KB
Document Date: 10/27/2009* **Submitted By:** ANTEA GROUP (CONTRACTOR)
Type: SITE INVESTIGATION WORKPLAN **Submitted:**
Title: WORKPLAN FOR ADDITIONAL SITE ASSESSMENT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7274298429/T10000000379.PDF

Document Type: Monitoring Reports **Size :** 1,614 KB
Document Date: 10/12/2009* **Submitted By:** ANTEA GROUP (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: SITE STATUS REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4839754402/T10000000379.PDF

Document Type: Site Documents **Size :** 363 KB
Document Date: 7/15/2009* **Submitted By:** TRC IRVINE (CONTRACTOR)

Type: CORRESPONDENCE **Submitted:**
Title: 20090715 COP LARWQCB SAMPLING SCHEDULE 1116_2009072010213796
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8244665861/T10000000379.PDF

Document Type: Monitoring Reports **Size :** 411 KB
Document Date: 7/15/2009* **Submitted By:** ANTEA GROUP (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: SECOND QUARTER 2009 SITE STATUS REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1815270841/T10000000379.PDF

Document Type: Monitoring Reports **Size :** 2,250 KB
Document Date: 6/25/2009* **Submitted By:** TRC IRVINE (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 2Q09 QMR
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5693416774/T10000000379.PDF

Document Type: Site Documents **Size :**
Document Date: 6/15/2009 **Submitted By:** (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: UNKNOWN
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000379&enforcement_id=6021620

Document Type: Monitoring Reports **Size :** 369 KB
Document Date: 4/14/2009* **Submitted By:** ANTEA GROUP (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: FIRST QUARTER 2009 SITE STATUS REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9300633311/T10000000379.PDF

Document Type: Monitoring Reports **Size :** 1,658 KB
Document Date: 3/31/2009* **Submitted By:** TRC IRVINE (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 1Q09 QMR
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6564370274/T10000000379.PDF

Document Type: Site Documents **Size :** 3,500 KB
Document Date: 3/9/2009* **Submitted By:** ANTEA GROUP (CONTRACTOR)
Type: WELL INSTALLATION REPORT **Submitted:**
Title: ADDITIONAL SITE ASSESSMENT REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4691713631/T10000000379.PDF

Document Type: Monitoring Reports **Size :** 575 KB
Document Date: 1/14/2009* **Submitted By:** ANTEA GROUP (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: FOURTH QUARTER 2008 SITE STATUS REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1916641712/T10000000379.PDF

Document Type: Site Documents **Size :** 64 KB
Document Date: 1/12/2009* **Submitted By:** ANTEA GROUP (CONTRACTOR)
Type: CORRESPONDENCE **Submitted:**
Title: NOTICE OF INTENT TO PROCEED WITH WORKPLAN FOR ADDITIONAL SITE ASSESSMENT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5093300938/T10000000379.PDF

Document Type: Site Documents **Size :** 9,989 KB
Document Date: 11/4/2008* **Submitted By:** ANTEA GROUP (CONTRACTOR)
Type: CORRESPONDENCE **Submitted:**
Title: RESPONSE TO LARWQCB LETTER DATED OCTOBER 14, 2008 PART 1
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1506252467/T10000000379.PDF

Document Type: Site Documents **Size :** 15,196 KB
Document Date: 11/4/2008* **Submitted By:** ANTEA GROUP (CONTRACTOR)
Type: CORRESPONDENCE **Submitted:**
Title: RESPONSE TO LARWQCB LETTER DATED OCTOBER 14, 2008 PART 2
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4013931751/T10000000379.PDF

Document Type: Site Documents **Size :** 383 KB
Document Date: 7/23/2008* **Submitted By:** ANTEA GROUP (CONTRACTOR)
Type: CORRESPONDENCE **Submitted:**
Title: EXPEDITED REQUEST FOR AGENCY DIRECTIVE
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2024950921/T10000000379.PDF

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

Document Type: Site Documents
Document Date: 7/23/2008*
Type: WELL INSTALLATION WORKPLAN
Title: WORKPLAN FOR ADDITIONAL SITE ASSESSMENT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7092113673/T10000000379.PDF
Size : 6,118 KB
Submitted By: ANTEA GROUP (CONTRACTOR)
Submitted:

Document Type: Site Documents
Document Date: 5/27/2008*
Type: PRELIMINARY SITE ASSESSMENT REPORT
Title: DUE DILIGENCE SITE ASSESSMENT REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7145403802/T10000000379.PDF
Size : 14,075 KB
Submitted By: ANTEA GROUP (CONTRACTOR)
Submitted:

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37 | **1 of 7** | **E** | **0.19 / 1,027.63** | **199.77 / 5**

MIRACLE 1 HOUR CLEANERS
5170 WILSHIRE BLVD
LOS ANGELES CA 900360000

DRYCLEANERS

EPA ID: CAL000036751
Create Date: 8/1/1990
Facility Act Ind: No
Inact Date: 6/30/1995
Reason: Cleaners
County Name: Los Angeles
Region Code: 3
Owner Name: MOOSA SHAAYA
Owner Street 1: --
Owner Street 2:
Owner City: --
Owner State: 99
Owner Zip: --

Owner Phone: 0000000000
Owner Fax:
Contact Name: DEACT NON-DELIV. PER 95 FEES - P.H.
Contact Street 1:
Contact Street 2:
Contact City: --
Contact State: 99
Contact Zip: --
Contact Phone: --
Mail Name:
DD Latitude:
DD Longitude:

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37 | **2 of 7** | **E** | **0.19 / 1,027.63** | **199.77 / 5**

BUDGET CLEANERS
5170 WILSHIRE BLVD
LOS ANGELES CA 900360000

DRYCLEANERS

EPA ID: CAL000195465
Create Date: 10/7/1998
Facility Act Ind: No
Inact Date: 6/30/2000
Reason: Cleaners
County Name: Los Angeles
Region Code: 3
Owner Name: MIKE LOPEZ
Owner Street 1: 5170 WILSHIRE BLVD
Owner Street 2:
Owner City: LOS ANGELES
Owner State: CA
Owner Zip: 900360000

Owner Phone: 2133952399
Owner Fax:
Contact Name: MIKE LOPEZ\ OWNER
Contact Street 1: INACT 00VQ FINAL NOTICE - BATCH
Contact Street 2: 4/10/01
Contact City: LOS ANGELES
Contact State: CA
Contact Zip: 900360000
Contact Phone: 2133952399
Mail Name:
DD Latitude:
DD Longitude:

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37 | **3 of 7** | **E** | **0.19 / 1,027.63** | **199.77 / 5**

MIRACLE 1 HOUR CLEANERS
5170 WILSHIRE BLVD
LOS ANGELES CA 900360000

DRYCLEANERS

EPA ID: CAL000026399
Create Date: 5/10/1990
Facility Act Ind: No
Inact Date: 6/30/1995
Reason: Cleaners
County Name: Los Angeles
Region Code: 3
Owner Name: SHAAYA MOOSA
Owner Street 1: --
Owner Street 2:
Owner City: --
Owner State: 99
Owner Zip: --

Owner Phone: 0000000000
Owner Fax:
Contact Name: NON-DELIVERABLE PER 95 FEES-PH
Contact Street 1: --
Contact Street 2:
Contact City: --
Contact State: 99
Contact Zip: --
Contact Phone:
Mail Name:
DD Latitude:
DD Longitude:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
37	4 of 7	E	0.19 / 1,027.63	199.77 / 5	MIRACLE CLEANERS 5170 WILSHIRE BLVD LOS ANGELES CA 900360000	DRYCLEANERS

EPA ID:	CAL000031285	**Owner Phone:**	0000000000
Create Date:	5/16/1990	**Owner Fax:**	
Facility Act Ind:	No	**Contact Name:**	NON-DELIVERABLE PER 95 FEES-PH
Inact Date:	6/30/1995	**Contact Street 1:**	--
Reason:	Cleaners	**Contact Street 2:**	
County Name:	Los Angeles	**Contact City:**	--
Region Code:	3	**Contact State:**	99
Owner Name:	MOOSA SHAAYA	**Contact Zip:**	--
Owner Street 1:	--	**Contact Phone:**	--
Owner Street 2:		**Mail Name:**	
Owner City:	--	**DD Latitude:**	
Owner State:	99	**DD Longitude:**	
Owner Zip:	--		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
37	5 of 7	E	0.19 / 1,027.63	199.77 / 5	MIRACLE CLEANERS CO 5170 WILSHIRE BLVD LOS ANGELES CA 900360000	DRYCLEANERS

EPA ID:	CAD982323719	**Owner Phone:**	0000000000
Create Date:	6/17/1988	**Owner Fax:**	
Facility Act Ind:	No	**Contact Name:**	DEACT NON-DELIV. PER 95 FEES - P.H.
Inact Date:	6/30/1995	**Contact Street 1:**	
Reason:	Cleaners	**Contact Street 2:**	
County Name:	Los Angeles	**Contact City:**	--
Region Code:	3	**Contact State:**	99
Owner Name:	--	**Contact Zip:**	--
Owner Street 1:	--	**Contact Phone:**	--
Owner Street 2:		**Mail Name:**	
Owner City:	--	**DD Latitude:**	
Owner State:	99	**DD Longitude:**	
Owner Zip:	--		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
37	6 of 7	E	0.19 / 1,027.63	199.77 / 5	MIRACLE CLEANERS 5170 WILSHIRE BL LOS ANGELES CA 90036	EMISSIONS

1987 Criteria Data

Facility ID:	45696	**CERR Code:**	
Facility SIC Code:	7216	**TOGT:**	.8
CO:	19	**ROGT:**	0
Air Basin:	SC	**COT:**	
District:	SC	**NOXT:**	
COID:	LA	**SOXT:**	
DISN:	SOUTH COAST AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

1987 Toxic Data

Facility ID:	45696	**COID:**	LA
Facility SIC Code:	7216	**DISN:**	SOUTH COAST AQMD
CO:	19	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1990 Criteria Data

Facility ID:	45696	***CERR Code:***	
Facility SIC Code:	7216	***TOGT:***	.8
CO:	19	***ROGT:***	0
Air Basin:	SC	***COT:***	
District:	SC	***NOXT:***	
COID:	LA	***SOXT:***	
DISN:	SOUTH COAST AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

1990 Toxic Data

Facility ID:	45696	***COID:***	LA
Facility SIC Code:	7216	***DISN:***	SOUTH COAST AQMD
CO:	19	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

37	***7 of 7***	***E***	***0.19 / 1,027.63***	***199.77 / 5***	***BUDGET CLEANERS 5170 WILSHIRE BLVD LOS ANGELES CA 90036***	***RCRA SQG***

EPA Handler ID:	CAD982323719
Gen Status Universe:	Small Quantity Generator
Contact Name:	MIKE LOPEZ
Contact Address:	5170 WILSHIRE BLVD , , LOS ANGELES , CA, 90036 , US
Contact Phone No and Ext:	323-935-2399
Contact Email:	
Contact Country:	US
County Name:	LOS ANGELES
EPA Region:	09
Land Type:	Private
Receive Date:	19980804

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

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

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19980804
Handler Name: BUDGET CLEANERS
Generator Status Universe: Small Quantity Generator
Source Type: Notification

Waste Code Details

Hazardous Waste Code: D000
Waste Code Description: DESCRIPTION

Hazardous Waste Code: D039
Waste Code Description: TETRACHLOROETHYLENE

Hazardous Waste Code: F002
Waste Code Description: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Private
Name: NOT REQUIRED
Date Became Current:
Date Ended Current:
Phone: 415-555-1212
Source Type: Notification
Street No:
Street 1: NOT REQUIRED
Street 2:
City: NOT REQUIRED
State: ME
Country:
Zip Code: 99999

Owner/Operator Ind: Current Owner
Type: Private
Name: MIKE LOPEZ
Date Became Current:
Date Ended Current:
Phone: 323-935-2399
Source Type: Notification
Street No:
Street 1: 5170 WILSHIRE BLVD
Street 2:
City: LOS ANGELES
State: CA
Country:
Zip Code: 90036

38	1 of 1	S	0.20 / 1,053.69	186.64 / -8	***KCOP PRODUCTION STUDIO (FORMER)*** ***915 LA BREA AVE*** ***LOS ANGELES CA***	***CLEANUP SITES***

Global ID: SL0603724783
Status: COMPLETED - CASE CLOSED
Status Date: 2012-10-24 00:00:00
Longitude: -118.3454143
Site Facility Type: CLEANUP PROGRAM SITE
County: LOS ANGELES
Latitude: 34.0586291
Data Source: Cleanup Program Sites from GeoTracker Search; Cleanup Sites from GeoTracker Cleanup Sites Data Download

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:
Local Case No:
Begin Date: 2005-03-17 00:00:00
Stop Method:
Lead Agency:
Local Agency:
Potential COC: Tetrachloroethylene (PCE)
Potential Media of Concern: Aquifer used for drinking water supply
CUF Case: NO
Case Worker:
File Location:

How Discovered:
How Discovered Description:
Stop Description:
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
DWR GW Subbasin Name: Coastal Plain Of Los Angeles - Central (4-011.04)
Disadvantaged Community:
Site History:

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Acitivity

Action Type: ENFORCEMENT
Date : 2012-12-24 00:00:00
Action: Letter - Notice

Action Type: Other
Date : 1965-01-02 00:00:00
Action: Leak Reported

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Completed - Case Closed
Status Date: 2012-10-24 00:00:00

Status: Open - Remediation
Status Date: 2007-05-10 00:00:00

Status: Open - Reopen Case
Status Date: 2005-09-02 00:00:00

Status: Open - Site Assessment
Status Date: 2005-03-17 00:00:00

Status: Open - Case Begin Date
Status Date: 2005-03-17 00:00:00

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type: Regional Board Caseworker
Contact Name: ADNAN SIDDIQUI
Phone No:
Organization Name: LOS ANGELES RWQCB (REGION 4)
Email: asiddiqui@waterboards.ca.gov
Address: 320 W. 4TH ST., SUITE 200
City: LOS ANGELES

Cleanup Program Sites from GeoTracker Search - Regulatory Profile(as of Apr 9, 2019)

Project Status:
CUF Claim:
CUF Priority Assign:
CUF Amount Paid:
User Defined Beneficial Use:
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: http://geotracker.waterboards.ca.gov/profile_report?global_id=SL0603724783
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 10/24/2012
Cleanup History Link: http://geotracker.waterboards.ca.gov/profile_report_include?global_id=SL0603724783&tabname=regulatoryhistory
Potential COC: TETRACHLOROETHYLENE (PCE)
Potential Media of Concern: AQUIFER USED FOR DRINKING WATER SUPPLY
DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04)
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 1176
CASEWORKER: ADNAN SIDDIQUI
WDR Place Type:
WDR File:
WDR Order:
File Location:

Site History:

No site history available

Cleanup Program Sites from GeoTracker Search - Regulatory Activities(as of Apr 9, 2019)

Action Type: Notices
Action Date: 12/24/2012
Received Issue Date: 12/24/2012
Action: Letter - Notice
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603724783&enforcement_id=6141068&temptable=ENFORCEMENT
Title Description Comments:

NFA Determination

Action Type: Leak Action
Action Date: 1/2/1965
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Cleanup Program Sites from GeoTracker Search - Documents(as of Apr 9, 2019)

Document Type: Site Documents
Document Date: 12/24/2012
Size :
Submitted:
Submitted By: ADNAN S. SIDDIQUI (REGULATOR)
Title: NFA DETERMINATION
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603724783&enforcement_id=6141068
Type: LETTER - NOTICE

Document Type: Site Documents
Document Date: 5/10/2007*
Size : 6,451 KB
Submitted:
Submitted By: MAURA DOUGHERTY (AUTH_RP)
Title: CORRECTIVE ACTION COMPLETION_1OF2_FEB2006
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7834521234/SL0603724783.PDF
Type: REPORTS - OTHER

Document Type: Site Documents
Document Date: 5/10/2007*
Size : 8,735 KB
Submitted:
Submitted By: MAURA DOUGHERTY (AUTH_RP)
Title: CORRECTIVE ACTION COMPLETION_2OF2_FEB2006
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1714037835/SL0603724783.PDF
Type: REPORTS - OTHER

Document Type: Site Documents
Document Date: 5/10/2007*
Size : 6,844 KB
Submitted:
Submitted By: MAURA DOUGHERTY (AUTH_RP)
Title: SITE ASSESSMENT REPORT_1OF 2_MARCH 2005
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4707578897/SL0603724783.PDF
Type: REPORTS - INVESTIGATION RPT.

Document Type: Site Documents
Document Date: 5/10/2007*
Size : 9,337 KB
Submitted:
Submitted By: MAURA DOUGHERTY (AUTH_RP)
Title: SITE ASSESSMENT REPORT_2OF 2_MARCH 2005
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6748112320/SL0603724783.PDF
Type: REPORTS - INVESTIGATION RPT.

Document Type: Site Documents
Document Date: 5/7/2007*
Size : 6,079 KB
Submitted:
Submitted By: MAURA DOUGHERTY (AUTH_RP)
Title: CORRECTIVE ACTION PLAN_JUNE2005

Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6451658487/SL0603724783.PDF
Type: REPORTS - INVESTIGATION RPT.

Document Type: Site Documents **Submitted:**
Document Date: 5/7/2007* **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 1,156 KB
Title: HUMAN HEALTH RISK ASSESSMENT_OCTOBER2006
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8800947427/SL0603724783.PDF
Type: REPORTS - RISK ASSESSMENT RELATED RPT.

Document Type: Site Documents **Submitted:**
Document Date: 4/11/2007 **Submitted By:** (REGULATOR)
Size : 1,379 KB
Title: COMMENT LETTER ON HEALTH RISK ASSESSMENT AND CORRECTIVE ACTION COMPLETION REPORT 042506
Title Link: http://geotracker.waterboards.ca.gov/site_documents/9660587906/1176%20Comment%20Letter%20on%20Health%20Risk%20Assessment%20and%20%20Corrective%20Action%20Completion%20Report%20042506%2Epdf
Type: LETTER

Document Type: Site Documents **Submitted:**
Document Date: 4/11/2007 **Submitted By:** (REGULATOR)
Size : 904 KB
Title: COMMENTS ON HUMAN HEALTH RISK ASSESSMENT DATED FEBRUARY 6, 2006 AND OCTOBER 12, 2006 032607
Title Link: http://geotracker.waterboards.ca.gov/site_documents/5021610856/1176%20Comments%20on%20Human%20Health%20Risk%20Assessment%20dated%20October%2012%202006%20032607%2Epdf
Type: LETTER

Document Type: Site Documents **Submitted:**
Document Date: 4/11/2007 **Submitted By:** (REGULATOR)
Size : 1,116 KB
Title: OEHHA REVIEW 021706
Title Link: http://geotracker.waterboards.ca.gov/site_documents/2934463322/1176%20OEHHA%20Review%20021706%2Epdf
Type: LETTER

Document Type: Site Documents **Submitted:**
Document Date: 4/11/2007 **Submitted By:** (REGULATOR)
Size : 25 KB
Title: EXTENSION REQUEST LETTER 111505
Title Link: http://geotracker.waterboards.ca.gov/site_documents/4381107926/1176%20Extension%20Request%20Letter%20111505%2Epdf
Type: LETTER

Document Type: Site Documents **Submitted:**
Document Date: 4/11/2007 **Submitted By:** (REGULATOR)
Size : 147 KB
Title: SLIC OVERSIGHT LETTER 050605
Title Link: http://geotracker.waterboards.ca.gov/site_documents/2428425431/1176%20SLIC%20Oversight%20Letter%20050605%2Epdf
Type: LETTER

Document Type: Site Documents **Submitted:**
Document Date: 8/17/2006 **Submitted By:** (REGULATOR)
Size : 2,727 KB
Title: OEHHA REVIEW REQUEST 072106
Title Link: http://geotracker.waterboards.ca.gov/site_documents/5560352921/1176%20OEHHA%20Review%20Request%20072106%2Epdf
Type: LETTER

Document Type: Monitoring Reports **Submitted:**
Document Date: 3/27/2006 **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 2,083 KB
Title: FOURTH QUARTER 2005 GROUNDWATER MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2991651237/SL0603724783.PDF
Type: MONITORING REPORT - QUARTERLY

Document Type: Site Documents **Submitted:**
Document Date: 2/17/2006 **Submitted By:** ADRIANA RODRIGUEZ (REGULATOR)

Size : 281 KB
Title: 1176 COMMENT LETTER FOR REVIEW OF SAR DATED JUNE 3,2005 072605
Title Link: http://geotracker.waterboards.ca.gov/site_documents/3123860001/1176%20Comment%20Letter%20for%20Review%20of%20SAR%20dated%20June%203%2C2005%20072605%2Epdf
Type:

Document Type: Site Documents **Submitted:**
Document Date: 2/15/2006 **Submitted By:** ADRIANA RODRIGUEZ (REGULATOR)
Size : 84 KB
Title: 1176 APPROVAL OF DISCONTINUE OF GW MONITORING REQUEST DATED NOV 23,2005
Title Link: http://geotracker.waterboards.ca.gov/site_documents/3320927262/1176%20%20Approval%20of%20Discontinue%20of%20GW%20Monitoring%20request%20dated%20Nov%2023%2C2005%20011006%2Epdf
Type:

Document Type: Site Documents **Submitted:**
Document Date: 11/2/2005 **Submitted By:** ADRIANA RODRIGUEZ (REGULATOR)
Size : 46 KB
Title: APPROVAL LETTER FOR JUNE 03,2005 CAP LETTER 090205
Title Link: http://geotracker.waterboards.ca.gov/site_documents/5982365250/1176%20Approval%20Letter%20for%20June%203%2C%202005%20CAP%20090205%2Epdf
Type:

Cleanup Program Sites from GeoTracker Search - Site Maps(as of Apr 9, 2019)

Title: GEO_MAP **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 524 KB **Submitted:** 5/29/2007*
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/2426405191/SL0603724783.pdf

Title: GEO_BORE (PB-10) **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 24 KB **Submitted:** 5/15/2007*
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1643217325/SL0603724783.pdf

Title: GEO_BORE (PB-4) **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 25 KB **Submitted:** 5/15/2007*
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9316741049/SL0603724783.pdf

Title: GEO_BORE (PB-7) **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 33 KB **Submitted:** 5/15/2007*
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4189518809/SL0603724783.pdf

Title: GEO_BORE (PB-11) **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 26 KB **Submitted:** 5/15/2007*
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4743146598/SL0603724783.pdf

Title: GEO_BORE (PB-14) **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 24 KB **Submitted:** 5/15/2007*
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1294361710/SL0603724783.pdf

Title: GEO_BORE (PB-8) **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 28 KB **Submitted:** 5/15/2007*
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1432128012/SL0603724783.pdf

Title: GEO_BORE (PB-9) **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 27 KB **Submitted:** 5/15/2007*
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6425565421/SL0603724783.pdf

Title: GEO_BORE (PB-1) **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 29 KB **Submitted:** 5/15/2007*
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4165128946/SL0603724783.pdf

Title: GEO_BORE (PB-12) **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 25 KB **Submitted:** 5/15/2007*
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4465975701/SL0603724783.pdf

Title: GEO_BORE (PB-13) **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 25 KB **Submitted:** 5/15/2007*
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/8910796225/SL0603724783.pdf

Title: GEO_BORE (PB-15) **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 26 KB **Submitted:** 5/15/2007*
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5146345376/SL0603724783.pdf

Title: GEO_BORE (PB-3) **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 25 KB **Submitted:** 5/15/2007*
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3738818109/SL0603724783.pdf

Title: GEO_BORE (PB-5) **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 28 KB **Submitted:** 5/15/2007*
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5924804508/SL0603724783.pdf

Title: GEO_BORE (PB-6) **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 23 KB **Submitted:** 5/15/2007*
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2755129754/SL0603724783.pdf

Title: GEO_BORE (PB-2) **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 28 KB **Submitted:** 5/15/2007*
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7208287119/SL0603724783.pdf

Title: GEO_BORE (MW-2) **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 32 KB **Submitted:** 5/8/2007*
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6013126969/SL0603724783.pdf

Title: GEO_BORE (MW-3) **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 30 KB **Submitted:** 5/8/2007*
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3703565835/SL0603724783.pdf

Title: GEO_BORE (MW-4) **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 30 KB **Submitted:** 5/8/2007*
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3889371573/SL0603724783.pdf

Title: GEO_BORE (MW-1) **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 35 KB **Submitted:** 5/8/2007*
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9652346551/SL0603724783.pdf

Title: GEO_MAP **Submitted By:** MAURA DOUGHERTY (AUTH_RP)
Size : 175 KB **Submitted:** 3/27/2006
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/7759266495/SL0603724783.pdf

Cleanup Program Sites from GeoTracker Search - Cleanup Action Report(as of Apr 9, 2019)

Status: Completed - Case Closed
Date : 10/24/2012

Status: Open - Remediation
Date : 5/10/2007

Status: Open - Reopen Case
Date : 9/2/2005

Status: Open - Site Assessment
Date : 3/17/2005

Status: Open - Case Begin Date
Date : 3/17/2005

39	1 of 1	W	0.20 / 1,056.87	197.62 / 3	**5550 Wilshire by Windsor** **5550 Wilshire Blvd** **Los Angeles CA 90036**	ALT FUELS

ID: 122757
Federal Agency ID:
Federal Agency:
Fed Agency Name:
Status: Open: The station is open.
Facility Type:

CNG Dispenser No:
CNG Fill Type Code:
CNG Site Renew Src:
CNG PSI:
CNG Storage Cap:
CNG Tot Compr Cap:

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

Fuel Type Code:	ELEC: Electric	**CNG Vehicle Class:**	
Owner Type Desc:		**LPG Nozzle Types:**	
Expected Date:		**LNG Site Renew Src:**	
Dt Last Confirmed:	2019-10-01	**LNG Vehicle Class:**	
Open Date:		**Hydrogen is Retail:**	
Updated at:	2019-10-01 08:08:07 UTC	**Hydrogen Pressures:**	
BD Blends:		**Hydrogen Standards:**	
NG PSI:		**Station Phone:**	888-998-2546
NG Fill Type Code:		**Latitude:**	34.061771
NG Fill Type Desc:		**Longitude:**	-118.350166
NG Vehicle Class:			
NG Vehicle Class Desc:			
E85 Blender Pump:			
E85 Blender Pump Desc:			
E85 Other Ethanol Blends:			
EV Pricing:	Level 2: $0.59 per kWh		
EV Pricing French:			
EV on Site Renewable Source:			
LPG Primary:			
LPG Primary Desc:			
Intersection Directions:			
Geocode Status Desc:	The location is from a real GPS readout at the station.		
Hydrogen Status Link:			

40	*1 of 1*	*E*	*0.20 / 1,056.96*	*199.88 / 5*	***INTEGRATIVE OPTHALMOLOGY FOR PETS*** ***5162 WILSHIRE BLVD*** ***LOS ANGELES CA 90036***	***RCRA NON GEN***

EPA Handler ID:	CAL000447548
Gen Status Universe:	No Report
Contact Name:	MELISSA DANIELS
Contact Address:	3521 EDGEHILL DR , , LOS ANGELES , CA, 90018 ,
Contact Phone No and Ext:	310-418-0925
Contact Email:	MELISSAD@IOPEYES.COM
Contact Country:	
County Name:	LOS ANGELES
EPA Region:	09
Land Type:	
Receive Date:	20190719

Violation/Evaluation Summary

Note:	NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	Yes
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

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

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20190719
Handler Name: INTEGRATIVE OPTHALMOLOGY FOR PETS
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Other
Name: MELISSA DANIELS
Date Became Current:
Date Ended Current:
Phone: 310-418-0925
Source Type: Implementer
Street No:
Street 1: 3521 EDGEHILL DR
Street 2:
City: LOS ANGELES
State: CA
Country:
Zip Code: 90018

Owner/Operator Ind: Current Owner
Type: Other
Name: NANCY PARK-DORNER
Date Became Current:
Date Ended Current:
Phone: 310-903-7005
Source Type: Implementer
Street No:
Street 1: 11706 DARLINGTON AVE #301
Street 2:
City: LOS ANGELES
State: CA
Country:
Zip Code: 90018

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
41	1 of 8	NNE	0.20 / 1,064.79	201.87 / 7	MIRACLE MILE 76 5436 W 6TH ST LOS ANGELES CA 90036	CERS TANK

Site ID: 49346
Latitude: 34.064860
Longitude: -118.344289

Regulated Programs

EI Description: Chemical Storage Facilities
EI ID: 10240150

EI Description: Underground Storage Tank
EI ID: 10240150

EI Description: Hazardous Waste Generator
EI ID: 10240150

Violations

Violation Date: 08/07/2018
Violation Source: CERS
Violation Program: UST
Violation Division: Los Angeles City Fire Department
Citation: 23 CCR 16 2632(d)(1)(c),2641(h),2711(a)(8) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2632(d)(1)(c),2641(h),2711(a)(8)
Violation Notes:

OBSERVATION: Owner/Operator did not maintain and/or submit a current facility plot plan. CORRECTIVE ACTION: Maintain and/or submit a current facility plot plan.

Violation Description:

Failure to submit or maintain a current facility plot plan.

Violations

Violation Date: 08/07/2018
Violation Source: CERS

Violation Program: UST ***Violation Division:*** Los Angeles City Fire Department
Citation: 23 CCR 16 2712 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712
Violation Notes:

OBSERVATION: Owner/Operator did not comply with all operating permit requirements. CORRECTIVE ACTION: Comply with all operating permit requirements. Submit verification.

Violation Description:

Failure to comply with any of the applicable requirements of the permit issued for the operation of the UST system.

Violations

Violation Date: 11/29/2016 ***Violation Source:*** CERS
Violation Program: HW ***Violation Division:*** Los Angeles County Fire Department
Citation: HSC 6.5 25250.19(c) - California Health and Safety Code, Chapter 6.5, Section(s) 25250.19(c)
Violation Notes:

Returned to compliance on 12/21/2016. OBSERVATION: The Owner/Operator failed to retain paperwork documenting disposal of used oil for 3 years. Disposal records not available to review at time of the inspection. CORRECTIVE ACTION: The Owner/Operator shall maintain copies documenting disposal of used oil for minimum of 3 years.

Violation Description:

Failure to record in an operating log and retain for three years the following information for each shipment of recycled or exempted oil:
1) The name and address of the used oil recycling facility or
generator claiming the oil meets the requirements of HSC 6.5 25250.1.
2) The name and address of the facility receiving the shipment.
3) The quantity of oil delivered.
4) The date of shipment or delivery.
5) A cross-reference to the records and documentation required under HSC 6.5 25250.1.

Violations

Violation Date: 08/07/2018 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Los Angeles City Fire Department
Citation: 23 CCR 16 2641(h) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(h)
Violation Notes:

OBSERVATION: Facility does not have an approved Response Plan. CORRECTIVE ACTION: Maintain an approved Response Plan.

Violation Description:

Failure to have an approved UST Response Plan.

Violations

Violation Date: 03/28/2013 ***Violation Source:*** CERS
Violation Program: HW ***Violation Division:*** Los Angeles County Fire Department
Citation: HSC 6.5 25250.19(c) - California Health and Safety Code, Chapter 6.5, Section(s) 25250.19(c)
Violation Notes:

provide disposal documentation

Violation Description:

Failure to retain paperwork documenting disposal of used oil for three years.

Violations

Violation Date: 08/07/2018 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Los Angeles City Fire Department

Citation: HSC 6.7 25284, 25286 - California Health and Safety Code, Chapter 6.7, Section(s) 25284, 25286
Violation Notes:

OBSERVATION: UST tank information is not current in CERS. Update info to reflect what is actually installed and how tanks are actually monitored. Any change of information must be updated in CERS within 30 days of the change. CORRECTIVE ACTION: Immediately update the required information in CERS and submit for review by the CUPA.

Violation Description:

Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.

Violations

Violation Date: 08/07/2018 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Los Angeles City Fire Department
Citation: 23 CCR 16 2641(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(a)
Violation Notes:

Returned to compliance on 08/07/2018. OBSERVATION: The Waste Oil sump sensor was located on top of the saddle of the tank sump and not located to detect a leak at the earliest opportunity. Monitoring equipment shall be maintained to be able to detect a leak at the earliest possible opportunity. CORRECTIVE ACTION: Corrected during inspection.

Violation Description:

Failure of leak detection equipment to be located such that equipment is capable of detecting a leak at the earliest possible opportunity.

Violations

Violation Date: 08/07/2018 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Los Angeles City Fire Department
Citation: 23 CCR 16 2712(i), 2632(d)(2), 2634(e), 2641(h) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i), 2632(d)(2), 2634(e), 2641(h)
Violation Notes:

OBSERVATION: Owner/Operator did not submit a current UST response plan. CORRECTIVE ACTION: Submit a current UST response plan to CERS.

Violation Description:

Failure to submit a current UST Response Plan available on site.

Violations

Violation Date: 08/07/2018 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Notes:

OBSERVATION: Financial responsibility documents have not been submitted to the CUPA. Current financial responsibility documents are required to be submitted annually. CORRECTIVE ACTION: Complete and submit a copy of the financial responsibility by [9/19/18, 30 days from now].

Violation Description:

Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.

Violations

Violation Date: 08/07/2018 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Los Angeles City Fire Department
Citation: HSC 6.7 25284(a)(3)(A)&(B) - California Health and Safety Code, Chapter 6.7, Section(s) 25284(a)(3)(A)&(B)
Violation Notes:

OBSERVATION: Owner/Operator failed to implement or maintain a written agreement between the UST owner and the operator (owner/operator

agreement). If owner is operator, then state Exempt. CORRECTIVE ACTION: Implement/Maintain written agreement between the UST owner and the operator (owner/operator agreement)

Violation Description:

Failure to implement or maintain a written agreement between the UST owner and operator.

Violations

Violation Date: 08/07/2018 ***Violation Source:*** CERS
Violation Program: UST ***Violation Division:*** Los Angeles City Fire Department
Citation: 23 CCR 16 2641(j) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(j)
Violation Notes:

Returned to compliance on 08/07/2018. OBSERVATION: Owner/Operator did not properly install, calibrate, operate and/or maintain leak detection equipment. Waste Oil Fill Sump sensor not at lowest point. Corrected during inspection. CORRECTIVE ACTION: Properly install, calibrate, operate and/or maintain leak detection equipment.

Violation Description:

Failure of the leak detection equipment to be installed, calibrated, operated, and/or maintained properly.

Evaluations

Eval Date: 08/20/2018
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

SCT 3/18/16 & 1/3/18 MC; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/03/2017
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 11/29/2016
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

Joseph Tedzhrian ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/08/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

LINE LEAK DETECTOR TEST - CALIBRATE PROPER LEAK RATE 3.0 GPM (189 ml / minute) PASSED; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/08/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

MONITOR CERTIFICATION BY SERVICE TECHNICIAN ARSLAN KHAN OF ADVANCED COMPLIANCE ENGINEERING - PASSED DONE LAST - 1/8/2013 ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 08/07/2018
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

Inspector Shane Bystrom, LAFD, onsite this date to conduct routine inspection of underground storage tank. Consent to enter, inspect and take photographs was given on this date by Armen Meymarian, owner. Monitoring system certification was not conducted at this time. Monitoring certification was performed by Arslan Khan, Advanced Compliance on 1/3/18. Tester provided the following certifications: ICC: 5284201 EXP: 04-23-20 VR: B35263 EXP: 05-22-19. VMI: 2280 EXP: 05-16-20 The UST monitoring panel showed all functions normal. The monitoring set up and alarm history were provided for review. The sumps and UDCs were opened for inspection and the sensors were observed positioned to detect a leak at the earliest opportunity. The spill buckets were also visually inspected. The Monitoring Plan was compared to the equipment onsite. The operation of the UST system was compared to the conditions of the operating permit. Monitoring Console - VR TLS-350 Tank 1 - 87 [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/08/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

SPILL BUCKETS HOLDING WATER FOR DURATION OF TEST - PASSED; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 01/03/2017
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

Inspector Lawrence Kim with the LAFD, onsite 5436 W 6TH ST to conduct routine inspection of underground storage tank. Consent to enter, inspect and take photographs was given on this date by STORE CLERK MONITOR CERTIFICATION was conducted at this time. Monitoring certification was performed by ARSLAN KHAN WITH ADVANCED COMPLIANCE Tester provided the following certifications: ARSLAN KHAN ICC: 5284201 EXP: 4-25-18 The UST monitoring panel showed all functions normal. The monitoring set up and alarm history were provided for review. The sumps and UDCs were opened for inspection and the sensors were observed positioned to detect a leak at the earliest opportunity. The spill buckets were also visually inspected. The Monitoring Plan was compared to the equipment onsite. The operation of the UST system was compared to the conditions of the operating permit. Ensure submittal of monitor certification test results within 30 days using one of the following options in [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 12/21/2016
Violations Found: No

Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

Eval Date: 01/08/2014
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

05/09/2016 Changed service code 106 to 006 per Royce Long request.MET WITH FACILITY MANAGER ARMEN MEYMARIAN, REVIEWED STATE REQUIRED FORMS, ESUBMIT THROUGH LAFD CUPA PORTAL - IN PROCESS. DISCUSSED CONCERNS. . FACILITY INSPECTION PASS; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/28/2013
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

Inspected by M. Mekasha, HMS II Consent by Joseph Tevgorian; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/28/2016
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles City Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

PERMISSION GRANTED BY STORE OWNER ARMEN MEYMARIAN ARSLAN KHAN ICC: 5284201 EXP: 4-25-2016; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc: Legal Owner
Entity Name: MEYMARIAN BROTHERS INC
Entity Title:
Address: 5436 W. 6TH ST
City: LOS ANGELES
State: CA
Country: United States
Zip Code: 90036
Phone: (323) 938-3286

Affil Type Desc: Parent Corporation
Entity Name: MIRACLE MILE 76
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc:	Identification Signer
Entity Name:	ARMEN MEYMARIAN
Entity Title:	OWNER
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	

Affil Type Desc:	Environmental Contact
Entity Name:	ARMEN MEYMARIAN
Entity Title:	
Address:	5436 WEST 6TH ST
City:	LOS ANGELES
State:	CA
Country:	
Zip Code:	90036
Phone:	

Affil Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	
Address:	5436 W 6TH ST
City:	LOS ANGELES
State:	CA
Country:	
Zip Code:	90036
Phone:	

Affil Type Desc:	UST Tank Operator
Entity Name:	Meymarian Brothers INC.
Entity Title:	
Address:	5436 West 6th Street
City:	Los Angeles
State:	CA
Country:	United States
Zip Code:	90036
Phone:	(323) 938-3286

Affil Type Desc:	UST Permit Applicant
Entity Name:	armen meymarian
Entity Title:	owner
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	(818) 913-6370

Affil Type Desc:	CUPA District
Entity Name:	Los Angeles City Fire Department
Entity Title:	
Address:	200 North Main Street, Room 1780
City:	Los Angeles
State:	CA
Country:	
Zip Code:	90012
Phone:	(213) 978-3680

Affil Type Desc:	UST Property Owner Name
Entity Name:	Ben Soroudi, Somito Capital LP
Entity Title:	
Address:	661 N. Harper Avenue #200
City:	Los Angeles
State:	CA
Country:	United States
Zip Code:	90048
Phone:	(310) 273-2228

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

Affil Type Desc: UST Tank Owner
Entity Name: MEYMARIAN BROTHERS INC
Entity Title:
Address: 5436 West 6th Street
City: Los Angeles
State: CA
Country: United States
Zip Code: 90036
Phone: (323) 938-3286

Affil Type Desc: Operator
Entity Name: ARMEN MEYMARIAN
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (818) 913-6370

Coordinates

Env Int Type Code: HWG
Program ID: 10240150
Latitude: 34.064860
Longitude: -118.344290
Coord Name:
Ref Point Type Desc: Center of a facility or station.

41	2 of 8	NNE	0.20 / 1,064.79	201.87 / 7	MEYMARIAN BROTHERS INC. DBA MIRACLE MILE 5436 W 6TH ST LOS ANGELES CA 90036	EMISSIONS

2017 Toxic Data

Facility ID: 162110
Facility SIC Code: 5541
CO: 19
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: LA
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

41	3 of 8	NNE	0.20 / 1,064.79	201.87 / 7	UNION OIL SERVICE STATION 111 5436 WEST SIXTH STREET LOS ANGELES CA 90036	HHSS

County: Los Angeles
Pdf File Url: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000282a9.pdf

41	4 of 8	NNE	0.20 / 1,064.79	201.87 / 7	SERVICE STATION 1116 5436 W 6TH ST LOS ANGELES CA 90036	HHSS

County: Los Angeles
Pdf File Url: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00028f3f.pdf

41	5 of 8	NNE	0.20 / 1,064.79	201.87 / 7	SERVICE STATION 1116 5436 W 6TH ST	HIST TANK

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
					LOS ANGELES CA	

Owner Name: UNION OIL COMPANY OF CALIFORNI
Owner Street: 3701 WILSHIRE BOULEVARD - SUITE
Owner City: LOS ANGELES
Owner State: CA
Owner Zip: 90010
No of Containers: 3
County: LOS ANGELES
Facility State: CA
Facility Zip: 90036

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
41	6 of 8	NNE	0.20 / 1,064.79	201.87 / 7	UNION OIL SERVICE STATION #111 5436 WEST SIXTH STREET LOS ANGELES CA	HIST TANK

Owner Name: UNION OIL COMPANY OF CALIFORNI
Owner Street: 3701 WILSHIRE BOULEVARD - SUIT
Owner City: LOS ANGELES
Owner State: CA
Owner Zip: 90010
No of Containers: 1
County: LOS ANGELES
Facility State: CA
Facility Zip: 90036

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
41	7 of 8	NNE	0.20 / 1,064.79	201.87 / 7	MEYMARIAN BROTHERS INC DBA MIRACLE MILE 76 5436 W 6TH ST LOS ANGELES CA 90036-4105	RCRA NON GEN

EPA Handler ID: CAL000347911
Gen Status Universe: No Report
Contact Name: ARMEN MEYMARIAN
Contact Address: 5436 W 6TH ST , , LOS ANGELES , CA, 90036 ,
Contact Phone No and Ext: 818-913-6370
Contact Email: AMEYMARIAN@YAHOO.COM
Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 20091110

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

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

Sequence No: 1
Receive Date: 20091110
Handler Name: MEYMARIAN BROTHERS INC DBA MIRACLE MILE 76
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	5436 W 6TH ST
Name:	MEYMARIAN BROTHERS INC	**Street 2:**	
Date Became Current:		**City:**	LOS ANGELES
Date Ended Current:		**State:**	CA
Phone:	323-938-3286	**Country:**	
Source Type:	Implementer	**Zip Code:**	90036-4105

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	5436 W 6TH ST
Name:	ARMEN MEYMARIAN	**Street 2:**	
Date Became Current:		**City:**	LOS ANGELES
Date Ended Current:		**State:**	CA
Phone:	818-913-6370	**Country:**	
Source Type:	Implementer	**Zip Code:**	90036

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
41	8 of 8	NNE	0.20 / 1,064.79	201.87 / 7	MIRACLE MILE 76 5436 W 6TH ST LOS ANGELES CA 90036	UST LA CITY

Facility ID: FA0001196
Last Run Date: 6/1/2019
Source Name: Underground Storage Tanks (UST) Inventory List

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
42	1 of 1	NNE	0.20 / 1,070.76	201.86 / 7	MIRACLE MILE 76 5436 W 6TH ST LOS ANGELES CA 90036	UST

Facility ID:		**Latitude:**	34.06486
CERS ID:	10240150	**Longitude:**	-118.34429
County:	Los Angeles		

Permitting Agency: Los Angeles City Fire Department
Note: Information related to facilities can be searched on Geo Tracker Website: https://geotracker.waterboards.ca.gov/search

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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
43	1 of 4	S	0.20 / 1,077.70	185.82 / -9	METROPOLITAN CAR WASH 900 SO. LA BREA LOS ANGELES CA 90036	HHSS

County: Los Angeles
Pdf File Url: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00027bd9.pdf

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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
43	2 of 4	S	0.20 / 1,077.70	185.82 / -9	METROPOLITAN CAR WASH 900 SO. LA BREA LOS ANGELES CA	HIST TANK

Owner Name:	METROPOLITAN CAR WASH	**No of Containers:**	1
Owner Street:	900 SO. LA BREA AVE.	**County:**	LOS ANGELES
Owner City:	LOS ANGELES	**Facility State:**	CA
Owner State:	CA	**Facility Zip:**	90036
Owner Zip:	90038		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
43	3 of 4	S	0.20 / 1,077.70	185.82 / -9	METROPOLITAN CAR WASH 900 S. LA BREA LOS ANGELES CA	HIST TANK

Owner Name: METROPOLITAN CAR WASH INC.
Owner Street: 900 S. LA BREA
Owner City: LOS ANGELES
Owner State: CA
Owner Zip: 90036
No of Containers: 3
County: LOS ANGELES
Facility State: CA
Facility Zip: 90036

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
43	4 of 4	S	0.20 / 1,077.70	185.82 / -9	EXPERT CAR WASH 900 S LA BREA AVE LOS ANGELES CA 90036	UST LA CITY

Facility ID: FA0024634
Last Run Date: 6/3/2019
Source Name: In-Active Underground Storage Tanks (UST) Inventory List

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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
44	1 of 1	NNE	0.20 / 1,081.28	201.88 / 7	TOSCO S.S. #1116 5436 6TH ST W LOS ANGELES CA 90036	LUST

Global ID: T0603700902
Status: COMPLETED - CASE CLOSED
Status Date: 2000-05-05 00:00:00
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download
County: LOS ANGELES
Latitude: 34.0648803
Longitude: -118.3442573

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 900360216
Local Case No:
Begin Date: 1997-09-09 00:00:00
Lead Agency: LOS ANGELES, CITY OF
Local Agency: LOS ANGELES, CITY OF
CUF Case: NO
Potential Media of Concern: Soil
How Discovered Description:
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
DWR GW Subbasin Name: Coastal Plain Of Los Angeles - Central (4-011.04)
Disadvantaged Community: Disadvantaged Community
Site History:
Potential COC: Gasoline
How Discovered: Subsurface Monitoring
Stop Method:
Stop Description:
Case Worker: EL
File Location:

Regulatory Activity

Action Type: Other
Date : 1997-09-09 00:00:00
Action: Leak Reported

Action Type: Other
Date : 1997-09-09 00:00:00
Action: Leak Discovery

Regulatory Contacts

Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
City: Los Angeles
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
Email: yrong@waterboards.ca.gov
Phone No:

Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
City: LOS ANGELES
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
Email: eloy.luna@lacity.org
Phone No:

Status History

Status: Completed - Case Closed
Status Date: 2000-05-05 00:00:00

Status: Open - Case Begin Date
Status Date: 1997-09-09 00:00:00

Status: Open - Site Assessment
Status Date: 1997-09-09 00:00:00

LUST Cleanup Sites from GeoTracker Search - Regulatory Profile(as of Apr 9, 2019)

Site Facility Name: TOSCO S.S. #1116
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
Potential COC: GASOLINE
WDR Place Type:
WDR File:
WDR Order:
File Location:
Address: 5436 6TH ST W
City: LOS ANGELES
Zip: 90036
County: LOS ANGELES
CUF Claim:
CUF Priority Assig:
CUF Amount Paid:
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: http://geotracker.waterboards.ca.gov/profile_report?global_id=T0603700902
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 5/5/2000
Cleanup History Link: http://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603700902&tabname=regulatoryhistory
Potential Media of Concern: SOIL
User Defined Beneficial Use:
DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04)
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: LOS ANGELES, CITY OF (LEAD)
CASEWORKER: ELOY LUNA
LOS ANGELES RWQCB (REGION 4) - CASE #: 900360216
CASEWORKER: YUE RONG
Site History:

No site history available

LUST Cleanup Sites from GeoTracker Search - Cleanup Status History(as of Apr 9, 2019)

Status: Completed - Case Closed
Date : 5/5/2000

Status: Open - Case Begin Date
Date : 9/9/1997

Status: Open - Site Assessment
Date : 9/9/1997

LUST Cleanup Sites from GeoTracker Search - Regulatory Activities(as of Apr 9, 2019)

Action Type: Leak Action
Action Date: 9/9/1997
Received Issue Date:
Action: Leak Discovery

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

Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 9/9/1997
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
45	1 of 1	WNW	0.21 / 1,091.79	197.23 / 2	LYNN CRURCHUY 652 S BURNSIDE AVE. LOS ANGELES CA 90036	RCRA NON GEN

EPA Handler ID: CAC002990572
Gen Status Universe: No Report
Contact Name: LYNN CRURCHUY
Contact Address: 652 S BURNSIDE AVE. , , LOS ANGELES , CA, 90036 ,
Contact Phone No and Ext: 760-636-0534
Contact Email: CRISTAL.TEECOR@YAHOO.COM
Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 20181127

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20181127
Handler Name: LYNN CRURCHUY
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: LYNN CRURCHUY
Street No:
Street 1: 652 S BURNSIDE AVE.
Street 2:

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

Date Became Current:		**City:**	LOS ANGELES
Date Ended Current:		**State:**	CA
Phone:	760-636-0534	**Country:**	
Source Type:	Implementer	**Zip Code:**	90036
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	652 S BURNSIDE AVE.
Name:	LYNN CRURCHUY	**Street 2:**	
Date Became Current:		**City:**	LOS ANGELES
Date Ended Current:		**State:**	CA
Phone:	760-636-0534	**Country:**	
Source Type:	Implementer	**Zip Code:**	90036

46	1 of 1	W	0.21 / 1,096.02	197.07 / 2	**SMART & FINAL #371** **5555 WILSHIRE BLVD** **LOS ANGELES CA 90036**	**RCRA NON GEN**

EPA Handler ID:	CAL000379476
Gen Status Universe:	No Report
Contact Name:	DARRYL DINSON
Contact Address:	600 CITADEL DR , , COMMERCE , CA, 90040-1562 ,
Contact Phone No and Ext:	323-869-7704
Contact Email:	DARRYL.DINSON@SMARTANDFINAL.COM
Contact Country:	
County Name:	LOS ANGELES
EPA Region:	09
Land Type:	
Receive Date:	20121105

Violation/Evaluation Summary

Note:	NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	Yes
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20121105
Handler Name:	SMART & FINAL #371
Generator Status Universe:	No Report
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Operator	**Street No:**	

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

Type:	Other	**Street 1:**	600 CITADEL DR
Name:	DARRYL DINSON	**Street 2:**	
Date Became Current:		**City:**	COMMERCE
Date Ended Current:		**State:**	CA
Phone:	323-869-7704	**Country:**	
Source Type:	Implementer	**Zip Code:**	90040-1562
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	600 CITADEL DR
Name:	SMART & FINAL STORES CORP	**Street 2:**	
Date Became Current:		**City:**	COMMERCE
Date Ended Current:		**State:**	CA
Phone:	323-869-6210	**Country:**	
Source Type:	Implementer	**Zip Code:**	90040-0000

47	1 of 1	E	0.21 / 1,120.58	200.77 / 6	**LOU EHLERS CADILLAC** **5151 WILSHIRE BLVD** **PARK LA BREA CA 90036**	LUST

Global ID:	T0603700882	**County:**	LOS ANGELES
Status:	COMPLETED - CASE CLOSED	**Latitude:**	34.0622415
Status Date:	1996-08-22 00:00:00	**Longitude:**	-118.341885
Case Type:	LUST CLEANUP SITE		
Date Source:	LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:	900360016	**Potential COC:**	Gasoline
Local Case No:		**How Discovered:**	
Begin Date:	1987-07-10 00:00:00	**Stop Method:**	
Lead Agency:	LOS ANGELES RWQCB (REGION 4)	**Stop Description:**	
Local Agency:	LOS ANGELES, CITY OF	**Case Worker:**	YR
CUF Case:	YES	**File Location:**	
Potential Media of Concern:	Aquifer used for drinking water supply		
How Discovered Description:			
Calwater Watershed Name:	Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)		
DWR GW Subbasin Name:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Disadvantaged Community:			
Site History:			

Regulatory Activity

Action Type:	Other
Date :	1988-01-01 00:00:00
Action:	Leak Reported

Regulatory Contacts

Contact Type:	Regional Board Caseworker	**Address:**	320 W. 4TH ST., SUITE 200
Contact Name:	YUE RONG	**Email:**	yrong@waterboards.ca.gov
City:	Los Angeles	**Phone No:**	
Organization Name:	LOS ANGELES RWQCB (REGION 4)		
Contact Type:	Local Agency Caseworker	**Address:**	200 North Main Street, Suite 1780
Contact Name:	ELOY LUNA	**Email:**	eloy.luna@lacity.org
City:	LOS ANGELES	**Phone No:**	
Organization Name:	LOS ANGELES, CITY OF		

Status History

Status:	Completed - Case Closed
Status Date:	1996-08-22 00:00:00

Status: Open - Verification Monitoring
Status Date: 1990-02-20 00:00:00

Status: Open - Remediation
Status Date: 1989-04-20 00:00:00

Status: Open - Remediation
Status Date: 1988-01-29 00:00:00

Status: Open - Site Assessment
Status Date: 1988-01-05 00:00:00

Status: Open - Case Begin Date
Status Date: 1987-07-10 00:00:00

Status: Open - Site Assessment
Status Date: 1987-07-10 00:00:00

LUST Cleanup Sites from GeoTracker Search - Regulatory Profile(as of Apr 9, 2019)

Site Facility Name:	LOU EHLERS CADILLAC	***Address:***	5151 WILSHIRE BLVD
Site Facility Type:	LUST CLEANUP SITE	***City:***	PARK LA BREA
Cleanup Status:	COMPLETED - CASE CLOSED	***Zip:***	90036
Project Status:		***County:***	LOS ANGELES
Potential COC:	GASOLINE	***CUF Claim:***	1568
WDR Place Type:		***CUF Priority Assig:***	C
WDR File:		***CUF Amount Paid:***	$58,752
WDR Order:			
File Location:			

Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: http://geotracker.waterboards.ca.gov/profile_report?global_id=T0603700882
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 8/22/1996
Cleanup History Link: http://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603700882&tabname=regulatoryhistory
Potential Media of Concern: AQUIFER USED FOR DRINKING WATER SUPPLY
User Defined Beneficial Use:
DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04)
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 900360016
CASEWORKER: YUE RONG
LOS ANGELES, CITY OF
CASEWORKER: ELOY LUNA
Site History:

No site history available

LUST Cleanup Sites from GeoTracker Search - Cleanup Status History(as of Apr 9, 2019)

Status: Completed - Case Closed
Date : 8/22/1996

Status: Open - Verification Monitoring
Date : 2/20/1990

Status: Open - Remediation
Date : 4/20/1989

Status: Open - Remediation
Date : 1/29/1988

Status: Open - Site Assessment
Date : 1/5/1988

Status: Open - Case Begin Date
Date : 7/10/1987

Status: Open - Site Assessment
Date : 7/10/1987

LUST Cleanup Sites from GeoTracker Search - Regulatory Activities(as of Apr 9, 2019)

Action Type: Leak Action
Action Date: 1/1/1988
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
48	1 of 1	ESE	0.21 / 1,128.81	190.79 / -4	812 S ORANGE LLC 812 S ORANGE DR LOS ANGELES CA 90036	RCRA NON GEN

EPA Handler ID: CAC003000003
Gen Status Universe: No Report
Contact Name: RON LEVI
Contact Address: 812 S ORANGE DR , , LOS ANGELES , CA, 90036 ,
Contact Phone No and Ext: 626-702-1030
Contact Email: RONLEVI825@GMAIL.COM
Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 20190206

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20190206
Handler Name: 812 S ORANGE LLC
Generator Status Universe: No Report
Source Type: Implementer

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

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	812 S ORANGE DR
Name:	812 S ORANGE LLC	***Street 2:***	
Date Became Current:		***City:***	LOS ANGELES
Date Ended Current:		***State:***	CA
Phone:	626-702-1030	***Country:***	
Source Type:	Implementer	***Zip Code:***	90036

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	812 S ORANGE DR
Name:	RON LEVI	***Street 2:***	
Date Became Current:		***City:***	LOS ANGELES
Date Ended Current:		***State:***	CA
Phone:	626-702-1030	***Country:***	
Source Type:	Implementer	***Zip Code:***	90036

49	*1 of 1*	*SSE*	*0.22 / 1,167.23*	*184.25 / -11*	***METROPOLITAN CAR WASH 900 S. LA BHEA LOS ANGELES CA 90036***	***HHSS***

County:	Los Angeles
Pdf File Url:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00027bdb.pdf

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50	*1 of 1*	*S*	*0.22 / 1,185.35*	*183.11 / -12*	***MOLE-RICHARDSON COMPANY 926 LA BREA AVE PARK LA BREA CA 90036***	***LUST***

Global ID:	T0603700890	***County:***	LOS ANGELES
Status:	COMPLETED - CASE CLOSED	***Latitude:***	34.0583396
Status Date:	1996-07-30 00:00:00	***Longitude:***	-118.3453891
Case Type:	LUST CLEANUP SITE		
Date Source:	LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:	900360098	***Potential COC:***	Gasoline
Local Case No:		***How Discovered:***	
Begin Date:	1994-04-04 00:00:00	***Stop Method:***	
Lead Agency:	LOS ANGELES RWQCB (REGION 4)	***Stop Description:***	
Local Agency:	LOS ANGELES, CITY OF	***Case Worker:***	YR
CUF Case:	NO	***File Location:***	
Potential Media of Concern:	Aquifer used for drinking water supply		
How Discovered Description:			
Calwater Watershed Name:	Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)		
DWR GW Subbasin Name:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Disadvantaged Community:			
Site History:			

Regulatory Activity

Action Type:	Other
Date :	1994-04-04 00:00:00
Action:	Leak Reported

Regulatory Contacts

Contact Type:	Regional Board Caseworker	***Address:***	320 W. 4TH ST., SUITE 200
Contact Name:	YUE RONG	***Email:***	yrong@waterboards.ca.gov
City:	Los Angeles	***Phone No:***	

Organization Name: LOS ANGELES RWQCB (REGION 4)

Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
City: LOS ANGELES
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
Email: eloy.luna@lacity.org
Phone No:

Status History

Status: Completed - Case Closed
Status Date: 1996-07-30 00:00:00

Status: Open - Case Begin Date
Status Date: 1994-04-04 00:00:00

LUST Cleanup Sites from GeoTracker Search - Regulatory Profile(as of Apr 9, 2019)

Site Facility Name: MOLE-RICHARDSON COMPANY
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
Potential COC: GASOLINE
WDR Place Type:
WDR File:
WDR Order:
File Location:
Address: 926 LA BREA AVE
City: PARK LA BREA
Zip: 90036
County: LOS ANGELES
CUF Claim:
CUF Priority Assig:
CUF Amount Paid:
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: http://geotracker.waterboards.ca.gov/profile_report?global_id=T0603700890
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 7/30/1996
Cleanup History Link: http://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603700890&tabname=regulatoryhistory
Potential Media of Concern: AQUIFER USED FOR DRINKING WATER SUPPLY
User Defined Beneficial Use:
DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04)
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 900360098
CASEWORKER: YUE RONG
LOS ANGELES, CITY OF
CASEWORKER: ELOY LUNA
Site History:

No site history available

LUST Cleanup Sites from GeoTracker Search - Cleanup Status History(as of Apr 9, 2019)

Status: Completed - Case Closed
Date : 7/30/1996

Status: Open - Case Begin Date
Date : 4/4/1994

LUST Cleanup Sites from GeoTracker Search - Regulatory Activities(as of Apr 9, 2019)

Action Type: Leak Action
Action Date: 4/4/1994
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
51	1 of 1	NNE	0.23 / 1,214.00	203.23 / 8	LIZ'S ANTIQUE HARDWARE 453 S LA BREA AVENUE LOS ANGELES CA 90036	ENVIROSTOR

Estor/EPA ID: 60001631
Site Code: 301558
Nat Priority List: NO
Acres: 0.1 ACRES
Special Program:
Funding: RESPONSIBLE PARTY
Assembly District: 50
Senate District: 26
School District:
Permit Renewal Lead:
Project Manager:
Supervisor: JAVIER HINOJOSA
Public Partici Spclst:
Census Tract: 6037215102
County: LOS ANGELES
Latitude: 34.0652974
Longitude: -118.3443562
APN: 5508-006-012
Cleanup Status: NO FURTHER ACTION AS OF 5/15/2012
Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
Site Type: EVALUATION
Office: CLEANUP CHATSWORTH
Past Use that Caused Contam: DRY CLEANING
Potential Media Affected: SOIL, SOIL VAPOR
Potential Contamin of Concern:

TETRACHLOROETHYLENE (PCE)

Site History:

The property was occupied by Liz's Antique Hardware, a retail store selling household fixtures (door knobs, handles, lamps, chandeliers, etc.). No hazardous materials, unusual stains, USTs, clarifiers, or other suspect environmental conditions were noted by Sierra Delta. Liz's Antiques had been on-site for approximately 20 years, and prior tenants had included a dry cleaner in the early 1980's and an electrical contractor. Several off-site sources of contamination are present in the nearby vicinity, including leaking USTs at a 76station 150 feet to the south, at "Horowitz Property" 1,000 feet to the north, and at La Brea Motors property over 400 feet to the north, and several SLIC sites. Research has indicated a commercial property across La Brea A venue northeast of the subject property (400 S. La Brea Ave.) is also impacted by volatile organic compounds (VOCs such as PCE and TCE) in soil and groundwater, and La Brea Motors also identified VOCs in groundwater below its site, which were determined to be migrating from an upgradient location to the north. Groundwater is present at 14-18 feet below ground surface.

The reported short-term occupancy by a dry cleaner in the early-1980's raised concerns of possible Tetrachloroethene (PCE), the dry cleaning solvent, releases to soils at the site. A limited soil vapor survey was conducted on November 18, 2011. Soil vapor samples were collected from three locations, including near the middle of the store (SV-3) where it was believed the dry cleaning machine may have been located, in the rear storage and delivery area (SV -2), and in the middle of the rear alley adjacent to a concrete ribbon drain (SV-1). Samples were collected and analyzed on-site including at depths of 5 feet bgs in all three locations and also at 10 feet bgs in the alley. The analytical results identified PCE at 0.21-0.42 ug/L in the three 5-foot samples and at 1.20 ug/L in the 10-foot sample from the alley. Low concentrations of toluene were also detected below the alley in SV-1-5'. No other VOCs were detected in the four samples. Based on the findings, it was concluded PCE detected at 10 feet bgs in the alley exceeded the California Human Health Screening Level (CHHSL) for PCE in a commercial-industrial property (0.603 ug/L), and further action was recommended. The information was initially forwarded to the Los Angeles City Fire Department for review then to DTSC.

Status: NO FURTHER ACTION
Program Type: EVALUATION
CalEnviroScreen Score: 31-35%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60001631

Completed Activities

Title: VCA
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001631&enforcement_id=60292495
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Voluntary Cleanup Agreement
Date Completed: 2/24/2012
Comments: VCA

Title: VCA End Letter
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001631&doc_id=60295185
Area Name:
Area Link:
Sub Area:
Sub Area Link:

Document Type:	Voluntary Cleanup Agreement Termination Notification
Date Completed:	4/12/2012
Comments:	Sent out VCA end letter
Title:	PEA Equivalent Documents
Title Link:	http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001631&doc_id=60292496
Area Name:	
Area Link:	
Sub Area:	
Sub Area Link:	
Document Type:	Preliminary Endangerment Assessment Report
Date Completed:	4/4/2012
Comments:	NFA Letter issued
Title:	NFA Letter
Title Link:	http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001631&enforcement_id=60295184
Area Name:	
Area Link:	
Sub Area:	
Sub Area Link:	
Document Type:	No Further Action Letter
Date Completed:	4/4/2012
Comments:	NFA Letter issued

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
52	1 of 1	W	0.23 / 1,218.94	197.08 / 2	RITE AID NO 6211 5575 WILSHIRE BLVD LOS ANGELES CA 90036-3808	RCRA SQG

EPA Handler ID:	CAR000250746
Gen Status Universe:	Small Quantity Generator
Contact Name:	JOSEPH A CHEST
Contact Address:	30 , HUNTER LANE , , CAMP HILL , PA, 17011 , US
Contact Phone No and Ext:	717-975-8643
Contact Email:	EHS@RITEAID.COM
Contact Country:	US
County Name:	LOS ANGELES
EPA Region:	09
Land Type:	Private
Receive Date:	20190429

Violation/Evaluation Summary

Note:	NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20141104
Handler Name: RITE AID NO 6211
Generator Status Universe: Small Quantity Generator
Source Type: Notification

Waste Code Details

Hazardous Waste Code: 131
Waste Code Description: Aqueous solution (2 < pH < 12.5) containing reactive anions (azide, bromate, chlorate, cyanide, fluoride, hypochlorite, nitrite, perchlorate, and sulfide anions)

Hazardous Waste Code: 141
Waste Code Description: Off-specification, aged, or surplus inorganics

Hazardous Waste Code: 214
Waste Code Description: Unspecified solvent mixture

Hazardous Waste Code: 232
Waste Code Description: Pesticides and other waste associated with pesticide production

Hazardous Waste Code: 311
Waste Code Description: Pharmaceutical waste

Hazardous Waste Code: 791
Waste Code Description: Liquids with pH < 2

Hazardous Waste Code: D001
Waste Code Description: IGNITABLE WASTE

Hazardous Waste Code: D002
Waste Code Description: CORROSIVE WASTE

Hazardous Waste Code: D007
Waste Code Description: CHROMIUM

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Code: D010
Waste Code Description: SELENIUM

Hazardous Waste Code: D011
Waste Code Description: SILVER

Hazardous Waste Code: D024
Waste Code Description: M-CRESOL

Hazardous Waste Code: D026
Waste Code Description: CRESOL

Hazardous Waste Code: P001
Waste Code Description: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

Hazardous Waste Code: P075
Waste Code Description: NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20170414
Handler Name: RITE AID NO 6211
Generator Status Universe: Small Quantity Generator
Source Type: Annual/Biennial Report update with Notification

Waste Code Details

Hazardous Waste Code: 122
Waste Code Description: Alkaline solution without metals (pH > 12.5)

Hazardous Waste Code: 131
Waste Code Description: Aqueous solution (2 < pH < 12.5) containing reactive anions (azide, bromate, chlorate, cyanide, fluoride, hypochlorite, nitrite, perchlorate, and sulfide anions)

Hazardous Waste Code: 141
Waste Code Description: Off-specification, aged, or surplus inorganics

Hazardous Waste Code: 214
Waste Code Description: Unspecified solvent mixture

Hazardous Waste Code: 223
Waste Code Description: Unspecified oil-containing waste

Hazardous Waste Code: 261
Waste Code Description: Polychlorinated biphenyls and material containing PCB's

Hazardous Waste Code: 291
Waste Code Description: Latex waste

Hazardous Waste Code: 311
Waste Code Description: Pharmaceutical waste

Hazardous Waste Code: 331
Waste Code Description: Off-specification, aged, or surplus organics

Hazardous Waste Code: 343
Waste Code Description: Unspecified organic liquid mixture

Hazardous Waste Code: 352
Waste Code Description: Other organic solids

Hazardous Waste Code: 541
Waste Code Description: Photochemicals / photo processing waste

Hazardous Waste Code: 561
Waste Code Description: Detergent and soap

Hazardous Waste Code: 791
Waste Code Description: Liquids with pH < 2

Hazardous Waste Code: D001
Waste Code Description: IGNITABLE WASTE

Hazardous Waste Code: D002
Waste Code Description: CORROSIVE WASTE

Hazardous Waste Code: D007
Waste Code Description: CHROMIUM

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Code: D010
Waste Code Description: SELENIUM

Hazardous Waste Code: D011
Waste Code Description: SILVER

Hazardous Waste Code: D024
Waste Code Description: M-CRESOL

Hazardous Waste Code: D026
Waste Code Description: CRESOL

Hazardous Waste Code: P001
Waste Code Description: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

Hazardous Waste Code: P075
Waste Code Description: NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS

Hazardous Waste Code: U165
Waste Code Description: NAPHTHALENE

Hazardous Waste Code: U188
Waste Code Description: PHENOL

Hazardous Waste Code: U279
Waste Code Description: CARBARYL (OR) 1-NAPHTHALENOL, METHYLCARBAMATE

Hazardous Waste Handler Details

Sequence No: 2
Receive Date: 20180119
Handler Name: RITE AID NO 6211
Generator Status Universe: Small Quantity Generator
Source Type: Annual/Biennial Report update with Notification

Waste Code Details

Hazardous Waste Code: 122
Waste Code Description: Alkaline solution without metals (pH > 12.5)

Hazardous Waste Code: 141
Waste Code Description: Off-specification, aged, or surplus inorganics

Hazardous Waste Code: 181
Waste Code Description: Other inorganic solid waste

Hazardous Waste Code: 214
Waste Code Description: Unspecified solvent mixture

Hazardous Waste Code: 221
Waste Code Description: Waste oil and mixed oil

Hazardous Waste Code: 223
Waste Code Description: Unspecified oil-containing waste

Hazardous Waste Code: 291
Waste Code Description: Latex waste

Hazardous Waste Code: 311
Waste Code Description: Pharmaceutical waste

Hazardous Waste Code: 331
Waste Code Description: Off-specification, aged, or surplus organics

Hazardous Waste Code: 343
Waste Code Description: Unspecified organic liquid mixture

Hazardous Waste Code: 352
Waste Code Description: Other organic solids

Hazardous Waste Code: 541
Waste Code Description: Photochemicals / photo processing waste

Hazardous Waste Code: 791
Waste Code Description: Liquids with pH < 2

Hazardous Waste Code: D001
Waste Code Description: IGNITABLE WASTE

Hazardous Waste Code: D002
Waste Code Description: CORROSIVE WASTE

Hazardous Waste Code: D007
Waste Code Description: CHROMIUM

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Code: D010
Waste Code Description: SELENIUM

Hazardous Waste Code: D011
Waste Code Description: SILVER

Hazardous Waste Code: D024
Waste Code Description: M-CRESOL

Hazardous Waste Code: D026
Waste Code Description: CRESOL

Hazardous Waste Code: P001
Waste Code Description: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

Hazardous Waste Code: P075
Waste Code Description: NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS

Hazardous Waste Code: U165
Waste Code Description: NAPHTHALENE

Hazardous Waste Code: U201
Waste Code Description: 1,3-BENZENEDIOL (OR) RESORCINOL

Hazardous Waste Handler Details

Sequence No: 2
Receive Date: 20190429
Handler Name: RITE AID NO 6211
Generator Status Universe: Small Quantity Generator
Source Type: Notification

Waste Code Details

Hazardous Waste Code: 122
Waste Code Description: Alkaline solution without metals (pH > 12.5)

Hazardous Waste Code: 141
Waste Code Description: Off-specification, aged, or surplus inorganics

Hazardous Waste Code: 181
Waste Code Description: Other inorganic solid waste

Hazardous Waste Code: 214
Waste Code Description: Unspecified solvent mixture

Hazardous Waste Code: 221
Waste Code Description: Waste oil and mixed oil

Hazardous Waste Code: 223
Waste Code Description: Unspecified oil-containing waste

Hazardous Waste Code: 291

Waste Code Description: Latex waste

Hazardous Waste Code: 311
Waste Code Description: Pharmaceutical waste

Hazardous Waste Code: 331
Waste Code Description: Off-specification, aged, or surplus organics

Hazardous Waste Code: 343
Waste Code Description: Unspecified organic liquid mixture

Hazardous Waste Code: 352
Waste Code Description: Other organic solids

Hazardous Waste Code: 541
Waste Code Description: Photochemicals / photo processing waste

Hazardous Waste Code: 791
Waste Code Description: Liquids with pH < 2

Hazardous Waste Code: D001
Waste Code Description: IGNITABLE WASTE

Hazardous Waste Code: D002
Waste Code Description: CORROSIVE WASTE

Hazardous Waste Code: D007
Waste Code Description: CHROMIUM

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Code: D010
Waste Code Description: SELENIUM

Hazardous Waste Code: D011
Waste Code Description: SILVER

Hazardous Waste Code: D024
Waste Code Description: M-CRESOL

Hazardous Waste Code: D026
Waste Code Description: CRESOL

Hazardous Waste Code: P001
Waste Code Description: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

Hazardous Waste Code: P075
Waste Code Description: NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS

Hazardous Waste Code: U165
Waste Code Description: NAPHTHALENE

Hazardous Waste Code: U201
Waste Code Description: 1,3-BENZENEDIOL (OR) RESORCINOL

Owner/Operator Details

Owner/Operator Ind:	Current Operator	***Street No:***	30
Type:	Private	***Street 1:***	HUNTER LANE
Name:	THRIFTY PAYLESS, INC	***Street 2:***	
Date Became Current:	19980324	***City:***	CAMP HILL
Date Ended Current:		***State:***	PA
Phone:	717-761-2633	***Country:***	US
Source Type:	Annual/Biennial Report update with Notification	***Zip Code:***	17011

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

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street 1:**	6399 WILSHIRE BLVD
Name:	ROOSEVELT PARTNERS LP	**Street 2:**	STE 604
Date Became Current:	19970428	**City:**	LOS ANGELES
Date Ended Current:		**State:**	CA
Phone:	323-653-3777	**Country:**	US
Source Type:	Notification	**Zip Code:**	90048-5709

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street 1:**	
Name:	THRIFTY PAYLESS INC	**Street 2:**	
Date Became Current:	19980324	**City:**	
Date Ended Current:		**State:**	
Phone:		**Country:**	
Source Type:	Annual/Biennial Report update with Notification	**Zip Code:**	

Owner/Operator Ind:	Current Owner	**Street No:**	C/O
Type:	Private	**Street 1:**	RELIABLE PROPERTIES
Name:	ROOSEVELT PARTNERS LP	**Street 2:**	
Date Became Current:	19970428	**City:**	LOS ANGELES
Date Ended Current:		**State:**	CA
Phone:	323-653-3777	**Country:**	US
Source Type:	Annual/Biennial Report update with Notification	**Zip Code:**	90048

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street 1:**	
Name:	THRIFTY PAYLESS INC	**Street 2:**	
Date Became Current:	19980324	**City:**	
Date Ended Current:		**State:**	
Phone:		**Country:**	US
Source Type:	Notification	**Zip Code:**	

Owner/Operator Ind:	Current Owner	**Street No:**	6420
Type:	Private	**Street 1:**	WILSHIRE BLVD, STE 1500
Name:	ROOSEVELT PARTNERS, L.P., C/O RELIABLE PROPERTIES	**Street 2:**	
Date Became Current:	19970428	**City:**	LOS ANGELES
Date Ended Current:		**State:**	PA
Phone:	323-653-3777	**Country:**	US
Source Type:	Annual/Biennial Report update with Notification	**Zip Code:**	17011

Owner/Operator Ind:	Current Operator	**Street No:**	30
Type:	Private	**Street 1:**	HUNTER LANE
Name:	THRIFTY PAYLESS, INC	**Street 2:**	
Date Became Current:	19980324	**City:**	CAMP HILL
Date Ended Current:		**State:**	PA
Phone:	717-761-2633	**Country:**	US
Source Type:	Notification	**Zip Code:**	17011

Owner/Operator Ind:	Current Owner	**Street No:**	6420
Type:	Private	**Street 1:**	WILSHIRE BLVD, STE 1500
Name:	ROOSEVELT PARTNERS, L.P., C/O RELIABLE PROPERTIES	**Street 2:**	
Date Became Current:	19970428	**City:**	LOS ANGELES
Date Ended Current:		**State:**	PA
Phone:	323-653-3777	**Country:**	US
Source Type:	Notification	**Zip Code:**	17011

53	1 of 1	NNE	0.24 / 1,245.68	203.22 / 8	**LOS ALTOS CLEANERS** **453 S LA BREA** **LOS ANGELES CA 90036**	EMISSIONS

1987 Criteria Data

Facility ID:	36789	**CERR Code:**	
Facility SIC Code:	7216	**TOGT:**	2

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

CO:	19	**ROGT:**	0
Air Basin:	SC	**COT:**	
District:	SC	**NOXT:**	
COID:	LA	**SOXT:**	
DISN:	SOUTH COAST AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

1987 Toxic Data

Facility ID:	36789	**COID:**	LA
Facility SIC Code:	7216	**DISN:**	SOUTH COAST AQMD
CO:	19	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1990 Criteria Data

Facility ID:	36789	**CERR Code:**	
Facility SIC Code:	7216	**TOGT:**	2
CO:	19	**ROGT:**	0
Air Basin:	SC	**COT:**	
District:	SC	**NOXT:**	
COID:	LA	**SOXT:**	
DISN:	SOUTH COAST AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

1990 Toxic Data

Facility ID:	36789	**COID:**	LA
Facility SIC Code:	7216	**DISN:**	SOUTH COAST AQMD
CO:	19	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
54	1 of 2	NW	0.24 / 1,253.34	197.62 / 3	HPG 616 S BURNSIDE AVE LOS ANGELES CA 90036	RCRA NON GEN

EPA Handler ID:	CAC003017911
Gen Status Universe:	No Report
Contact Name:	KATHERINE LAROND
Contact Address:	616 S BURNSIDE AVE , , LOS ANGELES , CA, 90036 ,
Contact Phone No and Ext:	323-567-7788
Contact Email:	ANGEL.BETANCOURT@SAFETY-KLEEN.COM
Contact Country:	
County Name:	LOS ANGELES
EPA Region:	09
Land Type:	
Receive Date:	20190603

Violation/Evaluation Summary

Note:	NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

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

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	Yes
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20190603
Handler Name:	HPG
Generator Status Universe:	No Report
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	616 S BURNSIDE AVE
Name:	KATHERINE LAROND	***Street 2:***	
Date Became Current:		***City:***	LOS ANGELES
Date Ended Current:		***State:***	CA
Phone:	323-567-7788	***Country:***	
Source Type:	Implementer	***Zip Code:***	90036

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	616 S BURNSIDE AVE
Name:	KATHERINE LAROND	***Street 2:***	
Date Became Current:		***City:***	LOS ANGELES
Date Ended Current:		***State:***	CA
Phone:	323-567-7788	***Country:***	
Source Type:	Implementer	***Zip Code:***	90036

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
54	2 of 2	NW	0.24 / 1,253.34	197.62 / 3	HPG 616 S BURNSIDE AVE LOS ANGELES CA 90036	RCRA TSD

EPA Handler ID:	CAC003017911
Gen Status Universe:	No Report
Contact Name:	KATHERINE LAROND
Contact Address:	616 S BURNSIDE AVE , , LOS ANGELES , CA, 90036 ,
Contact Phone No and Ext:	323-567-7788
Contact Email:	ANGEL.BETANCOURT@SAFETY-KLEEN.COM
Contact Country:	
Land Type:	
County Name:	LOS ANGELES
EPA Region:	09
Receive Date:	20190603

Violation/Evaluation Summary

Note:	NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

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

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	Yes
Transfer Facility:	No
Onsite Burner Exemption:	No
Smelting, Melting and Refining:	No
Underground Injection Control:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20190603
Handler Name:	HPG
Generator Status Universe:	No Report
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	616 S BURNSIDE AVE
Name:	KATHERINE LAROND	***Street 2:***	
Date Became Current:		***City:***	LOS ANGELES
Date Ended Current:		***State:***	CA
Phone:	323-567-7788	***Country:***	
Source Type:	Implementer	***Zip Code:***	90036

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	616 S BURNSIDE AVE
Name:	KATHERINE LAROND	***Street 2:***	
Date Became Current:		***City:***	LOS ANGELES
Date Ended Current:		***State:***	CA
Phone:	323-567-7788	***Country:***	
Source Type:	Implementer	***Zip Code:***	90036

55	*1 of 1*	*NE*	*0.24 / 1,272.86*	*203.30 / 8*	***PACIFIC BELL (H4-100)*** ***666 S LA BREA AVE*** ***LOS ANGELES CA 90036***	***DELISTED TNK***

Delisted Storage Tanks

Facility ID:	24435	***Latitude:***	34.0645261
County:	Los Angeles	***Longitude:***	-118.3425304
Permitting Agency:	LOS ANGELES, CITY OF		
Original Source:	UST		
Record Date:	30-JAN-2017		

56	*1 of 1*	*E*	*0.25 / 1,302.92*	*200.51 / 6*	***AVALON WILSHIRE*** ***5115 WILSHIRE BLVD*** ***LOS ANGELES CA 90036***	***RCRA LQG***

EPA Handler ID: CAR000164145

Gen Status Universe:	Large Quantity Generator
Contact Name:	BRAD TEETERS
Contact Address:	4440 VON KARMAN AVENUE , SUITE 300 , NEWPORT BEACH , CA, 92660 , US
Contact Phone No and Ext:	949-955-6227
Contact Email:	
Contact Country:	US
County Name:	LOS ANGELES
EPA Region:	09
Land Type:	Private
Receive Date:	20050720

Violation/Evaluation Summary

Note:	NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20050720
Handler Name:	AVALON WILSHIRE
Generator Status Universe:	Large Quantity Generator
Source Type:	Notification

Waste Code Details

Hazardous Waste Code:	D002
Waste Code Description:	CORROSIVE WASTE
Hazardous Waste Code:	D003
Waste Code Description:	REACTIVE WASTE

Owner/Operator Details

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Private	***Street 1:***	
Name:	AVALON BAY COMMUNITIES INC	***Street 2:***	
Date Became Current:	20050101	***City:***	
Date Ended Current:		***State:***	
Phone:		***Country:***	US
Source Type:	Notification	***Zip Code:***	
Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Private	***Street 1:***	4440 VON KARMAN AVENUE
Name:	AVALON BAY COMMUNITIES INC	***Street 2:***	SUITE 300

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

Date Became Current: 20050101
Date Ended Current:
Phone:
Source Type: Notification

City: NEWPORT BEACH
State: CA
Country: US
Zip Code: 92660

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57 | **1 of 1** | **E** | **0.25 / 1,305.78** | **197.20 / 2** | **MANSFIELD**
5100 Wilshire Blvd
Los Angeles CA 90036 | **ALT FUELS**

ID: 119023
Federal Agency ID:
Federal Agency:
Fed Agency Name:
Status: Open: The station is open.
Facility Type:
Fuel Type Code: ELEC: Electric
Owner Type Desc:
Expected Date:
Dt Last Confirmed: 2019-10-01
Open Date:
Updated at: 2019-10-01 09:10:28 UTC
BD Blends:
NG PSI:
NG Fill Type Code:
NG Fill Type Desc:
NG Vehicle Class:
NG Vehicle Class Desc:
E85 Blender Pump:
E85 Blender Pump Desc:
E85 Other Ethanol Blends:
EV Pricing: $1.25 per hour
EV Pricing French:
EV on Site Renewable Source:
LPG Primary:
LPG Primary Desc:
Intersection Directions: RETAILPARKING 1; Near to the entrance
RETAILPARKING 2; Near to the entrance
RETAILPARKING 3; Near to the entrance
RETAILPARKING 4; Near main front entrance
Geocode Status Desc: Premise (building name, property name, shopping center, etc.) level accuracy.
Hydrogen Status Link:

CNG Dispenser No:
CNG Fill Type Code:
CNG Site Renew Src:
CNG PSI:
CNG Storage Cap:
CNG Tot Compr Cap:
CNG Vehicle Class:
LPG Nozzle Types:
LNG Site Renew Src:
LNG Vehicle Class:
Hydrogen is Retail:
Hydrogen Pressures:
Hydrogen Standards:
Station Phone: 888-758-4389
Latitude: 34.061844
Longitude: -118.34115

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58 | **1 of 1** | **E** | **0.26 / 1,368.87** | **200.34 / 6** | **CARNATION OFFICE (FORMER)**
5115 WILSHIRE BLVD
PARK LA BREA CA 90036 | **LUST**

Global ID: T0603700897
Status: COMPLETED - CASE CLOSED
Status Date: 1996-07-31 00:00:00
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download

County: LOS ANGELES
Latitude: 34.0622255
Longitude: -118.341047

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 900360161
Local Case No:
Begin Date: 1992-01-27 00:00:00
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Local Agency: LOS ANGELES, CITY OF
CUF Case: NO
Potential Media of Concern: Aquifer used for drinking water supply
How Discovered Description:
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
DWR GW Subbasin Name: Coastal Plain Of Los Angeles - Central (4-011.04)

Potential COC: Other Solvent or Non-Petroleum Hydrocarbon
How Discovered:
Stop Method:
Stop Description:
Case Worker: YR
File Location:

Disadvantaged Community:
Site History:

Regulatory Activity

Action Type: Other
Date : 1992-01-27 00:00:00
Action: Leak Reported

Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
City: LOS ANGELES
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
Email: eloy.luna@lacity.org
Phone No:

Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
City: Los Angeles
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
Email: yrong@waterboards.ca.gov
Phone No:

Status History

Status: Completed - Case Closed
Status Date: 1996-07-31 00:00:00

Status: Open - Case Begin Date
Status Date: 1992-01-27 00:00:00

Status: Open - Site Assessment
Status Date: 1992-01-27 00:00:00

LUST Cleanup Sites from GeoTracker Search - Regulatory Profile(as of Apr 9, 2019)

Site Facility Name: CARNATION OFFICE (FORMER)
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
Potential COC: OTHER SOLVENT OR NON-PETROLEUM HYDROCARBON
WDR Place Type:
WDR File:
WDR Order:
File Location:
Address: 5115 WILSHIRE BLVD
City: PARK LA BREA
Zip: 90036
County: LOS ANGELES
CUF Claim:
CUF Priority Assig:
CUF Amount Paid:
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: http://geotracker.waterboards.ca.gov/profile_report?global_id=T0603700897
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 7/31/1996
Cleanup History Link: http://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603700897&tabname=regulatoryhistory
Potential Media of Concern: AQUIFER USED FOR DRINKING WATER SUPPLY
User Defined Beneficial Use:
DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04)
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 900360161
CASEWORKER: YUE RONG
LOS ANGELES, CITY OF
CASEWORKER: ELOY LUNA
Site History:

No site history available

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

LUST Cleanup Sites from GeoTracker Search - Cleanup Status History(as of Apr 9, 2019)

Status: Completed - Case Closed
Date : 7/31/1996

Status: Open - Site Assessment
Date : 1/27/1992

Status: Open - Case Begin Date
Date : 1/27/1992

LUST Cleanup Sites from GeoTracker Search - Regulatory Activities(as of Apr 9, 2019)

Action Type: Leak Action
Action Date: 1/27/1992
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

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59 | ***1 of 1*** | ***S*** | ***0.29 / 1,541.67*** | ***182.14 / -13*** | ***UNOCAL #1074***
5301 OLYMPIC BLVD W
PARK LA BREA CA 90036 | ***LUST***

Global ID: T0603700894
Status: COMPLETED - CASE CLOSED
Status Date: 1997-06-12 00:00:00
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download
County: LOS ANGELES
Latitude: 34.0572486
Longitude: -118.3460641

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 900360134
Local Case No:
Begin Date: 1992-08-30 00:00:00
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Local Agency: LOS ANGELES, CITY OF
CUF Case: NO
Potential Media of Concern: Aquifer used for drinking water supply
How Discovered Description:
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
DWR GW Subbasin Name: Coastal Plain Of Los Angeles - Central (4-011.04)
Disadvantaged Community:
Site History:
Potential COC: Gasoline
How Discovered: Other Means
Stop Method:
Stop Description:
Case Worker: YR
File Location:

Regulatory Activity

Action Type: Other
Date : 1992-10-20 00:00:00
Action: Leak Reported

Action Type: Other
Date : 1992-08-30 00:00:00
Action: Leak Discovery

Regulatory Contacts

Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
City: Los Angeles
Address: 320 W. 4TH ST., SUITE 200
Email: yrong@waterboards.ca.gov
Phone No:

Organization Name: LOS ANGELES RWQCB (REGION 4)

Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
City: LOS ANGELES
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
Email: eloy.luna@lacity.org
Phone No:

Status History

Status: Completed - Case Closed
Status Date: 1997-06-12 00:00:00

Status: Open - Site Assessment
Status Date: 1992-10-20 00:00:00

Status: Open - Case Begin Date
Status Date: 1992-08-30 00:00:00

LUST Cleanup Sites from GeoTracker Search - Regulatory Profile(as of Apr 9, 2019)

Site Facility Name: UNOCAL #1074
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
Potential COC: GASOLINE
WDR Place Type:
WDR File:
WDR Order:
File Location:
Address: 5301 OLYMPIC BLVD W
City: PARK LA BREA
Zip: 90036
County: LOS ANGELES
CUF Claim:
CUF Priority Assig:
CUF Amount Paid:
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: http://geotracker.waterboards.ca.gov/profile_report?global_id=T0603700894
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 6/12/1997
Cleanup History Link: http://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603700894&tabname=regulatoryhistory
Potential Media of Concern: AQUIFER USED FOR DRINKING WATER SUPPLY
User Defined Beneficial Use:
DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04)
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 900360134
CASEWORKER: YUE RONG
LOS ANGELES, CITY OF
CASEWORKER: ELOY LUNA

Site History:

No site history available

LUST Cleanup Sites from GeoTracker Search - Cleanup Status History(as of Apr 9, 2019)

Status: Completed - Case Closed
Date : 6/12/1997

Status: Open - Site Assessment
Date : 10/20/1992

Status: Open - Case Begin Date
Date : 8/30/1992

LUST Cleanup Sites from GeoTracker Search - Regulatory Activities(as of Apr 9, 2019)

Action Type: Leak Action
Action Date: 10/20/1992
Received Issue Date:

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

Action: Leak Reported
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 8/30/1992
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

---

60 | **1 of 1** | **E** | **0.30 / 1,600.14** | **197.18 / 2** | **LOU EHLERS CADILLAC (FORMER)**
5050-5070 WILSHIRE BLVD
LOS ANGELES CA 90036 | **LUST**

Global ID: T10000000665
Status: COMPLETED - CASE CLOSED
Status Date: 2009-12-21 00:00:00
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download
County: LOS ANGELES
Latitude: 34.061681
Longitude: -118.340325

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 900360298
Local Case No: 37057
Begin Date: 2008-10-15 00:00:00
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Local Agency: LOS ANGELES, CITY OF
CUF Case: NO
Potential Media of Concern: Soil
How Discovered Description:
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
DWR GW Subbasin Name: Coastal Plain Of Los Angeles - Central (4-011.04)
Disadvantaged Community:
Site History:
Potential COC: Waste Oil / Motor / Hydraulic / Lubricating
How Discovered: Other Means
Stop Method:
Stop Description:
Case Worker: DPP
File Location: Regional Board

Regulatory Activity

Action Type: ENFORCEMENT
Date : 2009-12-21 00:00:00
Action: Closure/No Further Action Letter

Action Type: ENFORCEMENT
Date : 2009-12-03 00:00:00
Action: Notification - Preclosure

Action Type: RESPONSE
Date : 2009-02-16 00:00:00
Action: Other Report / Document

Action Type: ENFORCEMENT
Date : 2009-01-13 00:00:00
Action: Staff Letter

Action Type: Other
Date : 2008-10-22 00:00:00
Action: Leak Stopped

Action Type: Other
Date : 2008-10-15 00:00:00
Action: Leak Discovery

Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
City: LOS ANGELES
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
Email: eloy.luna@lacity.org
Phone No:

Contact Type: Regional Board Caseworker
Contact Name: DANIEL PIROTTON
City: R4 UNKNOWN
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address:
Email: dpirotton@waterboards.ca.gov
Phone No: 2135766714

Status History

Status: Completed - Case Closed
Status Date: 2009-12-21 00:00:00

Status: Open - Referred
Status Date: 2008-12-10 00:00:00

Status: Open - Case Begin Date
Status Date: 2008-10-15 00:00:00

LUST Cleanup Sites from GeoTracker Search - Regulatory Profile(as of Apr 9, 2019)

Site Facility Name: LOU EHLERS CADILLAC (FORMER)
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
Potential COC: WASTE OIL / MOTOR / HYDRAULIC / LUBRICATING
WDR Place Type:
WDR File:
WDR Order:
Address: 5050-5070 WILSHIRE BLVD
City: LOS ANGELES
Zip: 90036
County: LOS ANGELES
CUF Claim:
CUF Priority Assig:
CUF Amount Paid:
File Location: REGIONAL BOARD
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000000665
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 12/21/2009
Cleanup History Link: http://geotracker.waterboards.ca.gov/profile_report_include?global_id=T10000000665&tabname=regulatoryhistory
Potential Media of Concern: SOIL
User Defined Beneficial Use:
DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04)
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 900360298
CASEWORKER: DANIEL PIROTTON
LOS ANGELES, CITY OF - CASE #: 37057
CASEWORKER: ELOY LUNA
Site History:

No site history available

LUST Cleanup Sites from GeoTracker Search - Cleanup Status History(as of Apr 9, 2019)

Status: Completed - Case Closed
Date : 12/21/2009

Status: Open - Referred
Date : 12/10/2008

Status: Open - Case Begin Date

Date : 10/15/2008

LUST Cleanup Sites from GeoTracker Search - Regulatory Activities(as of Apr 9, 2019)

Action Type: Other Regulatory Actions
Action Date: 12/21/2009
Received Issue Date: 12/21/2009
Action: Closure/No Further Action Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000665&enforcement_id=6038801&temp table=ENFORCEMENT
Title Description Comments:

Action Type: Notices
Action Date: 12/3/2009
Received Issue Date: 12/3/2009
Action: Notification - Preclosure
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000665&enforcement_id=6037486&temp table=ENFORCEMENT
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 2/16/2009
Received Issue Date: 2/16/2009
Action: Other Report / Document
Doc Link:
Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 1/13/2009
Received Issue Date: 1/13/2009
Action: Staff Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000665&enforcement_id=5999311&temp table=ENFORCEMENT
Title Description Comments:

30 Day Letter

Action Type: Leak Action
Action Date: 10/22/2008
Received Issue Date:
Action: Leak Stopped
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 10/15/2008
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

LUST Cleanup Sites from GeoTracker Search - Documents(as of Apr 9, 2019)

Document Type: Site Documents ***Size :***
Document Date: 12/21/2009 ***Submitted By:*** (REGULATOR)
Type: CLOSURE/NO FURTHER ACTION LETTER ***Submitted:***
Title: UNKNOWN
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000665&enforcement_id=6038801

Document Type: Site Documents ***Size :***
Document Date: 12/3/2009 ***Submitted By:*** (REGULATOR)
Type: NOTIFICATION - PRECLOSURE ***Submitted:***

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

Title: UNKNOWN
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000665&enforcement_id=6037486

Document Type: Site Documents
Document Date: 2/2/2009
Type: SITE ASSESSMENT REPORT
Title: SITE ASSESSMENT REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5274374723/T10000000665.PDF
Size :
Submitted By: MICHAEL TIFFANY (AUTH_RP)
Submitted:

Document Type: Site Documents
Document Date: 1/13/2009
Type: STAFF LETTER
Title: 30 DAY LETTER
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000000665&enforcement_id=5999311
Size :
Submitted By: (REGULATOR)
Submitted:

Document Type: Site Documents
Document Date: 11/19/2008
Type: TANK REMOVAL REPORT / UST SAMPLING REPORT
Title: SOILS REPORT - REMOVAL OF ONE UNDERGROUND STORAGE TANK
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1063536703/T10000000665.PDF
Size : 1,646 KB
Submitted By: MICHAEL TIFFANY (AUTH_RP)
Submitted:

61	1 of 1	W	0.31 / 1,649.22	194.80 / 0	CHANNEL GATEWAY PROJECT 1092 PRINCETON DR LOS ANGELES CA 90036	CLEANUP SITES

Global ID: SL184071390
Status: COMPLETED - CASE CLOSED
Status Date: 1998-12-01 00:00:00
Longitude: -118.351705
Site Facility Type: CLEANUP PROGRAM SITE
County: LOS ANGELES
Latitude: 34.062384
Data Source: Cleanup Program Sites from GeoTracker Search; Cleanup Sites from GeoTracker Cleanup Sites Data Download

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 0016
Local Case No:
Begin Date: 1993-09-01 00:00:00
Stop Method:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Local Agency: LOS ANGELES, CITY OF
Potential COC:
Potential Media of Concern:
How Discovered:
How Discovered Description:
Stop Description:
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
DWR GW Subbasin Name: Coastal Plain Of Los Angeles - Central (4-011.04)
Disadvantaged Community:
Site History:
CUF Case: NO
Case Worker:
File Location:

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Completed - Case Closed
Status Date: 1998-12-01 00:00:00

Status: Open - Case Begin Date
Status Date: 1993-09-01 00:00:00

Cleanup Program Sites from GeoTracker Search - Regulatory Profile(as of Apr 9, 2019)

Project Status:
CUF Claim:
CUF Priority Assign:
CUF Amount Paid:
WDR Place Type:
WDR File:
WDR Order:
File Location:

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

User Defined Beneficial Use:
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: http://geotracker.waterboards.ca.gov/profile_report?global_id=SL184071390
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 12/1/1998
Cleanup History Link: http://geotracker.waterboards.ca.gov/profile_report_include?global_id=SL184071390&tabname=regulatoryhistory
Potential COC: NONE SPECIFIED
Potential Media of Concern: NONE SPECIFIED
DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04)
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 0016
Site History:

No site history available

Cleanup Program Sites from GeoTracker Search - Cleanup Action Report(as of Apr 9, 2019)

Status: Completed - Case Closed
Date : 12/1/1998

Status: Open - Case Begin Date
Date : 9/1/1993

62	1 of 1	NNE	0.32 / 1,712.26	207.97 / 13	LA BREA AVENUE MOTORS - 401 S. LA BREA PROPERTY 401 SOUTH LA BREA AVENUE LA BREA CA 90036	ENVIROSTOR

Estor/EPA ID: 60001610
Site Code: 301552
Nat Priority List: NO
Acres: 1.25 ACRES
Special Program: VOLUNTARY CLEANUP PROGRAM
Funding: RESPONSIBLE PARTY
Assembly District: 50
Senate District: 26
School District:
Permit Renewal Lead:
Project Manager:
Supervisor: JAVIER HINOJOSA
Public Partici Spclst:
Census Tract: 6037215102
County: LOS ANGELES
Latitude: 34.0666852455628
Longitude: -118.344206213951
APN: NONE SPECIFIED
Cleanup Status: NO FURTHER ACTION AS OF 4/3/2012
Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
Site Type: EVALUATION
Office: CLEANUP CHATSWORTH
Past Use that Caused Contam: RETAIL - VEHICLES, VEHICLE MAINTENANCE
Potential Media Affected: OTHER GROUNDWATER AFFECTED (USES OTHER THAN DRINKING WATER), SOIL, SOIL VAPOR
Potential Contamin of Concern:

TPH-GAS, TETRACHLOROETHYLENE (PCE), TRICHLOROETHYLENE (TCE)

Site History:

SITE BACKGROUND INFORMATION:
The property located at 401 S. La Brea Avenue is currently unoccupied. Sine the 1930s, past site use includes a former gas station at the northeast corner and a car dealership with an existing auto repair area including a wash rack, floor and trench drains, and a three stage clarifier. The Site is approximately 1.25 acres and is operated as an automobile dealership facility. A building occupying approximately 21,252 square feet is situated on the Site and contains a showroom, offices, a waiting area, a parts department and a service area. An asphalt paved parking lot is located at the south end of the building.

PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA) AND LIMITED PHASE II SITE INVESTIGATION:
Conducted Phase I ESA and Limited Phase II site investigation in December 2008 without DTSC oversight. Subsurface investigation included four soil borings in the vicinity of the aboveground storage tank (AST) room, parts washer/drum storage, drum storage/equipment storage and oil water separator (OWS).

PHASE I ESA AND LIMITED PHASE II SITE INVESTIGATION:
Conducted Phase I ESA in February 2011 and Limited Phase II site investigation in July 2011 without DTSC oversight. Subsurface investigation included nine soil borings adjacent to the AST storage room, floor drains in the service area, the wash rack, OWS, in the southern portion of the property

and the northeast corner of the property. Groundwater was encountered between 16 and 20 feet bgs. Two hydropunch groundwater samples were collected.

INSTALLATION OF GROUNDWATER MONITORING WELLS AND SAMPLING:
Conducted installation of three groundwater monitoring wells to 25' bgs without DTSC oversight. During this investigation, the shallow waterbearing zone was encountered between 14 feet and 21 feet bgs. The groundwater beneath the Sites flows in a southerly direction based on water level measurements.

VOLUNTARY CLEANUP AGREEMENT EXECUTED:
DTSC and Chrysler Group Realty Co. LLC entered into a VCA dated December 9, 2011.

PRELIMINARY ENDANGERMENT ASSESSMENT EQUIVALENT DOCUMENTS:
DTSC reviewed PEAE documents and determined further action is warranted at the Site.

WORK PLAN FOR SOIL VAPOR SURVEY AND GROUNDWATER SAMPLING:
DTSC reviewed the work plan dated February 16, 2012 and subsequently approved the work plan for implementation. Six soil vapor sampling probes to 5' and 10' bgs are proposed to be installed and analyzed for VOCs. Groundwater samples from existing wells to be collected and analyzed for VOCs.

SOIL VAPOR SURVEY & GROUNDWATER SAMPLING REPORT:
DTSC reviewed the supplemental site investigation report dated March 30, 2012. Soil gas sampling and groundwater samples were collected. A Vapor Intrusion Risk Evaluation (VIRE) was conducted and concludes that residual soil gas concentrations detected do not pose a significant risk to future Site occupants. DTSC generally concurs with the findings of the risk evaluation. The contaminants detected in groundwater are not consistent with those detected in the soil and soil gas and appears to be regional rather than Site related. DTSC concurs with the conclusion of the SSI Report that further environmental investigation of the Site is not required and approves the Report.

DTSC issued No Further Action Determination Letter on April 3, 2012.

Status: NO FURTHER ACTION
Program Type: EVALUATION
CalEnviroScreen Score: 31-35%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60001610

Completed Activities

Title: Supplemental Site Investigation Work Plan
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001610&doc_id=60291575
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Characterization Workplan
Date Completed: 2/21/2012
Comments:

Title: Voluntary Cleanup Agreement
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001610&enforcement_id=60287151
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Voluntary Cleanup Agreement
Date Completed: 12/9/2011
Comments: VCA executed

Title: Supplemental Site Investigation Report
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001610&doc_id=60291898
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Characterization Report
Date Completed: 4/3/2012
Comments: DTSC concurs with the conclusion of the SSI Report that further environmental investigation of the Site is not required and approves the Report.
DTSC issued No Further Action Determination Letter on April 3, 2012.

Title: No Further Action Determination
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001610&enforcement_id=60294825

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

Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: No Further Action Letter
Date Completed: 4/3/2012
Comments: DTSC issued NFA Determination Letter April 3, 2012.

Title: PEA Equivalent Documents
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001610&doc_id=60287127
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Report
Date Completed: 2/10/2012
Comments: DTSC determined FA is required.

Title: VCA Termination Notification
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001610&doc_id=60294821
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Voluntary Cleanup Agreement Termination Notification
Date Completed: 4/12/2012
Comments: VCA Termination Letter. NFA determination

63	1 of 1	SSE	0.33 / 1,724.45	178.77 / -16	LAUSD/WILSHIRE CREST ELEMENTARY SCHOOL 5241 W OLYMPIC BLVD LOS ANGELES CA 90036-0000	RCRA TSD

EPA Handler ID: CAR000198457
Gen Status Universe: No Report
Contact Name: PAT SCHAENEN
Contact Address: 333 S. BEAUDRY AVE, 21ST FLOOR , , LOS ANGELES , CA, 90017 ,
Contact Phone No and Ext: 213-241-3356
Contact Email: PAT.SCHANEN@LAUSD.NET
Contact Country:
Land Type:
County Name: LOS ANGELES
EPA Region: 09
Receive Date: 20090312

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Smelting, Melting and Refining: No
Underground Injection Control: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No

Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20090203
Handler Name: WILSHIRE CREST ELEMENTARY SCHOOL
Generator Status Universe: No Report
Source Type: Notification

Waste Code Details

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20090312
Handler Name: LAUSD/WILSHIRE CREST ELEMENTARY SCHOOL
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Date Became Current:
Date Ended Current:
Phone: 213-241-3356
Source Type: Implementer
Street No:
Street 1: 333 S BEAUDRY AVE FL 21
Street 2: LAUSD OEHS
City: LOS ANGELES
State: CA
Country:
Zip Code: 90017-0000

Owner/Operator Ind: Current Owner
Type: District
Name: LAUSD
Date Became Current: 19891114
Date Ended Current:
Phone:
Source Type: Notification
Street No:
Street 1: 333 S BEAUDRY AVE
Street 2:
City: LOS ANGELES
State: CA
Country: US
Zip Code: 90017

Owner/Operator Ind: Current Operator
Type: Other
Name: PAT SCHAENEN
Date Became Current:
Date Ended Current:
Phone: 213-241-3356
Source Type: Implementer
Street No:
Street 1: 333 S. BEAUDRY AVE, 21ST FLOOR
Street 2:
City: LOS ANGELES
State: CA
Country:
Zip Code: 90017

Owner/Operator Ind: Current Operator
Type: District
Name: WILSHIRE CREST ELEMENTARY SCHOOL
Date Became Current: 19891114
Date Ended Current:
Phone:
Source Type: Notification
Street No:
Street 1:
Street 2:
City:
State:
Country:
Zip Code:

64	1 of 1	NNE	0.34 / 1,787.90	208.81 / 14	VACANT BUILDING 400 LA BREA AVE. LOS ANGELES CA 90036	LUST

Global ID: T0603705714
Status: COMPLETED - CASE CLOSED
County: LOS ANGELES
Latitude: 34.066859

Status Date: 2008-09-29 00:00:00 **Longitude:** -118.344018
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 900360281 **Potential COC:** Other Solvent or Non-Petroleum Hydrocarbon
Local Case No: F22104 **How Discovered:** Other Means
Begin Date: 1989-07-03 00:00:00 **Stop Method:** Close and Remove Tank
Lead Agency: LOS ANGELES RWQCB (REGION 4) **Stop Description:**
Local Agency: LOS ANGELES, CITY OF **Case Worker:**
CUF Case: NO **File Location:**
Potential Media of Concern: Aquifer used for drinking water supply
How Discovered Description: TANK REMOVAL
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
DWR GW Subbasin Name: Coastal Plain Of Los Angeles - Central (4-011.04)
Disadvantaged Community:
Site History:

Regulatory Activity

Action Type: ENFORCEMENT
Date : 2008-09-29 00:00:00
Action: Closure/No Further Action Letter

Action Type: ENFORCEMENT
Date : 2008-09-28 00:00:00
Action: Site Visit / Inspection / Sampling

Action Type: RESPONSE
Date : 2008-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date : 2008-01-29 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2008-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2007-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date : 2007-05-04 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2007-04-15 00:00:00
Action: Soil and Water Investigation Workplan

Action Type: RESPONSE
Date : 2007-04-15 00:00:00
Action: Other Report / Document

Action Type: ENFORCEMENT
Date : 2007-02-01 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2006-11-15 00:00:00
Action: Other Report / Document

Action Type: RESPONSE
Date : 2006-09-15 00:00:00
Action: Other Report / Document

Action Type: ENFORCEMENT
Date : 2006-09-15 00:00:00
Action: Staff Letter

Action Type: Other
Date : 2006-01-27 00:00:00
Action: Leak Reported

Action Type: Other
Date : 1989-07-03 00:00:00
Action: Leak Discovery

Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
City: LOS ANGELES
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
Email: eloy.luna@lacity.org
Phone No:

Status History

Status: Completed - Case Closed
Status Date: 2008-09-29 00:00:00

Status: Open - Site Assessment
Status Date: 2007-04-20 00:00:00

Status: Open - Site Assessment
Status Date: 2006-01-27 00:00:00

Status: Open - Case Begin Date
Status Date: 1989-07-03 00:00:00

LUST Cleanup Sites from GeoTracker Search - Regulatory Profile(as of Apr 9, 2019)

Site Facility Name: VACANT BUILDING
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
Potential COC: OTHER SOLVENT OR NON-PETROLEUM HYDROCARBON
Address: 400 LA BREA AVE.
City: LOS ANGELES
Zip: 90036
County: LOS ANGELES
CUF Claim:
WDR Place Type:
WDR File:
WDR Order:
File Location:
CUF Priority Assig:
CUF Amount Paid:
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: http://geotracker.waterboards.ca.gov/profile_report?global_id=T0603705714
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 9/29/2008
Cleanup History Link: http://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603705714&tabname=regulatoryhistory
Potential Media of Concern: AQUIFER USED FOR DRINKING WATER SUPPLY
User Defined Beneficial Use:
DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04)
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 900360281
LOS ANGELES, CITY OF - CASE #: F22104
CASEWORKER: ELOY LUNA
Site History:

No site history available

LUST Cleanup Sites from GeoTracker Search - Cleanup Status History(as of Apr 9, 2019)

Status: Completed - Case Closed
Date : 9/29/2008

Status: Open - Site Assessment
Date : 4/20/2007

Status: Open - Site Assessment
Date : 1/27/2006

Status: Open - Case Begin Date
Date : 7/3/1989

LUST Cleanup Sites from GeoTracker Search - Regulatory Activities(as of Apr 9, 2019)

Action Type: Other Regulatory Actions
Action Date: 9/29/2008
Received Issue Date: 9/29/2008
Action: Closure/No Further Action Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603705714&enforcement_id=5989491&temptable=ENFORCEMENT
Title Description Comments:

Case Closure

Action Type: Other Regulatory Actions
Action Date: 9/28/2008
Received Issue Date: 9/28/2008
Action: Site Visit / Inspection / Sampling
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 4/15/2008
Received Issue Date: 4/15/2008
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Other Regulatory Actions
Action Date: 1/29/2008
Received Issue Date: 1/29/2008
Action: Staff Letter
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 1/15/2008
Received Issue Date: 1/8/2008
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Response Requested - Reports
Action Date: 10/15/2007
Received Issue Date: 1/8/2008

Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Other Regulatory Actions
Action Date: 5/4/2007
Received Issue Date: 5/4/2007
Action: Staff Letter
Doc Link:
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 4/15/2007
Received Issue Date: 4/20/2007
Action: Other Report / Document
Doc Link:
Title Description Comments:

Additional Information Report - 681 INF.

Action Type: Response Requested - Workplans
Action Date: 4/15/2007
Received Issue Date: 4/20/2007
Action: Soil and Water Investigation Workplan
Doc Link:
Title Description Comments:

Soil and Water Investigation Workplan

Action Type: Other Regulatory Actions
Action Date: 2/1/2007
Received Issue Date: 2/1/2007
Action: Staff Letter
Doc Link:
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 11/15/2006
Received Issue Date: 11/15/2006
Action: Other Report / Document
Doc Link:
Title Description Comments:

Additional Information Report - 30 DAY LTR.

Action Type: Other Regulatory Actions
Action Date: 9/15/2006
Received Issue Date: 9/15/2006
Action: Staff Letter
Doc Link:
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 9/15/2006
Received Issue Date: 9/15/2006
Action: Other Report / Document
Doc Link:
Title Description Comments:

Technical Report

Action Type: Leak Action
Action Date: 1/27/2006
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 7/3/1989
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

LUST Cleanup Sites from GeoTracker Search - Site Maps(as of Apr 9, 2019)

Title: GEO_BORE (MW3)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3926533579/T0603705714.pdf
Size : 68 KB
Submitted By: SMITH-EMERY GEOSERVICES (AUTH_RP)
Submitted: 6/19/2008

Title: GEO_BORE (MW1)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9868489146/T0603705714.pdf
Size : 70 KB
Submitted By: SMITH-EMERY GEOSERVICES (AUTH_RP)
Submitted: 6/19/2008

Title: GEO_BORE (MW2)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3815297007/T0603705714.pdf
Size : 55 KB
Submitted By: SMITH-EMERY GEOSERVICES (AUTH_RP)
Submitted: 6/19/2008

Title: GEO_MAP
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/8227681040/T0603705714.pdf
Size : 48 KB
Submitted By: SMITH-EMERY GEOSERVICES (AUTH_RP)
Submitted: 6/19/2008

LUST Cleanup Sites from GeoTracker Search - Documents(as of Apr 9, 2019)

Document Type: Site Documents
Document Date: 9/29/2008
Type: CLOSURE/NO FURTHER ACTION LETTER
Title: CASE CLOSURE
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603705714&enforcement_id=5989491
Size :
Submitted By: (REGULATOR)
Submitted:

Document Type: Site Documents
Document Date: 6/19/2008
Type: WORKPLANS - OTHER WP
Title: SITE ASSESSMENT WORKPLAN
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2759001791/T0603705714.PDF
Size : 1,055 KB
Submitted By: SMITH-EMERY GEOSERVICES (AUTH_RP)
Submitted:

Document Type: Monitoring Reports
Document Date: 6/19/2008
Type: MONITORING REPORT - QUARTERLY
Title: 2ND QTR GW MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3924118518/T0603705714.PDF
Size : 2,285 KB
Submitted By: SMITH-EMERY GEOSERVICES (AUTH_RP)
Submitted:

Document Type: Site Documents
Document Date: 6/19/2008
Type: REPORTS - INVESTIGATION RPT.
Title: GROUNDWATER WELL INSTALLATION, SOIL AND GROUNDWATER SAMPLING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7063679575/T0603705714.PDF
Size : 9,440 KB
Submitted By: SMITH-EMERY GEOSERVICES (AUTH_RP)
Submitted:

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

Document Type: Monitoring Reports
Size : 2,272 KB
Document Date: 6/19/2008
Submitted By: SMITH-EMERY GEOSERVICES (AUTH_RP)
Type: MONITORING REPORT - QUARTERLY
Submitted:
Title: 1ST QTR 2008 GW MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2959364950/T0603705714.PDF

65	1 of 1	E	0.34 / 1,801.10	194.16 / -1	Beverly Hills BMW (Sales) 5070 WILSHIRE BLVD LOS ANGELES CA 90036	DELISTED HAZ

Siteid: 98499
Latitude: 34.062084
Longitude: -118.340138
Original Source: CHAZ
Record Date: 09-JUL-2018

66	1 of 1	W	0.35 / 1,835.97	193.86 / -1	5670 WILSHIRE OWNER LLC 5670 WILSHIRE BLVD. LOS ANGELES CA 90036	RCRA TSD

EPA Handler ID: CAC003013191
Gen Status Universe: No Report
Contact Name: ALAN HARTLEY
Contact Address: 2515 W. EMPIRE AVE , , BURBANK , CA, 91504 ,
Contact Phone No and Ext: 818-843-2010
Contact Email: ALAN.HARTLEY@MCC-INTERIORS.COM
Contact Country:
Land Type:
County Name: LOS ANGELES
EPA Region: 09
Receive Date: 20190502

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Smelting, Melting and Refining: No
Underground Injection Control: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20190502
Handler Name: 5670 WILSHIRE OWNER LLC
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	2515 W. EMPIRE AVE
Name:	ALAN HARTLEY	***Street 2:***	
Date Became Current:		***City:***	BURBANK
Date Ended Current:		***State:***	CA
Phone:	818-843-2010	***Country:***	
Source Type:	Implementer	***Zip Code:***	91504

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	ONE BUSH ST. SUITE 1450
Name:	5670 WILSHIRE OWNER LLC	***Street 2:***	
Date Became Current:		***City:***	SAN FRANCISCO
Date Ended Current:		***State:***	CA
Phone:	415-438-3337	***Country:***	
Source Type:	Implementer	***Zip Code:***	94104

67	*1 of 1*	*NNE*	*0.35 / 1,874.01*	*209.67 / 15*	***LA BREA AVENUE MOTORS - 359 S. LA BREA PROPERTY 359 SOUTH LA BREA AVENUE LA BREA CA 90036***	***ENVIROSTOR***

Estor/EPA ID:	60001611	***Permit Renewal Lead:***	
Site Code:	301551	***Project Manager:***	
Nat Priority List:	NO	***Supervisor:***	JAVIER HINOJOSA
Acres:	0.31 ACRES	***Public Partici Spclst:***	
Special Program:	VOLUNTARY CLEANUP PROGRAM	***Census Tract:***	6037215102
Funding:	RESPONSIBLE PARTY	***County:***	LOS ANGELES
Assembly District:	50	***Latitude:***	34.0671474005171
Senate District:	26	***Longitude:***	-118.344233036041
School District:			

APN:	NONE SPECIFIED
Cleanup Status:	NO FURTHER ACTION AS OF 4/3/2012
Cleanup Oversight Agencies:	DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
Site Type:	EVALUATION
Office:	CLEANUP CHATSWORTH
Past Use that Caused Contam:	VEHICLE MAINTENANCE
Potential Media Affected:	OTHER GROUNDWATER AFFECTED (USES OTHER THAN DRINKING WATER), SOIL, SOIL VAPOR
Potential Contamin of Concern:	

PETROLEUM, UNDER INVESTIGATION, VOLATILE ORGANICS (8260B VOCS)

Site History:

SITE BACKGROUND INFORMATION:
The property located at 359 S. La Brea Avenue is currently unoccupied. The subject site is an asphalt paved parking lot with a concrete block office and auto service building at the northwest corner. Since the 1930s, past site uses include a used car lot, former gas station and auto repair facilities, including former underground storage tanks (USTs) and an existing underground hydraulic lift.

PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA) AND LIMITED PHASE II SITE INVESTIGATION:
Conducted Phase I ESA and Limited Phase II site investigation in December 2008 without DTSC oversight. Limited subsurface investigation was not conducted at this time at 359 S. La Brea Avenue.

PHASE I ESA AND LIMITED PHASE II SITE INVESTIGATION:
Conducted Phase I ESA in February 2011 and Limited Phase II site investigation in July 2011 without DTSC oversight. Subsurface investigation included four soil borings in the vicinity of the hydraulic lift and former gas station.

INSTALLATION OF GROUNDWATER MONITORING WELLS AND SAMPLING:
Conducted installation of three groundwater monitoring wells to 25' bgs without DTSC oversight. During this investigation, the shallow waterbearing zone was encountered between 14 feet and 21 feet bgs. The groundwater beneath the Sites flows in a southerly direction based on water level measurements.

VOLUNTARY CLEANUP AGREEMENT EXECUTED:
DTSC and Chrysler Group Realty Co. LLC entered into a VCA dated December 9, 2011.

PRELIMINARY ENDANGERMENT ASSESSMENT EQUIVALENT DOCUMENTS:

DTSC reviewed PEAE documents and determined further action is warranted at the Site.

WORK PLAN FOR SOIL VAPOR SURVEY AND GROUNDWATER SAMPLING:
DTSC reviewed the work plan dated February 16, 2012 and subsequently approved the work plan for implementation. Three soil vapor sampling probes to 5' and 10' bgs are proposed to be installed and analyzed for VOCs. Groundwater samples from existing wells to be collected and analyzed for VOCs.

SOIL VAPOR SURVEY & GROUNDWATER SAMPLING REPORT:
DTSC reviewed the supplemental site investigation report dated March 30, 2012. Soil gas sampling and groundwater samples were collected. A Vapor Intrusion Risk Evaluation (VIRE) was conducted and concludes that residual soil gas concentrations detected do not pose a significant risk to future Site occupants. DTSC generally concurs with the findings of the risk evaluation. The contaminants detected in groundwater are not consistent with those detected in the soil and soil gas and appears to be regional rather than Site related. DTSC concurs with the conclusion of the SSI Report that further environmental investigation of the Site is not required and approves the Report.

DTSC issued No Further Action Determination Letter on April 3, 2012.

Status: NO FURTHER ACTION
Program Type: EVALUATION
CalEnviroScreen Score: 31-35%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60001611

Completed Activities

Title: Supplemental Site Investigation Work Plan
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001611&doc_id=60291573
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Characterization Workplan
Date Completed: 2/21/2012
Comments: DTSC approved the work plan on 02/21/2012

Title: Response to DTSC Comments
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001611&doc_id=60291914
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: *Correspondence - Received
Date Completed: 2/15/2012
Comments:

Title: PEA Equivalent Documents
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001611&doc_id=60286986
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Report
Date Completed: 2/10/2012
Comments: DTSC determined FA is required to fully assess potential site impacts. Additional soil gas investigation and GW assessment is necessary.

Title: No Further Action Determination
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001611&enforcement_id=60294817
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: No Further Action Letter
Date Completed: 4/3/2012
Comments: DTSC issued No Further Action Determination Letter on April 3, 2012.

Title: Voluntary Cleanup Agreement
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001611&enforcement_id=60286985
Area Name:
Area Link:

Sub Area:
Sub Area Link:
Document Type: Voluntary Cleanup Agreement
Date Completed: 12/9/2011
Comments: VCA executed.

Title: VCA Termination Notification
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001611&doc_id=60294818
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Voluntary Cleanup Agreement Termination Notification
Date Completed: 4/12/2012
Comments: VCA Termination. NFA required.

Title: Supplemental Site Investigation Report
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001611&doc_id=60292779
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Characterization Report
Date Completed: 4/3/2012
Comments: DTSC concurs with the conclusion of the SSI Report that further environmental investigation of the Site is not required and approves the Report.
DTSC issued No Further Action Determination Letter on April 3, 2012.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
68	1 of 1	S	0.37 / 1,932.70	179.59 / -15	HARRY'S AUTO BODY INC. 1023 &1027 S. REDONDO BLVD LOS ANGELES CA 90019	CLEANUP SITES

Global ID: SLT43705703
Status: COMPLETED - CASE CLOSED
Status Date: 2003-02-11 00:00:00
Longitude: -118.346235
Site Facility Type: CLEANUP PROGRAM SITE
County: LOS ANGELES
Latitude: 34.056477
Data Source: Cleanup Program Sites from GeoTracker Search; Cleanup Sites from GeoTracker Cleanup Sites Data Download

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 1073
Local Case No:
Begin Date: 2001-03-05 00:00:00
Stop Method:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Local Agency:
Potential COC:
Potential Media of Concern:
How Discovered:
How Discovered Description:
Stop Description:
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
DWR GW Subbasin Name: Coastal Plain Of Los Angeles - Central (4-011.04)
Disadvantaged Community:
Site History:
CUF Case: NO
Case Worker:
File Location:

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Acitivity

Action Type: ENFORCEMENT
Date : 2003-02-11 00:00:00
Action: Closure/No Further Action Letter

Action Type: ENFORCEMENT
Date : 2003-01-29 00:00:00
Action: * No Action

Action Type: RESPONSE
Date : 2003-01-28 00:00:00
Action: Soil and Water Investigation Report

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Completed - Case Closed
Status Date: 2003-02-11 00:00:00

Status: Open - Verification Monitoring
Status Date: 2003-02-11 00:00:00

Status: Open - Site Assessment
Status Date: 2001-03-05 00:00:00

Status: Open - Case Begin Date
Status Date: 2001-03-05 00:00:00

Cleanup Program Sites from GeoTracker Search - Regulatory Profile(as of Apr 9, 2019)

Project Status:
CUF Claim:
CUF Priority Assign:
CUF Amount Paid:
User Defined Beneficial Use:
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: http://geotracker.waterboards.ca.gov/profile_report?global_id=SLT43705703
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 2/11/2003
Cleanup History Link: http://geotracker.waterboards.ca.gov/profile_report_include?global_id=SLT43705703&tabname=regulatoryhistory
Potential COC: NONE SPECIFIED
Potential Media of Concern: NONE SPECIFIED
DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04)
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 1073
Site History:

WDR Place Type:
WDR File:
WDR Order:
File Location:

No site history available

Cleanup Program Sites from GeoTracker Search - Regulatory Activities(as of Apr 9, 2019)

Action Type: Other Regulatory Actions
Action Date: 2/11/2003
Received Issue Date: 2/11/2003
Action: Closure/No Further Action Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SLT43705703&enforcement_id=6156360&temptable=ENFORCEMENT
Title Description Comments:

No Further Action - SOIL ONLY

Action Type: Enforcement - Other
Action Date: 1/29/2003
Received Issue Date: 1/29/2003
Action: * No Action
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 1/28/2003

Received Issue Date: 1/28/2003
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Soil and Water Investigation Report

Cleanup Program Sites from GeoTracker Search - Documents(as of Apr 9, 2019)

Document Type: Site Documents
Document Date: 2/11/2003
Size :
Title: NO FURTHER ACTION - SOIL ONLY
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SLT43705703&enforcement_id=6156360
Type: CLOSURE/NO FURTHER ACTION LETTER
Submitted:
Submitted By: ASHEEKA PRASAD (REGULATOR)

Cleanup Program Sites from GeoTracker Search - Cleanup Action Report(as of Apr 9, 2019)

Status: Open - Verification Monitoring
Date : 2/11/2003

Status: Completed - Case Closed
Date : 2/11/2003

Status: Open - Site Assessment
Date : 3/5/2001

Status: Open - Case Begin Date
Date : 3/5/2001

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69 | ***1 of 1*** | ***E*** | ***0.37 / 1,957.12*** | ***194.55 / 0*** | ***HIGHLAND EXPRESS CLEANERS***
5034 WILSHIRE BOULEVARD
LOS ANGELES CA 90036-4315 | ***CLEANUP SITES***

Global ID: SLT410412836
Status: COMPLETED - CASE CLOSED
Status Date: 2013-08-16 00:00:00
Longitude: -118.339131
Data Source: Cleanup Program Sites from GeoTracker Search; Cleanup Sites from GeoTracker Cleanup Sites Data Download
Site Facility Type: CLEANUP PROGRAM SITE
County: LOS ANGELES
Latitude: 34.061802

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 1041
Local Case No:
Begin Date: 2001-04-16 00:00:00
Stop Method:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Local Agency:
Potential COC: Tetrachloroethylene (PCE)
Potential Media of Concern: Soil, Soil Vapor
How Discovered:
How Discovered Description:
Stop Description:
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
DWR GW Subbasin Name: Coastal Plain Of Los Angeles - Central (4-011.04)
Disadvantaged Community:
Site History:
CUF Case: NO
Case Worker: COR
File Location: Regional Board

The property is located on the southeastern corner of Citrus Avenue and Wilshire Boulevard in Los Angeles. The property was previously used as a gas station (Phillips Petroleum Company) from 1934 to 1979. The subject property is currently comprised of a two-story commercial building , which houses several different businesses including the dry cleaning store (5028 -5044 Wilshire Boulevard), and two one-story buildings, consisting of a Starbucks Coffee store (5020 Wilshire Boulevard) and a flower shop (5032 Wilshire Boulevard). In addition, based on the records obtained from the City of Los Angeles Building & Safety Department, the adjacent property at 5000 Wilshire Boulevard (7-11 Store) was a gas station (Union Oil Company) from 1941 to 1961.

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Acitivity

Action Type: ENFORCEMENT
Date : 2013-05-13 00:00:00
Action: Closure/No Further Action Letter

Action Type: ENFORCEMENT
Date : 2011-09-23 00:00:00
Action: Staff Letter

Action Type: ENFORCEMENT
Date : 2010-10-14 00:00:00
Action: Staff Letter

Action Type: ENFORCEMENT
Date : 2010-07-27 00:00:00
Action: Staff Letter

Action Type: ENFORCEMENT
Date : 2010-05-05 00:00:00
Action: Staff Letter

Action Type: ENFORCEMENT
Date : 2009-03-05 00:00:00
Action: Staff Letter

Action Type: ENFORCEMENT
Date : 2008-10-27 00:00:00
Action: Amendment to Order

Action Type: Other
Date : 1965-01-02 00:00:00
Action: Leak Reported

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Completed - Case Closed
Status Date: 2013-08-16 00:00:00

Status: Open - Assessment & Interim Remedial Action
Status Date: 2009-06-18 00:00:00

Status: Open - Site Assessment
Status Date: 2001-04-16 00:00:00

Status: Open - Case Begin Date
Status Date: 2001-04-16 00:00:00

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type: Regional Board Caseworker
Contact Name: CARLOS ORTEZ
Phone No:
Organization Name: LOS ANGELES RWQCB (REGION 4)
Email: carlos.ortez@waterboards.ca.gov
Address: 320 W. 4TH ST., SUITE 200
City: LOS ANGELES

Cleanup Program Sites from GeoTracker Search - Regulatory Profile(as of Apr 9, 2019)

Project Status:
CUF Claim:
CUF Priority Assign:
CUF Amount Paid:
WDR Place Type:
WDR File:
WDR Order:
File Location: REGIONAL BOARD

User Defined Beneficial Use:
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: http://geotracker.waterboards.ca.gov/profile_report?global_id=SLT410412836
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 8/16/2013
Cleanup History Link: http://geotracker.waterboards.ca.gov/profile_report_include?global_id=SLT410412836&tabname=regulatoryhistory
Potential COC: TETRACHLOROETHYLENE (PCE)
Potential Media of Concern: SOIL, SOIL VAPOR
DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04)
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 1041
CASEWORKER: CARLOS ORTEZ
Site History:

The property is located on the southeastern corner of Citrus Avenue and Wilshire Boulevard in Los Angeles. The property was previously used as a gas station (Phillips Petroleum Company) from 1934 to 1979. The subject property is currently comprised of a two-story commercial building , which houses several different businesses including the dry cleaning store (5028 -5044 Wilshire Boulevard), and two one-story buildings, consisting of a Starbucks Coffee store (5020 Wilshire Boulevard) and a flower shop (5032 Wilshire Boulevard). In addition, based on the records obtained from the City of Los Angeles Building & Safety Department, the adjacent property at 5000 Wilshire Boulevard (7-11 Store) was a gas station (Union Oil Company) from 1941 to 1961.

Cleanup Program Sites from GeoTracker Search - Regulatory Activities(as of Apr 9, 2019)

Action Type: Other Regulatory Actions
Action Date: 5/13/2013
Received Issue Date: 5/13/2013
Action: Closure/No Further Action Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SLT410412836&enforcement_id=6160210&temp table=ENFORCEMENT
Title Description Comments:

CLOSURE LETTER

Action Type: Other Regulatory Actions
Action Date: 9/23/2011
Received Issue Date: 9/23/2011
Action: Staff Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SLT410412836&enforcement_id=6099387&temp table=ENFORCEMENT
Title Description Comments:

Approval of Workplan for One (1) Temporary Groundwater Monitoring Well Installation

Action Type: Other Regulatory Actions
Action Date: 10/14/2010
Received Issue Date: 10/14/2010
Action: Staff Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SLT410412836&enforcement_id=6066691&temp table=ENFORCEMENT
Title Description Comments:

REVIEW OF REBOUND TEST REPORT FOR SOIL VAPOR EXTRACTION

Action Type: Other Regulatory Actions
Action Date: 7/27/2010
Received Issue Date: 7/27/2010
Action: Staff Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SLT410412836&enforcement_id=6058837&temp table=ENFORCEMENT
Title Description Comments:

REMEDIATION STATUS REPORT REVIEW

Action Type: Other Regulatory Actions
Action Date: 5/5/2010
Received Issue Date: 5/5/2010
Action: Staff Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SLT410412836&enforcement_id=6050108&temp table=ENFORCEMENT
Title Description Comments:

REMEDIATION STATUS REPORTS REVIEW

Action Type: Other Regulatory Actions
Action Date: 3/5/2009
Received Issue Date: 3/5/2009
Action: Staff Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SLT410412836&enforcement_id=6036223&temp table=ENFORCEMENT
Title Description Comments:

REVIEW OF REVISED REMEDIAL ACTION PLAN

Action Type: Enforcement/Orders
Action Date: 10/27/2008
Received Issue Date: 10/27/2008
Action: Amendment to Order
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SLT410412836&enforcement_id=6036215&temp table=ENFORCEMENT
Title Description Comments:

REVIEW OF REVISED REMEDIAL ACTION PLAN

Action Type: Leak Action
Action Date: 1/2/1965
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Cleanup Program Sites from GeoTracker Search - Documents(as of Apr 9, 2019)

Document Type: Site Documents ***Submitted:***
Document Date: 8/13/2013 ***Submitted By:*** JAMES YOON (AUTH_RP)
Size : 302 KB
Title: WELL ABANDONMENT REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4098758757/SLT410412836.PDF
Type: REQUEST FOR CLOSURE

Document Type: Site Documents ***Submitted:***
Document Date: 5/13/2013 ***Submitted By:*** CARLOS ORTEZ (REGULATOR)
Size :
Title: CLOSURE LETTER
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SLT410412836&enforcement_id=6160210
Type: CLOSURE/NO FURTHER ACTION LETTER

Document Type: Site Documents ***Submitted:***
Document Date: 4/27/2012 ***Submitted By:*** JAMES YOON (AUTH_RP)
Size : 681 KB
Title: HEALTH RISK EVALUATION REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1570159852/SLT410412836.PDF
Type: RISK ASSESSMENT REPORT

Document Type: Site Documents ***Submitted:***
Document Date: 2/6/2012 ***Submitted By:*** JAMES YOON (AUTH_RP)
Size : 2,040 KB
Title: TEMPORARY GROUNDWATER MONITORING WELL INSTALLATION AND 1ST QUARTER 2012

GROUNDWATER MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5359619081/SLT410412836.PDF
Type: SOIL AND WATER INVESTIGATION REPORT

Document Type: Site Documents **Submitted:**
Document Date: 9/23/2011 **Submitted By:** CARLOS ORTEZ (REGULATOR)
Size :
Title: APPROVAL OF WORKPLAN FOR ONE (1) TEMPORARY GROUNDWATER MONITORING WELL INSTALLATION
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SLT410412836&enforcement_id=6099387
Type: STAFF LETTER

Document Type: Site Documents **Submitted:**
Document Date: 1/4/2011 **Submitted By:** JAMES YOON (AUTH_RP)
Size : 2,373 KB
Title: CONFIRMATION SOIL SAMPLE REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3896347999/SLT410412836.PDF
Type: REMEDIAL INVESTIGATION REPORT

Document Type: Monitoring Reports **Submitted:**
Document Date: 10/25/2010 **Submitted By:** JAMES YOON (AUTH_RP)
Size : 2,525 KB
Title: 1ST QUARTER 2006 GROUNDWATER MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9633263707/SLT410412836.PDF
Type: MONITORING REPORT - QUARTERLY

Document Type: Monitoring Reports **Submitted:**
Document Date: 10/25/2010 **Submitted By:** JAMES YOON (AUTH_RP)
Size : 2,135 KB
Title: 3RD QUARTER 2006 GROUNDWATER MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1568253874/SLT410412836.PDF
Type: MONITORING REPORT - QUARTERLY

Document Type: Site Documents **Submitted:**
Document Date: 10/25/2010 **Submitted By:** JAMES YOON (AUTH_RP)
Size : 5,994 KB
Title: PHASS II ENVIRONMENTAL SITE ASSESSMENT & GROUNDWATER WELL INSTALLATION REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1186238110/SLT410412836.PDF
Type: SOIL AND WATER INVESTIGATION REPORT

Document Type: Monitoring Reports **Submitted:**
Document Date: 10/25/2010 **Submitted By:** JAMES YOON (AUTH_RP)
Size : 2,243 KB
Title: 4TH QUARTER 2006 GROUNDWATER MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7948038756/SLT410412836.PDF
Type: MONITORING REPORT - QUARTERLY

Document Type: Site Documents **Submitted:**
Document Date: 10/14/2010 **Submitted By:** CARLOS ORTEZ (REGULATOR)
Size :
Title: REVIEW OF REBOUND TEST REPORT FOR SOIL VAPOR EXTRACTION
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SLT410412836&enforcement_id=6066691
Type: STAFF LETTER

Document Type: Site Documents **Submitted:**
Document Date: 7/27/2010 **Submitted By:** CARLOS ORTEZ (REGULATOR)
Size :
Title: REMEDIATION STATUS REPORT REVIEW
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SLT410412836&enforcement_id=6058837
Type: STAFF LETTER

Document Type: Site Documents **Submitted:**
Document Date: 7/9/2010 **Submitted By:** JAMES YOON (AUTH_RP)
Size : 4,225 KB
Title: 2ND QUARTER 2010 REMEDIATION STATUS REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3371545374/SLT410412836.PDF
Type: REMEDIAL PROGRESS REPORT

Document Type: Site Documents **Submitted:**

Document Date: 6/11/2010 **Submitted By:** JAMES YOON (AUTH_RP)
Size : 2,429 KB
Title: 4TH QUARTER 2009 REMEDIATION STATUS REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3775369107/SLT410412836.PDF
Type: REMEDIAL PROGRESS REPORT

Document Type: Site Documents **Submitted:**
Document Date: 6/11/2010 **Submitted By:** JAMES YOON (AUTH_RP)
Size : 2,708 KB
Title: 1ST QUARTER 2010 REMEDIATION PROGRESS REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1693871915/SLT410412836.PDF
Type: REMEDIAL PROGRESS REPORT

Document Type: Site Documents **Submitted:**
Document Date: 6/11/2010 **Submitted By:** JAMES YOON (AUTH_RP)
Size : 4,232 KB
Title: INSTALLATION OF SOIL VAPOR EXTRACTION SYSTEM AND REMEDIATION PROGRESS REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3933701515/SLT410412836.PDF
Type: REMEDIAL PROGRESS REPORT

Document Type: Site Documents **Submitted:**
Document Date: 6/11/2010 **Submitted By:** JAMES YOON (AUTH_RP)
Size : 2,103 KB
Title: REVISED REMEDIAL ACTION PLAN
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3831162810/SLT410412836.PDF
Type: CORRECTIVE ACTION PLAN / REMEDIAL ACTION PLAN

Document Type: Site Documents **Submitted:**
Document Date: 5/5/2010 **Submitted By:** CARLOS ORTEZ (REGULATOR)
Size :
Title: REMEDIATION STATUS REPORTS REVIEW
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SLT410412836&enforcement_id=6050108
Type: STAFF LETTER

Document Type: Site Documents **Submitted:**
Document Date: 3/5/2009 **Submitted By:** CARLOS ORTEZ (REGULATOR)
Size :
Title: REVIEW OF REVISED REMEDIAL ACTION PLAN
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SLT410412836&enforcement_id=6036223
Type: STAFF LETTER

Document Type: Site Documents **Submitted:**
Document Date: 10/27/2008 **Submitted By:** CARLOS ORTEZ (REGULATOR)
Size :
Title: REVIEW OF REVISED REMEDIAL ACTION PLAN
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SLT410412836&enforcement_id=6036215
Type: AMENDMENT TO ORDER

Document Type: Site Documents **Submitted:**
Document Date: 12/1/2006 **Submitted By:** (REGULATOR)
Size : 924 KB
Title: APPROVAL OF WORKPLAN FOR REVISED SITE ASSESSMENT DATED JUNE 9 2005 101906
Title Link: http://geotracker.waterboards.ca.gov/site_documents/2960438370/1041%20Approval%20of%20Workplan%20for%20Revised%20Site%20Assessment%20dated%20June%209%202005%20101906%2Epdf
Type: LETTER

Document Type: Site Documents **Submitted:**
Document Date: 9/15/2006 **Submitted By:** (REGULATOR)
Size : 1,966 KB
Title: DELINQUENT INVOICES UNDER SLIC PROGRAM 090806
Title Link: http://geotracker.waterboards.ca.gov/site_documents/9307240128/1041%20Delinquent%20Invoices%20Under%20SLIC%20Program%20090806%2Epdf
Type: LETTER

Document Type: Site Documents **Submitted:**
Document Date: 7/27/2006 **Submitted By:** (REGULATOR)
Size : 5,009 KB
Title: CWC 13267 ORDER LETTER 041006
Title Link: http://geotracker.waterboards.ca.gov/site_documents/9752873063/1041%20CWC%2013267%20Order%20Letter

%20041006%2Epdf
Type: LETTER

Document Type: Site Documents
Document Date: 2/15/2006
Size : 293 KB
Title: 1041 SLIC OVERSIGHT LETTER 081005
Title Link: http://geotracker.waterboards.ca.gov/site_documents/5217422306/1041%20SLIC%20Oversight%20Letter%20081005%2Epdf
Type:
Submitted:
Submitted By: ADRIANA RODRIGUEZ (REGULATOR)

Cleanup Program Sites from GeoTracker Search - Site Maps(as of Apr 9, 2019)

Title: GEO_MAP
Size : 147 KB
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/6407480895/SLT410412836.PDF
Submitted By: JAMES YOON (AUTH_RP)
Submitted: 2/6/2012

Title: GEO_MAP
Size : 70 KB
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/8199326872/SLT410412836.PDF
Submitted By: JAMES YOON (AUTH_RP)
Submitted: 6/11/2010

Cleanup Program Sites from GeoTracker Search - Cleanup Action Report(as of Apr 9, 2019)

Status: Completed - Case Closed
Date : 8/16/2013

Status: Open - Assessment & Interim Remedial Action
Date : 6/18/2009

Status: Open - Case Begin Date
Date : 4/16/2001

Status: Open - Site Assessment
Date : 4/16/2001

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
70	1 of 1	E	0.37 / 1,977.00	195.29 / 0	TIDEWATER SERVICE STATION (FORMER) 5020 WILSHIRE BOULEVARD LOS ANGELES CA 90036-4315	LUST

Global ID: SL0603709506
Status: COMPLETED - CASE CLOSED
Status Date: 2014-02-21 00:00:00
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download
County: LOS ANGELES
Latitude: 34.0618981050027
Longitude: -118.339059449074

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 900360316
Local Case No:
Begin Date: 2000-10-18 00:00:00
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Local Agency:
CUF Case: NO
Potential Media of Concern: Aquifer used for drinking water supply
How Discovered Description:
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
DWR GW Subbasin Name: Coastal Plain Of Los Angeles - Central (4-011.04)
Disadvantaged Community:
Site History:
Potential COC: Other Solvent or Non-Petroleum Hydrocarbon
How Discovered:
Stop Method:
Stop Description:
Case Worker: DMB
File Location: Regional Board

Regulatory Activity

Action Type: RESPONSE
Date : 2014-06-15 00:00:00
Action: Well Destruction Report

Action Type: ENFORCEMENT
Date : 2014-02-21 00:00:00
Action: Closure/No Further Action Letter

Action Type: ENFORCEMENT
Date : 2013-12-18 00:00:00
Action: Notification - Preclosure

Action Type: ENFORCEMENT
Date : 2013-09-11 00:00:00
Action: Referral to Regional Board

Action Type: RESPONSE
Date : 2013-08-13 00:00:00
Action: Site Investigation Workplan - Regulator Responded

Action Type: RESPONSE
Date : 2013-05-17 00:00:00
Action: Request for Closure - Regulator Responded

Action Type: ENFORCEMENT
Date : 2013-05-13 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: RESPONSE
Date : 2013-05-13 00:00:00
Action: Request for Closure

Action Type: ENFORCEMENT
Date : 2013-04-23 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2012-01-25 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2012-01-18 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2011-10-24 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2011-07-05 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2011-04-25 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2011-01-12 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2010-11-08 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: ENFORCEMENT
Date : 2006-10-19 00:00:00
Action: Technical Correspondence / Assistance / Other

Action Type: Other
Date : 1965-01-02 00:00:00
Action: Leak Reported

Regulatory Contacts

Contact Type: Regional Board Caseworker
Contact Name: DAVID M. BJOSTAD
City: Los Angeles
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4th Street, Suite 200
Email: dave.bjostad@waterboards.ca.gov
Phone No:

Status History

Status: Completed - Case Closed
Status Date: 2014-02-21 00:00:00

Status: Open - Eligible for Closure
Status Date: 2013-10-25 00:00:00

Status: Open - Site Assessment
Status Date: 2009-07-07 00:00:00

Status: Open - Site Assessment
Status Date: 2000-10-18 00:00:00

Status: Open - Case Begin Date
Status Date: 2000-10-18 00:00:00

LUST Cleanup Sites from GeoTracker Search - Regulatory Profile(as of Apr 9, 2019)

Site Facility Name: TIDEWATER SERVICE STATION (FORMER)
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
Potential COC: OTHER SOLVENT OR NON-PETROLEUM HYDROCARBON
WDR Place Type:
WDR File:
WDR Order:
Address: 5020 WILSHIRE BOULEVARD
City: LOS ANGELES
Zip: 90036-4315
County: LOS ANGELES
CUF Claim:
CUF Priority Assig:
CUF Amount Paid:
File Location: REGIONAL BOARD
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: http://geotracker.waterboards.ca.gov/profile_report?global_id=SL0603709506
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 2/21/2014
Cleanup History Link: http://geotracker.waterboards.ca.gov/profile_report_include?global_id=SL0603709506&tabname=regulatoryhistory
Potential Media of Concern: AQUIFER USED FOR DRINKING WATER SUPPLY
User Defined Beneficial Use:
DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04)
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 900360316
CASEWORKER: DAVID M. BJOSTAD
Site History:

No site history available

LUST Cleanup Sites from GeoTracker Search - Cleanup Status History(as of Apr 9, 2019)

Status: Completed - Case Closed
Date : 2/21/2014

Status: Open - Eligible for Closure
Date : 10/25/2013

Status: Open - Site Assessment
Date : 7/7/2009

Status: Open - Site Assessment
Date : 10/18/2000

Status: Open - Case Begin Date
Date : 10/18/2000

LUST Cleanup Sites from GeoTracker Search - Regulatory Activities(as of Apr 9, 2019)

Action Type: Response Requested - Reports
Action Date: 6/15/2014
Received Issue Date: 6/6/2014
Action: Well Destruction Report
Doc Link:
Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 2/21/2014
Received Issue Date: 2/21/2014
Action: Closure/No Further Action Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6193415&temptable=ENFORCEMENT
Title Description Comments:

Action Type: Notices
Action Date: 12/18/2013
Received Issue Date: 12/18/2013
Action: Notification - Preclosure
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6186453&temptable=ENFORCEMENT
Title Description Comments:

Action Type: Referral to Other Agency
Action Date: 9/11/2013
Received Issue Date: 9/11/2013
Action: Referral to Regional Board
Doc Link:
Title Description Comments:

case transferred from Site Cleanup Program to UST Program

Action Type: Response Requested - Workplans
Action Date: 8/13/2013
Received Issue Date: 8/13/2013
Action: Site Investigation Workplan - Regulator Responded
Doc Link: http://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL0603709506&doc_id=5785399
Title Description Comments:

Response to Approval of Revised Supplemental Site Assessment Work Plan - RP rescinded work plan. RWQCB UST program received case 9/11/2013, will review closure request not work plan

Action Type: Response Requested - Other
Action Date: 5/17/2013
Received Issue Date: 5/17/2013
Action: Request for Closure - Regulator Responded
Doc Link: http://geotracker.waterboards.ca.gov/view_documents_all?global_id=SL0603709506&doc_id=5792791
Title Description Comments:

Conceptual Site Model and Low Threat Closure Evaluation

Action Type: Response Requested - Other
Action Date: 5/13/2013
Received Issue Date: 9/11/2013
Action: Request for Closure
Doc Link:
Title Description Comments:

(received by SLC 5/17/13, received by UST Program 9/11/13)

Action Type: Other Regulatory Actions
Action Date: 5/13/2013
Received Issue Date: 5/13/2013
Action: Technical Correspondence / Assistance / Other
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6160109&temptable=ENFORCEMENT
Title Description Comments:

Workplan Approval

Action Type: Other Regulatory Actions
Action Date: 4/23/2013
Received Issue Date: 4/23/2013
Action: Technical Correspondence / Assistance / Other
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6160200&temptable=ENFORCEMENT
Title Description Comments:

Report Review

Action Type: Other Regulatory Actions
Action Date: 1/25/2012
Received Issue Date: 1/25/2012
Action: Technical Correspondence / Assistance / Other
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6111948&temptable=ENFORCEMENT
Title Description Comments:

Time Extension Approval

Action Type: Other Regulatory Actions
Action Date: 1/18/2012
Received Issue Date: 1/18/2012
Action: Technical Correspondence / Assistance / Other
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6109031&temptable=ENFORCEMENT
Title Description Comments:

Report Review

Action Type: Other Regulatory Actions
Action Date: 10/24/2011
Received Issue Date: 10/24/2011
Action: Technical Correspondence / Assistance / Other
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6101561&temptable=ENFORCEMENT
Title Description Comments:

Workplans Approval

Action Type: Other Regulatory Actions
Action Date: 7/5/2011
Received Issue Date: 7/5/2011
Action: Technical Correspondence / Assistance / Other
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6091193&temptable=ENFORCEMENT

Title Description Comments:

Response to Site Assessment Report

Action Type: Other Regulatory Actions
Action Date: 4/25/2011
Received Issue Date: 4/25/2011
Action: Technical Correspondence / Assistance / Other
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6085019&temptable=ENFORCEMENT
Title Description Comments:

Letter Response

Action Type: Other Regulatory Actions
Action Date: 1/12/2011
Received Issue Date: 1/12/2011
Action: Technical Correspondence / Assistance / Other
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6085016&temptable=ENFORCEMENT
Title Description Comments:

Time Extensiom

Action Type: Other Regulatory Actions
Action Date: 11/8/2010
Received Issue Date: 11/8/2010
Action: Technical Correspondence / Assistance / Other
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6068661&temptable=ENFORCEMENT
Title Description Comments:

APPROVAL OF WORKPLAN FOR ADDITIONAL SITE ASSESSMENT

Action Type: Other Regulatory Actions
Action Date: 10/19/2006
Received Issue Date: 10/19/2006
Action: Technical Correspondence / Assistance / Other
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6036319&temptable=ENFORCEMENT
Title Description Comments:

WORKPLAN APPROVAL

Action Type: Leak Action
Action Date: 1/2/1965
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

LUST Cleanup Sites from GeoTracker Search - Site Maps(as of Apr 9, 2019)

Title: MW-6 (MW-6)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1062641918/SL0603709506.PDF
Size : 195 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 5/9/2011

Title: MW-5 (MW-5)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/8347116053/SL0603709506.PDF
Size : 210 KB
Submitted By: STANTEC (CONTRACTOR)

Submitted: 5/9/2011

Title: GEO_MAP
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/5312348365/SL0603709506.PDF
Size : 459 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 5/9/2011

Title: MW-4 (MW-4)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9971372246/SL0603709506.PDF
Size : 187 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 5/9/2011

Title: MW-8 (MW-8)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1171738624/SL0603709506.PDF
Size : 186 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 5/9/2011

Title: MW-7 (MW-7)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5334151506/SL0603709506.PDF
Size : 218 KB
Submitted By: STANTEC (CONTRACTOR)
Submitted: 5/9/2011

Title: GEO_MAP
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/3784589469/SL0603709506.pdf
Size : 114 KB
Submitted By: STANTEC (AUTH_RP)
Submitted: 1/9/2007

Title: GEO_BORE (B-12)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/5721575677/SL0603709506.pdf
Size : 57 KB
Submitted By: STANTEC (AUTH_RP)
Submitted: 1/9/2007

Title: GEO_BORE (B-11)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4744383096/SL0603709506.pdf
Size : 58 KB
Submitted By: STANTEC (AUTH_RP)
Submitted: 1/9/2007

Title: GEO_BORE (B-15)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4658787369/SL0603709506.pdf
Size : 769 KB
Submitted By: STANTEC (AUTH_RP)
Submitted: 1/9/2007

Title: GEO_BORE (B-9)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3642138421/SL0603709506.pdf
Size : 57 KB
Submitted By: STANTEC (AUTH_RP)
Submitted: 1/9/2007

Title: GEO_BORE (B-17)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7785755991/SL0603709506.pdf
Size : 59 KB
Submitted By: STANTEC (AUTH_RP)
Submitted: 1/9/2007

Title: GEO_BORE (B-19)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3131452798/SL0603709506.pdf
Size : 58 KB
Submitted By: STANTEC (AUTH_RP)
Submitted: 1/9/2007

Title: GEO_BORE (B-16)

Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9628217399/SL0603709506.pdf
Size : 73 KB
Submitted By: STANTEC (AUTH_RP)
Submitted: 1/9/2007

Title: GEO_BORE (B-21)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2216918766/SL0603709506.pdf
Size : 60 KB
Submitted By: STANTEC (AUTH_RP)
Submitted: 1/9/2007

Title: GEO_BORE (B-10)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3348982095/SL0603709506.pdf
Size : 59 KB
Submitted By: STANTEC (AUTH_RP)
Submitted: 1/9/2007

Title: GEO_BORE (B-14)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6163542032/SL0603709506.pdf
Size : 58 KB
Submitted By: STANTEC (AUTH_RP)
Submitted: 1/9/2007

Title: GEO_BORE (B-18)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/7181384027/SL0603709506.pdf
Size : 59 KB
Submitted By: STANTEC (AUTH_RP)
Submitted: 1/9/2007

Title: GEO_BORE (B-13)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/9827481925/SL0603709506.pdf
Size : 58 KB
Submitted By: STANTEC (AUTH_RP)
Submitted: 1/9/2007

Title: GEO_BORE (B-22)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6491149723/SL0603709506.pdf
Size : 63 KB
Submitted By: STANTEC (AUTH_RP)
Submitted: 1/9/2007

LUST Cleanup Sites from GeoTracker Search - Documents(as of Apr 9, 2019)

Document Type: Site Documents
Document Date: 7/3/2014*
Type: CORRESPONDENCE
Title: WASTE MANIFEST
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2043642163/SL0603709506.PDF
Size : 421 KB
Submitted By: GHD (CONTRACTOR)
Submitted:

Document Type: Site Documents
Document Date: 6/6/2014
Type: WELL DESTRUCTION REPORT
Title: WELL DESTRUCTION REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2347826123/SL0603709506.PDF
Size : 1,989 KB
Submitted By: GHD (CONTRACTOR)
Submitted:

Document Type: Site Documents
Document Date: 4/28/2014*
Type: WELL DESTRUCTION WORKPLAN
Title: WORK PLAN FOR WELL DESTRUCTION
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5910209000/SL0603709506.PDF
Size : 8,778 KB
Submitted By: GHD (CONTRACTOR)
Submitted:

Document Type: Site Documents
Document Date: 3/12/2014*
Type: CORRESPONDENCE
Title: NOTIFICATION OF PROJECT MANAGER CHANGE
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7936021924/SL0603709506.PDF
Size : 90 KB
Submitted By: GHD (CONTRACTOR)
Submitted:

Document Type: Site Documents
Size :

Document Date: 2/21/2014 **Submitted By:** DALIA AHMED (REGULATOR)
Type: CLOSURE/NO FURTHER ACTION LETTER **Submitted:**
Title: UNKNOWN
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6193415

Document Type: Monitoring Reports **Size :** 5,084 KB
Document Date: 1/13/2014* **Submitted By:** GHD (CONTRACTOR)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: SECOND SEMI-ANNUAL 2013 GROUNDWATER MONITORING AND SAMPLING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7286658585/SL0603709506.PDF

Document Type: Site Documents **Size :**
Document Date: 12/18/2013 **Submitted By:** DAVE BJOSTAD (REGULATOR)
Type: NOTIFICATION - PRECLOSURE **Submitted:**
Title: UNKNOWN
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6186453

Document Type: Site Documents **Size :** 74 KB
Document Date: 8/26/2013 **Submitted By:** GHD (CONTRACTOR)
Type: CORRESPONDENCE **Submitted:**
Title: NOTIFICATION OF SITE ACCESS
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5712966859/SL0603709506.PDF

Document Type: Site Documents **Size :** 273 KB
Document Date: 8/13/2013 **Submitted By:** GHD (CONTRACTOR)
Type: SITE INVESTIGATION WORKPLAN **Submitted:**
Title: RESPONSE TO APPROVAL OF REVISED SUPPLEMENTAL SITE ASSESSMENT WORK PLAN
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2244678556/SL0603709506.PDF

Document Type: Site Documents **Size :** 87 KB
Document Date: 6/11/2013 **Submitted By:** GHD (CONTRACTOR)
Type: CORRESPONDENCE **Submitted:**
Title: NOTIFICATION OF RESPONSIBLE PARTY CONTACT CHANGE
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2526471972/SL0603709506.PDF

Document Type: Site Documents **Size :**
Document Date: 5/17/2013 **Submitted By:** DAVE BJOSTAD (REGULATOR)
Type: REQUEST FOR CLOSURE **Submitted:**
Title: CONCEPTUAL SITE MODEL AND LOW THREAT CLOSURE EVALUATION - REGULATOR RESPONSE
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&document_id=5792791

Document Type: Site Documents **Size :** 15,236 KB
Document Date: 5/17/2013 **Submitted By:** GHD (CONTRACTOR)
Type: REQUEST FOR CLOSURE **Submitted:**
Title: CONCEPTUAL SITE MODEL AND LOW THREAT CLOSURE EVALUATION
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2574990451/SL0603709506.PDF

Document Type: Site Documents **Size :**
Document Date: 5/13/2013 **Submitted By:** CARLOS ORTEZ (REGULATOR)
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER **Submitted:**
Title: WORKPLAN APPROVAL
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6160109

Document Type: Site Documents **Size :** 85 KB
Document Date: 5/9/2013 **Submitted By:** GHD (CONTRACTOR)
Type: CORRESPONDENCE **Submitted:**
Title: CONFIRMATION OF UPDATED GROUNDWATER MONITORING AND REPORTING SCHEDULE
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1243859469/SL0603709506.PDF

Document Type: Site Documents **Size :** 795 KB
Document Date: 5/2/2013 **Submitted By:** GHD (CONTRACTOR)
Type: CORRESPONDENCE **Submitted:**
Title: WASTE MANIFEST
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2376115918/SL0603709506.PDF

Document Type: Site Documents **Size :**
Document Date: 4/23/2013 **Submitted By:** CARLOS ORTEZ (REGULATOR)
Type: TECHNICAL CORRESPONDENCE / **Submitted:**

ASSISTANCE / OTHER
Title: REPORT REVIEW
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6160200

Document Type: Monitoring Reports ***Size :*** 6,472 KB
Document Date: 4/8/2013 ***Submitted By:*** GHD (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY ***Submitted:***
Title: FIRST QUARTER 2013 GROUNDWATER MONITORING AND SAMPLING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1270448207/SL0603709506.PDF

Document Type: Site Documents ***Size :*** 77 KB
Document Date: 2/13/2013 ***Submitted By:*** GHD (CONTRACTOR)
Type: CORRESPONDENCE ***Submitted:***
Title: NOTIFICATION OF SITE ACCESS
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9596297502/SL0603709506.PDF

Document Type: Monitoring Reports ***Size :*** 6,048 KB
Document Date: 1/9/2013 ***Submitted By:*** GHD (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY ***Submitted:***
Title: FOURTH QUARTER 2012 GROUNDWATER MONITORING AND SAMPLING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4577468156/SL0603709506.PDF

Document Type: Site Documents ***Size :*** 61 KB
Document Date: 11/16/2012 ***Submitted By:*** GHD (CONTRACTOR)
Type: CORRESPONDENCE ***Submitted:***
Title: NOTIFICATION OF SITE ACCESS
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3670823574/SL0603709506.PDF

Document Type: Monitoring Reports ***Size :*** 5,815 KB
Document Date: 10/4/2012 ***Submitted By:*** GHD (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY ***Submitted:***
Title: THIRD QUARTER 2012 GROUNDWATER MONITORING AND SAMPLING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7164762377/SL0603709506.PDF

Document Type: Site Documents ***Size :*** 92 KB
Document Date: 8/3/2012 ***Submitted By:*** GHD (CONTRACTOR)
Type: CORRESPONDENCE ***Submitted:***
Title: NOTIFICATION OF SITE ACCESS
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7388486504/SL0603709506.PDF

Document Type: Site Documents ***Size :*** 71 KB
Document Date: 8/3/2012 ***Submitted By:*** GHD (CONTRACTOR)
Type: CORRESPONDENCE ***Submitted:***
Title: NOTIFICATION OF CHANGE IN CONSULTANT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4998826026/SL0603709506.PDF

Document Type: Site Documents ***Size :*** 68 KB
Document Date: 8/3/2012 ***Submitted By:*** GHD (CONTRACTOR)
Type: CORRESPONDENCE ***Submitted:***
Title: NOTIFICATION OF SITE ACCESS
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6832199037/SL0603709506.PDF

Document Type: Site Documents ***Size :*** 69 KB
Document Date: 8/3/2012 ***Submitted By:*** GHD (CONTRACTOR)
Type: CORRESPONDENCE ***Submitted:***
Title: NOTIFICATION OF PHILLIPS 66 COMPANY CONTACT CHANGE
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9269653260/SL0603709506.PDF

Document Type: Monitoring Reports ***Size :*** 5,799 KB
Document Date: 7/10/2012 ***Submitted By:*** GHD (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY ***Submitted:***
Title: QUARTERLY GROUNDWATER MONITORING AND SAMPLING REPORT - APRIL THROUGH JUNE 2012
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5759240329/SL0603709506.PDF

Document Type: Site Documents ***Size :*** 20,308 KB
Document Date: 3/29/2012 ***Submitted By:*** STANTEC (CONTRACTOR)
Type: PRELIMINARY SITE ASSESSMENT WORKPLAN - ADDENDUM ***Submitted:***
Title: REVISED SUPPLEMENTAL SITE ASSESSMENT WORK PLAN

Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7537184953/SL0603709506.PDF

Document Type: Monitoring Reports **Size :** 5,121 KB
Document Date: 3/29/2012 **Submitted By:** STANTEC (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 1Q12 QUARTERLY GROUNDWATER MONITORING REPORT - JANUARY THROUGH MARCH 2012
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9102613329/SL0603709506.PDF

Document Type: Site Documents **Size :**
Document Date: 1/25/2012 **Submitted By:** CARLOS ORTEZ (REGULATOR)
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER **Submitted:**
Title: TIME EXTENSION APPROVAL
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6111948

Document Type: Site Documents **Size :**
Document Date: 1/18/2012 **Submitted By:** CARLOS ORTEZ (REGULATOR)
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER **Submitted:**
Title: REPORT REVIEW
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6109031

Document Type: Monitoring Reports **Size :** 4,959 KB
Document Date: 1/10/2012 **Submitted By:** STANTEC (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: TW WILSHIRE-HIGHLAND 4Q11 QUARTERLY GROUNDWATER MONITORING REPORT - OCTOBER THROUGH DECEMBER 2011
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9039814770/SL0603709506.PDF

Document Type: Site Documents **Size :** 425 KB
Document Date: 1/9/2012 **Submitted By:** STANTEC (CONTRACTOR)
Type: CORRESPONDENCE **Submitted:**
Title: TW WILSHIRE-HIGHLAND - RESPONSE TO APPROVAL OF SUPPLEMENTAL SITE ASSESSMENT WORK PLAN
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6909345269/SL0603709506.PDF

Document Type: Site Documents **Size :**
Document Date: 10/24/2011 **Submitted By:** CARLOS ORTEZ (REGULATOR)
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER **Submitted:**
Title: WORKPLANS APPROVAL
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6101561

Document Type: Monitoring Reports **Size :** 3,552 KB
Document Date: 10/13/2011 **Submitted By:** STANTEC (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: QUARTERLY GROUNDWATER MONITORING REPORT- JULY THROUGH SEPTEMBER 2011
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2059983253/SL0603709506.PDF

Document Type: Site Documents **Size :** 18,088 KB
Document Date: 9/2/2011 **Submitted By:** STANTEC (CONTRACTOR)
Type: SITE ASSESSMENT REPORT **Submitted:**
Title: FORMER TIDEWATER SERVICE STATION - SUPPLEMENTAL SITE ASSESSMENT WORK PLAN
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8563008129/SL0603709506.PDF

Document Type: Monitoring Reports **Size :** 4,937 KB
Document Date: 7/14/2011 **Submitted By:** STANTEC (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: QUARTERLY GROUNDWATER MONITORING REPORT - APRIL THROUGH JUNE 2011
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7304549455/SL0603709506.PDF

Document Type: Site Documents **Size :**
Document Date: 7/5/2011 **Submitted By:** CARLOS ORTEZ (REGULATOR)
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER **Submitted:**
Title: RESPONSE TO SITE ASSESSMENT REPORT
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6091193

Document Type: Site Documents **Size :** 10,974 KB

Document Date: 5/6/2011 **Submitted By:** STANTEC (CONTRACTOR)
Type: SITE ASSESSMENT REPORT **Submitted:**
Title: TW WILSHIRE HIGHLAND SAR DRAFT APPENDICES
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9642743706/SL0603709506.PDF

Document Type: Site Documents **Size :** 16,036 KB
Document Date: 5/6/2011 **Submitted By:** STANTEC (CONTRACTOR)
Type: SITE ASSESSMENT REPORT **Submitted:**
Title: TW WILSHIRE HIGHLAND SAR DRAFT TEXT TABLES FIGURES
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6166330993/SL0603709506.PDF

Document Type: Site Documents **Size :**
Document Date: 4/25/2011 **Submitted By:** CARLOS ORTEZ (REGULATOR)
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER **Submitted:**
Title: LETTER RESPONSE
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6085019

Document Type: Site Documents **Size :**
Document Date: 1/12/2011 **Submitted By:** CARLOS ORTEZ (REGULATOR)
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER **Submitted:**
Title: TIME EXTENSIOM
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6085016

Document Type: Site Documents **Size :**
Document Date: 11/8/2010 **Submitted By:** CARLOS ORTEZ (REGULATOR)
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER **Submitted:**
Title: APPROVAL OF WORKPLAN FOR ADDITIONAL SITE ASSESSMENT
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6068661

Document Type: Site Documents **Size :** 47 KB
Document Date: 4/30/2009 **Submitted By:** STANTEC (CONTRACTOR)
Type: CORRESPONDENCE **Submitted:**
Title: COP PM CHANGE NOTIFICATION
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7443001866/SL0603709506.PDF

Document Type: Site Documents **Size :** 8,837 KB
Document Date: 2/21/2008 **Submitted By:** STANTEC (CONTRACTOR)
Type: WORKPLANS - OTHER WP **Submitted:**
Title: WORK PLAN FOR ADDITIONAL SITE ASSESSMENT (2 OF 2)
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8992329478/SL0603709506.PDF

Document Type: Site Documents **Size :** 27 KB
Document Date: 1/14/2008 **Submitted By:** STANTEC (CONTRACTOR)
Type: CORRESPONDENCE - OTHER **Submitted:**
Title: RWQCB MEETING NOTES
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8374938070/SL0603709506.PDF

Document Type: Site Documents **Size :** 507 KB
Document Date: 1/2/2008 **Submitted By:** STANTEC (CONTRACTOR)
Type: CORRESPONDENCE - OTHER **Submitted:**
Title: REQUEST FOR MEETING & TIME EXTENSION
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3806384027/SL0603709506.PDF

Document Type: Site Documents **Size :** 424 KB
Document Date: 12/3/2007 **Submitted By:** STANTEC (CONTRACTOR)
Type: CORRESPONDENCE - OTHER **Submitted:**
Title: MOC NOTIFICATION LETTER
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3969022989/SL0603709506.PDF

Document Type: Site Documents **Size :** 1,947 KB
Document Date: 11/13/2007 **Submitted By:** (REGULATOR)
Type: **Submitted:**
Title:
Title Link: http://geotracker.waterboards.ca.gov/site_documents/1869084000/1041B%20Review%20of%20Site%20Assessment%20Report%20dated%20January%2012%202007%20110907%2Epdf

Document Type: Site Documents | **Size :** 13,581 KB
Document Date: 1/18/2007 | **Submitted By:** STANTEC (AUTH_RP)
Type: REPORTS - RISK ASSESSMENT RELATED RPT. | **Submitted:**
Title: SITE ASSESSMENT REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5637942254/SL0603709506.PDF

Document Type: Site Documents | **Size :** 7,919 KB
Document Date: 11/30/2006 | **Submitted By:** STANTEC (AUTH_RP)
Type: WORKPLANS - OTHER WP | **Submitted:**
Title: WORK PLAN FOR SITE ASSESSMENT 03/10/05
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5075208902/SL0603709506.PDF

Document Type: Site Documents | **Size :** 30 KB
Document Date: 11/30/2006 | **Submitted By:** STANTEC (AUTH_RP)
Type: CORRESPONDENCE - OTHER | **Submitted:**
Title: REQUEST FOR TIME EXTENSION
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3129763543/SL0603709506.PDF

Document Type: Site Documents | **Size :** 11 KB
Document Date: 11/30/2006 | **Submitted By:** STANTEC (AUTH_RP)
Type: CORRESPONDENCE - DIRECTIVE RELATED | **Submitted:**
Title: REQUEST FOR TIME EXTENSION 01/26/05
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4235028922/SL0603709506.PDF

Document Type: Site Documents | **Size :** 12 KB
Document Date: 11/30/2006 | **Submitted By:** STANTEC (AUTH_RP)
Type: CORRESPONDENCE - DIRECTIVE RELATED | **Submitted:**
Title: REQUEST FOR TIME EXTENSION 12/09/2004
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4038726627/SL0603709506.PDF

Document Type: Site Documents | **Size :** 15,347 KB
Document Date: 11/2/2006 | **Submitted By:** STANTEC (AUTH_RP)
Type: WORKPLANS - OTHER WP | **Submitted:**
Title: REVISED WORK PLAN
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2559339225/SL0603709506.PDF

Document Type: Site Documents | **Size :** 25 KB
Document Date: 11/2/2006 | **Submitted By:** STANTEC (AUTH_RP)
Type: CORRESPONDENCE - DIRECTIVE RELATED | **Submitted:**
Title: REQUEST FOR EXTENSION
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8376188516/SL0603709506.PDF

Document Type: Site Documents | **Size :**
Document Date: 10/19/2006 | **Submitted By:** CARLOS ORTEZ (REGULATOR)
Type: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER | **Submitted:**
Title: WORKPLAN APPROVAL
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=SL0603709506&enforcement_id=6036319

Document Type: Site Documents | **Size :** 345 KB
Document Date: 9/15/2006 | **Submitted By:** (REGULATOR)
Type: | **Submitted:**
Title:
Title Link: http://geotracker.waterboards.ca.gov/site_documents/2876392960/1041B%20SLIC%20Oversight%20Cost%20Reimbursement%20Account%20081106%2Epdf

Document Type: Site Documents | **Size :** 345 KB
Document Date: 8/17/2006 | **Submitted By:** (REGULATOR)
Type: | **Submitted:**
Title:
Title Link: http://geotracker.waterboards.ca.gov/site_documents/9210697770/1041B%20SLIC%20Oversight%20Cost%20Reimbursement%20Account%20081106%2Epdf

71	1 of 1	NNE	0.38 /	210.66 /	LEKFIT LLC	RCRA TSD

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
			2,012.25	16	346 S. LA BREA AVE. LOS ANGELES CA 90036	

EPA Handler ID: CAC003010034
Gen Status Universe: No Report
Contact Name: LEKFIT LLC
Contact Address: 615 S. ARDEN BLVD. , , LOS ANGELES , CA, 90005 ,
Contact Phone No and Ext: 310-766-9800
Contact Email: CRISTAL.TEECOR@YAHOO.COM
Contact Country:
Land Type:
County Name: LOS ANGELES
EPA Region: 09
Receive Date: 20190412

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Smelting, Melting and Refining: No
Underground Injection Control: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20190412
Handler Name: LEKFIT LLC
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Other
Name: LEKFIT LLC
Date Became Current:
Date Ended Current:
Phone: 310-766-9800
Source Type: Implementer
Street No:
Street 1: 615 S. ARDEN BLVD.
Street 2:
City: LOS ANGELES
State: CA
Country:
Zip Code: 90005

Owner/Operator Ind: Current Owner
Type: Other
Name: LEKFIT LLC
Date Became Current:
Date Ended Current:
Phone: 310-766-9800
Source Type: Implementer
Street No:
Street 1: 615 S. ARDEN BLVD.
Street 2:
City: LOS ANGELES
State: CA
Country:
Zip Code: 90005

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
72	1 of 1	S	0.38 / 2,019.86	179.30 / -16	RAYMOND 1038 S REDONDO BLVD LOS ANGELES CA 90019	RCRA TSD

EPA Handler ID: CAC003009011
Gen Status Universe: No Report
Contact Name: DEVIN RAYMOND
Contact Address: 1038 S REDONDO BLVD , , LOS ANGELES , CA, 90019 ,
Contact Phone No and Ext: 518-488-9941
Contact Email: ATIOFFICE@YAHOO.COM
Contact Country:
Land Type:
County Name: LOS ANGELES
EPA Region: 09
Receive Date: 20190405

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Smelting, Melting and Refining: No
Underground Injection Control: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20190405
Handler Name: RAYMOND
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Other
Name: DEVIN RAYMOND
Date Became Current:
Date Ended Current:
Phone: 518-488-9941
Source Type: Implementer
Street No:
Street 1: 1038 S REDONDO BLVD
Street 2:
City: LOS ANGELES
State: CA
Country:
Zip Code: 90019

Owner/Operator Ind: Current Owner
Type: Other
Name: DANIEL GREENWALD
Date Became Current:
Date Ended Current:
Phone: 201-895-6577
Street No:
Street 1: 310 W 55TH ST
Street 2:
City: NEW YORK
State: NY
Country:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Source Type:	Implementer			**Zip Code:**	10019	
73	1 of 1	SSE	0.40 / 2,098.00	184.39 / -10	SHELL STATION (FORMER) 5160 OLYMPIC BLVD LOS ANGELES CA 90022	LUST

Global ID: T0603739146
Status: COMPLETED - CASE CLOSED
Status Date: 2012-02-16 00:00:00
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download

County: LOS ANGELES
Latitude: 34.0161418444027
Longitude: -118.159039914608

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: I-06224A
Local Case No: 006010-026297
Begin Date: 2002-05-03 00:00:00
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Local Agency: LOS ANGELES COUNTY
CUF Case: NO
Potential Media of Concern: Aquifer used for drinking water supply
How Discovered Description: TANK REMOVAL
Calwater Watershed Name: Los Angeles River - Los Angeles (412.10)
DWR GW Subbasin Name: Coastal Plain Of Los Angeles - Central (4-011.04)
Disadvantaged Community:
Site History:

Potential COC: Gasoline
How Discovered: Other Means
Stop Method: Close and Remove Tank
Stop Description:
Case Worker: CET
File Location: Regional Board

Regulatory Activity

Action Type: ENFORCEMENT
Date : 2012-02-16 00:00:00
Action: Closure/No Further Action Letter

Action Type: RESPONSE
Date : 2012-01-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 2012-01-15 00:00:00
Action: Conceptual Site Model

Action Type: ENFORCEMENT
Date : 2012-01-10 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2011-09-27 00:00:00
Action: Request for Closure

Action Type: RESPONSE
Date : 2011-09-27 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 2011-09-27 00:00:00
Action: Site Assessment Report

Action Type: RESPONSE
Date : 2011-07-15 00:00:00
Action: Conceptual Site Model

Action Type: RESPONSE
Date : 2011-07-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 2011-01-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 2010-12-15 00:00:00
Action: Soil and Water Investigation Report

Action Type: ENFORCEMENT
Date : 2010-11-23 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2010-10-20 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 2010-10-20 00:00:00
Action: Correspondence

Action Type: RESPONSE
Date : 2010-10-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: ENFORCEMENT
Date : 2010-07-26 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2010-07-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 2010-07-15 00:00:00
Action: Conceptual Site Model

Action Type: RESPONSE
Date : 2010-05-10 00:00:00
Action: Soil and Water Investigation Workplan

Action Type: ENFORCEMENT
Date : 2010-04-15 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2010-04-15 00:00:00
Action: Conceptual Site Model

Action Type: RESPONSE
Date : 2010-01-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date : 2010-01-15 00:00:00
Action: Conceptual Site Model

Action Type: RESPONSE
Date : 2010-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2009-12-23 00:00:00
Action: Soil and Water Investigation Workplan

Action Type: RESPONSE
Date : 2009-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2009-10-15 00:00:00
Action: Conceptual Site Model

Action Type: RESPONSE
Date : 2009-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2009-07-15 00:00:00
Action: Conceptual Site Model

Action Type: ENFORCEMENT
Date : 2009-06-15 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2009-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2009-04-15 00:00:00
Action: Conceptual Site Model

Action Type: RESPONSE
Date : 2009-01-22 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 2009-01-15 00:00:00
Action: Conceptual Site Model

Action Type: RESPONSE
Date : 2009-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2009-01-15 00:00:00
Action: Other Report / Document

Action Type: RESPONSE
Date : 2008-10-15 00:00:00
Action: Conceptual Site Model

Action Type: RESPONSE
Date : 2008-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2008-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2008-07-15 00:00:00
Action: Sensitive Receptor Survey Report

Action Type: RESPONSE
Date : 2008-07-15 00:00:00
Action: Conceptual Site Model

Action Type: RESPONSE
Date : 2008-04-15 00:00:00
Action: Conceptual Site Model

Action Type: RESPONSE
Date : 2008-04-15 00:00:00
Action: Remedial Progress Report

Action Type: RESPONSE

Date : 2008-04-15 00:00:00
Action: Other Report / Document

Action Type: RESPONSE
Date : 2008-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date : 2008-03-27 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2008-01-15 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 2008-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2007-10-15 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 2007-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2007-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2007-07-15 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 2007-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2007-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2006-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2006-10-15 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 2006-07-15 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 2006-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2006-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2006-04-15 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 2006-01-15 00:00:00

Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2006-01-15 00:00:00
Action: Soil and Water Investigation Report

Action Type: REMEDIATION
Date : 2005-12-15 00:00:00
Action: Soil Vapor Extraction (SVE)

Action Type: RESPONSE
Date : 2005-10-15 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 2005-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2005-09-14 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 2005-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2005-07-15 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 2005-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2005-04-15 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 2005-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2005-01-15 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 2004-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2004-10-15 00:00:00
Action: Soil and Water Investigation Report

Action Type: ENFORCEMENT
Date : 2004-09-30 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2004-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2004-07-15 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 2004-04-15 00:00:00
Action: Soil and Water Investigation Workplan

Action Type: RESPONSE
Date : 2004-04-15 00:00:00
Action: Interim Remedial Action Plan

Action Type: RESPONSE
Date : 2004-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date : 2004-04-15 00:00:00
Action: Soil and Water Investigation Report

Action Type: ENFORCEMENT
Date : 2004-02-02 00:00:00
Action: 13267 Requirement

Action Type: RESPONSE
Date : 2004-01-15 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 2004-01-15 00:00:00
Action: CAP/RAP - Other Report

Action Type: RESPONSE
Date : 2004-01-15 00:00:00
Action: CAP/RAP - Final Remediation / Design Plan

Action Type: RESPONSE
Date : 2004-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date : 2003-10-30 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2003-09-11 00:00:00
Action: Other Report / Document

Action Type: RESPONSE
Date : 2003-09-09 00:00:00
Action: Soil and Water Investigation Workplan

Action Type: ENFORCEMENT
Date : 2003-09-09 00:00:00
Action: * No Action

Action Type: ENFORCEMENT
Date : 2003-08-11 00:00:00
Action: Staff Letter

Action Type: Other
Date : 2003-06-04 00:00:00
Action: Leak Reported

Action Type: REMEDIATION
Date : 2002-06-01 00:00:00
Action: Excavation

Action Type: Other
Date : 2002-05-03 00:00:00
Action: Leak Discovery

Regulatory Contacts

Contact Type: Local Agency Caseworker ***Address:***

Contact Name: ROBERT GETMAN
Email:
City: ALHAMBRA
Phone No: 6264583513
Organization Name: LOS ANGELES COUNTY

Contact Type: Regional Board Caseworker
Address:
Contact Name: CHANDRA TYLER
Email: cetyler@waterboards.ca.gov
City: R4 UNKNOWN
Phone No:
Organization Name: LOS ANGELES RWQCB (REGION 4)

Status History

Status: Completed - Case Closed
Status Date: 2012-02-16 00:00:00

Status: Open - Verification Monitoring
Status Date: 2010-07-26 00:00:00

Status: Open - Site Assessment
Status Date: 2008-03-04 00:00:00

Status: Open - Remediation
Status Date: 2004-09-23 00:00:00

Status: Open - Remediation
Status Date: 2004-02-02 00:00:00

Status: Open - Site Assessment
Status Date: 2003-10-30 00:00:00

Status: Open - Site Assessment
Status Date: 2003-09-09 00:00:00

Status: Open - Site Assessment
Status Date: 2003-06-04 00:00:00

Status: Open - Case Begin Date
Status Date: 2002-05-03 00:00:00

LUST Cleanup Sites from GeoTracker Search - Regulatory Profile(as of Apr 9, 2019)

Site Facility Name: SHELL STATION (FORMER)
Address: 5160 OLYMPIC BLVD
Site Facility Type: LUST CLEANUP SITE
City: LOS ANGELES
Cleanup Status: COMPLETED - CASE CLOSED
Zip: 90022
Project Status:
County: LOS ANGELES
Potential COC: GASOLINE
CUF Claim:
WDR Place Type:
CUF Priority Assig:
WDR File:
CUF Amount Paid:
WDR Order:
File Location: REGIONAL BOARD
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: http://geotracker.waterboards.ca.gov/profile_report?global_id=T0603739146
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 2/16/2012
Cleanup History Link: http://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603739146&tabname=regulatoryhistory
Potential Media of Concern: AQUIFER USED FOR DRINKING WATER SUPPLY
User Defined Beneficial Use:
DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04)
Calwater Watershed Name: Los Angeles River - Los Angeles (412.10)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: I-06224A
CASEWORKER: CHANDRA TYLER
LOS ANGELES COUNTY - CASE #: 006010-026297
CASEWORKER: ROBERT GETMAN

Site History:

No site history available

LUST Cleanup Sites from GeoTracker Search - Cleanup Status History(as of Apr 9, 2019)

Status: Completed - Case Closed
Date : 2/16/2012

Status: Open - Verification Monitoring
Date : 7/26/2010

Status: Open - Site Assessment
Date : 3/4/2008

Status: Open - Remediation
Date : 9/23/2004

Status: Open - Remediation
Date : 2/2/2004

Status: Open - Site Assessment
Date : 10/30/2003

Status: Open - Site Assessment
Date : 9/9/2003

Status: Open - Site Assessment
Date : 6/4/2003

Status: Open - Case Begin Date
Date : 5/3/2002

LUST Cleanup Sites from GeoTracker Search - Cleanup Action(as of Apr 9, 2019)

Action Type: SOIL VAPOR EXTRACTION (SVE) ***Begin Date:*** 12/15/2005
Phase: Soil ***End Date:*** 12/14/2009
Contaminant Mass Removed: 77,633 Pounds
Description:

Action Type: EXCAVATION ***Begin Date:*** 6/1/2002
Phase: Soil ***End Date:*** 6/1/2002
Contaminant Mass Removed:
Description: Soil Excavation

LUST Cleanup Sites from GeoTracker Search - Regulatory Activities(as of Apr 9, 2019)

Action Type: Other Regulatory Actions
Action Date: 2/16/2012
Received Issue Date: 2/16/2012
Action: Closure/No Further Action Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603739146&enforcement_id=6113596&temptable=ENFORCEMENT
Title Description Comments:

Closure Letter

Action Type: Response Requested - Other
Action Date: 1/15/2012
Received Issue Date: 1/6/2012
Action: Conceptual Site Model
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 1/15/2012

Received Issue Date: 12/15/2011
Action: Monitoring Report - Semi-Annually
Doc Link:
Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 1/10/2012
Received Issue Date: 1/10/2012
Action: Staff Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603739146&enforcement_id=6109510&temptable=ENFORCEMENT
Title Description Comments:

Preclosure Notification

Action Type: Response Requested - Reports
Action Date: 9/27/2011
Received Issue Date: 9/27/2011
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 9/27/2011
Received Issue Date: 9/27/2011
Action: Site Assessment Report
Doc Link:
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 9/27/2011
Received Issue Date: 9/27/2011
Action: Request for Closure
Doc Link:
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 7/15/2011
Received Issue Date: 7/8/2011
Action: Conceptual Site Model
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 7/15/2011
Received Issue Date: 7/8/2011
Action: Monitoring Report - Semi-Annually
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 1/15/2011
Received Issue Date: 1/14/2011
Action: Monitoring Report - Semi-Annually
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: *12/15/2010
Received Issue Date: 1/14/2011
Action: Soil and Water Investigation Report
Doc Link:

Title Description Comments:

- Soil Boring Confirm RPT

Action Type: Response Requested - Reports
Action Date: 12/15/2010
Received Issue Date: 1/14/2011
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

- Soil Boring Conf Rpt - Ext

Action Type: Other Regulatory Actions
Action Date: 11/23/2010
Received Issue Date: 11/23/2010
Action: Staff Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603739146&enforcement_id=6070159&temptable=ENFORCEMENT
Title Description Comments:

Extension To Submit Technical Report

Action Type: Response Requested - Reports
Action Date: *10/20/2010
Received Issue Date: 1/14/2011
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Action Type: Response Requested - Other
Action Date: *10/20/2010
Received Issue Date: 10/20/2010
Action: Correspondence
Doc Link:
Title Description Comments:

Fee Title Holder

Action Type: Response Requested - Reports
Action Date: 10/15/2010
Received Issue Date: 1/12/2011
Action: Monitoring Report - Semi-Annually
Doc Link:
Title Description Comments:

- QMR 3/10 Due

Action Type: Other Regulatory Actions
Action Date: 7/26/2010
Received Issue Date: 7/26/2010
Action: Staff Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603739146&enforcement_id=6059430&temptable=ENFORCEMENT
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 7/15/2010
Received Issue Date: 7/15/2010
Action: Monitoring Report - Semi-Annually
Doc Link:
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 7/15/2010
Received Issue Date: 7/15/2010
Action: Conceptual Site Model
Doc Link:
Title Description Comments:

- SCMU 3Q10 Review

Action Type: Response Requested - Reports
Action Date: 7/15/2010
Received Issue Date: 7/15/2010
Action: Monitoring Report - Semi-Annually
Doc Link:
Title Description Comments:

- QMR 3Q10 Review

Action Type: Response Requested - Workplans
Action Date: 5/10/2010
Received Issue Date: 5/10/2010
Action: Soil and Water Investigation Workplan
Doc Link:
Title Description Comments:

- SAP Review

Action Type: Response Requested - Other
Action Date: 4/15/2010
Received Issue Date: 7/15/2010
Action: Conceptual Site Model
Doc Link:
Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 4/15/2010
Received Issue Date: 4/15/2010
Action: Staff Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603739146&enforcement_id=6049041&temptable=ENFORCEMENT
Title Description Comments:

Workplan Approval

Action Type: Response Requested - Reports
Action Date: 1/15/2010
Received Issue Date: 1/19/2010
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 1/15/2010
Received Issue Date: 1/19/2010
Action: Monitoring Report - Semi-Annually
Doc Link:
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 1/15/2010
Received Issue Date: 1/19/2010
Action: Conceptual Site Model
Doc Link:

Title Description Comments:

Action Type: Response Requested - Workplans
Action Date: 12/23/2009
Received Issue Date: 12/29/2009
Action: Soil and Water Investigation Workplan
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 10/15/2009
Received Issue Date: 10/19/2009
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 10/15/2009
Received Issue Date: 10/19/2009
Action: Conceptual Site Model
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 7/15/2009
Received Issue Date: 7/15/2009
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 7/15/2009
Received Issue Date: 7/15/2009
Action: Conceptual Site Model
Doc Link:
Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 6/15/2009
Received Issue Date: 6/15/2009
Action: Staff Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603739146&enforcement_id=6023961&temptable=ENFORCEMENT
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 4/15/2009
Received Issue Date: 4/7/2009
Action: Conceptual Site Model
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 4/15/2009
Received Issue Date: 4/7/2009
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 1/22/2009

Received Issue Date: 1/22/2009
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 1/15/2009
Received Issue Date: 1/22/2009
Action: Other Report / Document
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 1/15/2009
Received Issue Date: 1/9/2009
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 1/15/2009
Received Issue Date: 1/9/2009
Action: Conceptual Site Model
Doc Link:
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 10/15/2008
Received Issue Date: 10/14/2008
Action: Conceptual Site Model
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 10/15/2008
Received Issue Date: 10/14/2008
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 7/15/2008
Received Issue Date: 7/15/2008
Action: Conceptual Site Model
Doc Link:
Title Description Comments:

Site Conceptual Model Report

Action Type: Response Requested - Reports
Action Date: 7/15/2008
Received Issue Date: 7/15/2008
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 7/15/2008
Received Issue Date: 7/15/2008
Action: Sensitive Receptor Survey Report
Doc Link:
Title Description Comments:

Sensitive Receptor Survey Report

Action Type: Response Requested - Reports
Action Date: 4/15/2008
Received Issue Date: 4/15/2008
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Response Requested - Other
Action Date: 4/15/2008
Received Issue Date: 4/15/2008
Action: Conceptual Site Model
Doc Link:
Title Description Comments:

Site Conceptual Model Report

Action Type: Response Requested - Other
Action Date: 4/15/2008
Received Issue Date: 4/15/2008
Action: Other Report / Document
Doc Link:
Title Description Comments:

Additional Information Report

Action Type: Response Requested - Reports
Action Date: 4/15/2008
Received Issue Date: 4/15/2008
Action: Remedial Progress Report
Doc Link:
Title Description Comments:

Remedial Progress Report

Action Type: Other Regulatory Actions
Action Date: 3/27/2008
Received Issue Date: 3/27/2008
Action: Staff Letter
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 1/15/2008
Received Issue Date: 1/7/2008
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Site Conceptual Model Report

Action Type: Response Requested - Reports
Action Date: 1/15/2008
Received Issue Date: 1/7/2008
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Response Requested - Reports
Action Date: 10/15/2007
Received Issue Date: 10/11/2007
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Site Conceptual Model Report

Action Type: Response Requested - Reports
Action Date: 10/15/2007
Received Issue Date: 10/11/2007
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Response Requested - Reports
Action Date: 7/15/2007
Received Issue Date: 7/13/2007
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Site Conceptual Model Report

Action Type: Response Requested - Reports
Action Date: 7/15/2007
Received Issue Date: 7/13/2007
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Response Requested - Reports
Action Date: 4/15/2007
Received Issue Date: 4/13/2007
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Response Requested - Reports
Action Date: 1/15/2007
Received Issue Date: 1/11/2007
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Response Requested - Reports
Action Date: 10/15/2006
Received Issue Date: 10/23/2006
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Site Conceptual Model Report

Action Type: Response Requested - Reports
Action Date: 10/15/2006
Received Issue Date: 10/23/2006
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Response Requested - Reports
Action Date: 7/15/2006
Received Issue Date: 7/24/2006
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Response Requested - Reports
Action Date: 7/15/2006
Received Issue Date: 7/24/2006
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Site Conceptual Model Report

Action Type: Response Requested - Reports
Action Date: 4/15/2006
Received Issue Date: 4/21/2006
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly

Action Type: Response Requested - Reports
Action Date: 4/15/2006
Received Issue Date: 4/21/2006
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Site Conceptual Model Report

Action Type: Response Requested - Reports
Action Date: 1/15/2006
Received Issue Date: 1/18/2006
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Site Conceptual Model Report - SCM

Action Type: Response Requested - Reports
Action Date: 1/15/2006
Received Issue Date: 1/18/2006
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly - QMR 4/05 REVIEW

Action Type: Response Requested - Reports
Action Date: 10/15/2005
Received Issue Date: 10/19/2005
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly - QMR 3/05 REVIEW

Action Type: Response Requested - Reports
Action Date: 10/15/2005
Received Issue Date: 10/19/2005
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Site Conceptual Model Report - SCM

Action Type: Response Requested - Reports
Action Date: 9/14/2005
Received Issue Date: 9/14/2005
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Soil and Water Investigation Report - SAR

Action Type: Response Requested - Reports
Action Date: 7/15/2005
Received Issue Date: 8/23/2005
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Estimated Plume Travel Time - PLUME TRAVEL TIME

Action Type: Response Requested - Reports
Action Date: 7/15/2005
Received Issue Date: 8/23/2005
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly - QMR 2/05 REVIEW

Action Type: Response Requested - Reports
Action Date: 7/15/2005
Received Issue Date: 8/23/2005
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Site Conceptual Model Report - SCM 2/05

Action Type: Response Requested - Reports
Action Date: 4/15/2005
Received Issue Date: 4/21/2005
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly - QMR 1/05 REVIEW

Action Type: Response Requested - Reports
Action Date: 4/15/2005
Received Issue Date: 4/21/2005
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Site Conceptual Model Report - SCM 1/05 REVIEW

Action Type: Response Requested - Reports
Action Date: *4/15/2005
Received Issue Date: 4/21/2005
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Soil and Water Investigation Report - SC REPORT

Action Type: Response Requested - Reports
Action Date: 1/15/2005
Received Issue Date: 1/20/2005
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Site Conceptual Model Report - SCM 4/04 REVIEW

Action Type: Response Requested - Reports
Action Date: 1/15/2005
Received Issue Date: 1/20/2005
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly - QMR 4/04 REVIEW

Action Type: Response Requested - Reports
Action Date: 10/15/2004
Received Issue Date: 10/20/2004
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Site Conceptual Model Report - SCM 3/04

Action Type: Response Requested - Reports
Action Date: 10/15/2004
Received Issue Date: 9/15/2004
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly - QMR 3/04 REVIEW

Action Type: Other Regulatory Actions
Action Date: 9/30/2004
Received Issue Date: 9/30/2004
Action: Staff Letter
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports

Action Date: 7/15/2004
Received Issue Date: 7/28/2004
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Site Conceptual Model Report - SCM REPORT DUE

Action Type: Response Requested - Reports
Action Date: 7/15/2004
Received Issue Date: 7/23/2004
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly - QMR 2/04 REVIEW

Action Type: Response Requested - Workplans
Action Date: 4/15/2004
Received Issue Date: 4/19/2004
Action: Soil and Water Investigation Workplan
Doc Link:
Title Description Comments:

Soil and Water Investigation Workplan - CONFIRMATION SAP

Action Type: Response Requested - Reports
Action Date: 4/15/2004
Received Issue Date: 4/19/2004
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Soil and Water Investigation Report - SC REPORT

Action Type: Response Requested - Workplans
Action Date: 4/15/2004
Received Issue Date: 4/16/2004
Action: Interim Remedial Action Plan
Doc Link:
Title Description Comments:

Interim Remedial Action Plan - IRA DUE

Action Type: Response Requested - Reports
Action Date: 4/15/2004
Received Issue Date: 4/16/2004
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Estimated Plume Travel Time - PLUME TRAVEL TIME DUE

Action Type: Response Requested - Reports
Action Date: 4/15/2004
Received Issue Date: 4/16/2004
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Site Conceptual Model Report - PSCM DUE

Action Type: Response Requested - Reports

Action Date: 4/15/2004
Received Issue Date: 4/15/2004
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly - QMR 1/04 REVIEW

Action Type: Enforcement/Orders
Action Date: 2/2/2004
Received Issue Date: 2/2/2004
Action: 13267 Requirement
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 1/15/2004
Received Issue Date: 1/15/2004
Action: CAP/RAP - Other Report
Doc Link:
Title Description Comments:

Corrective Action Report - RAR/VES PILOT TEST

Action Type: Response Requested - Reports
Action Date: 1/15/2004
Received Issue Date: 1/12/2004
Action: Monitoring Report - Quarterly
Doc Link:
Title Description Comments:

Monitoring Report - Quarterly - QMR REVIEW

Action Type: Response Requested - Reports
Action Date: 1/15/2004
Received Issue Date: 1/12/2004
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Soil and Water Investigation Report - SAR REVIEW

Action Type: Response Requested - Workplans
Action Date: 1/15/2004
Received Issue Date: 12/2/2003
Action: CAP/RAP - Final Remediation / Design Plan
Doc Link:
Title Description Comments:

CAP/RAP - Final Remediation / Design Plan - RAP REVIEW

Action Type: Other Regulatory Actions
Action Date: 10/30/2003
Received Issue Date: 10/30/2003
Action: Staff Letter
Doc Link:
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 9/11/2003
Received Issue Date: 8/20/2003
Action: Other Report / Document
Doc Link:

Title Description Comments:

Additional Information Report - 30-DAY LTR.

Action Type: Enforcement - Other
Action Date: 9/9/2003
Received Issue Date: 9/9/2003
Action: * No Action
Doc Link:
Title Description Comments:

Action Type: Response Requested - Workplans
Action Date: 9/9/2003
Received Issue Date: 9/9/2003
Action: Soil and Water Investigation Workplan
Doc Link:
Title Description Comments:

Soil and Water Investigation Workplan - SAP/IRAP REVIEW

Action Type: Other Regulatory Actions
Action Date: 8/11/2003
Received Issue Date: 8/11/2003
Action: Staff Letter
Doc Link:
Title Description Comments:

Action Type: Cleanup Action
Action Date: 12/15/2005
Received Issue Date:
Action: Soil Vapor Extraction (SVE)
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 6/4/2003
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Action Type: Cleanup Action
Action Date: 6/1/2002
Received Issue Date:
Action: Excavation
Doc Link:
Title Description Comments:

Soil Excavation

Action Type: Leak Action
Action Date: 5/3/2002
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

LUST Cleanup Sites from GeoTracker Search - Site Maps(as of Apr 9, 2019)

Title: CB-4 (CB-4)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/4975148022/T0603739146.PDF

Size : 118 KB
Submitted By: WAYNE PERRY, INC. (CONTRACTOR)
Submitted: 11/23/2011

Title: CB-5 (CB-5)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1410825371/T0603739146.PDF
Size : 125 KB
Submitted By: WAYNE PERRY, INC. (CONTRACTOR)
Submitted: 11/23/2011

Title: GEO_MAP
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/7684091150/T0603739146.PDF
Size : 36 KB
Submitted By: WAYNE PERRY, INC. (CONTRACTOR)
Submitted: 4/5/2011*

Title: CB-2 (CB-2)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/1592652320/T0603739146.PDF
Size : 120 KB
Submitted By: WAYNE PERRY, INC. (CONTRACTOR)
Submitted: 1/27/2011*

Title: CB-1A (CB-1A)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/3375701189/T0603739146.PDF
Size : 107 KB
Submitted By: WAYNE PERRY, INC. (CONTRACTOR)
Submitted: 1/27/2011*

Title: CB-1 (CB-1)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2333485424/T0603739146.PDF
Size : 113 KB
Submitted By: WAYNE PERRY, INC. (CONTRACTOR)
Submitted: 1/27/2011*

Title: CB-3 (CB-3)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/6363122522/T0603739146.PDF
Size : 113 KB
Submitted By: WAYNE PERRY, INC. (CONTRACTOR)
Submitted: 1/27/2011*

Title: GEO_BORE (MW-4)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/8647923111/T0603739146.pdf
Size : 44 KB
Submitted By: WGR SOUTHWEST (CONTRACTOR)
Submitted: 12/12/2005

Title: GEO_MAP
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/1836438834/T0603739146.pdf
Size : 76 KB
Submitted By: WGR SOUTHWEST (CONTRACTOR)
Submitted: 12/12/2005

Title: GEO_BORE (VEW-9)
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_bore/2295805215/T0603739146.pdf
Size : 54 KB
Submitted By: WGR SOUTHWEST (CONTRACTOR)
Submitted: 12/12/2005

Title: GEO_MAP
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/8665265738/T0603739146.pdf
Size : 48 KB
Submitted By: WGR SOUTHWEST (CONTRACTOR)
Submitted: 7/26/2005

Title: GEO_MAP
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/3264798820/T0603739146.pdf
Size : 18 KB
Submitted By: WGR SOUTHWEST (CONTRACTOR)
Submitted: 1/13/2005

Title: GEO_MAP
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/5819669425/T0603739146.pdf
Size : 18 KB
Submitted By: WGR SOUTHWEST (CONTRACTOR)
Submitted: 1/13/2005

Title: GEO_MAP
Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_map/2484906852/T0603739146.pdf
Size : 19 KB
Submitted By: WGR SOUTHWEST (CONTRACTOR)
Submitted: 1/13/2005

LUST Cleanup Sites from GeoTracker Search - Documents(as of Apr 9, 2019)

Document Type: Site Documents
Document Date: 7/10/2018*
Type: OTHER REPORT / DOCUMENT
Title: HISTORICAL SITE INVESTIGATION REPORT CORRESPONDENCE IN 7/2003
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7994989216/T0603739146.PDF
Size : 32 KB
Submitted By: PINNACLE EMS (CONTRACTOR)
Submitted:

Document Type: Site Documents
Document Date: 7/12/2012
Type: OTHER REPORT / DOCUMENT
Title: WELL ABANDONMENT REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5039319872/T0603739146.PDF
Size : 447 KB
Submitted By: WAYNE PERRY, INC. (CONTRACTOR)
Submitted:

Document Type: Site Documents
Document Date: 2/16/2012
Type: CLOSURE/NO FURTHER ACTION LETTER
Title: CLOSURE LETTER
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603739146&enforcement_id=6113596
Size :
Submitted By: (REGULATOR)
Submitted:

Document Type: Site Documents
Document Date: 1/10/2012
Type: STAFF LETTER
Title: PRECLOSURE NOTIFICATION
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603739146&enforcement_id=6109510
Size :
Submitted By: CHANDRA TYLER (REGULATOR)
Submitted:

Document Type: Site Documents
Document Date: 1/4/2012
Type: SITE CONCEPTUAL MODEL
Title: 4Q2011-UPDATE TO THE SITE CONCEPTUAL MODEL
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3684417009/T0603739146.PDF
Size : 6,908 KB
Submitted By: WAYNE PERRY, INC. (CONTRACTOR)
Submitted:

Document Type: Site Documents
Document Date: 9/20/2011*
Type: REQUEST FOR CLOSURE
Title: CONFIRMATION BORING REPORT AND REQUEST FOR CLOSURE
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5030791521/T0603739146.PDF
Size : 9,384 KB
Submitted By: WAYNE PERRY, INC. (CONTRACTOR)
Submitted:

Document Type: Site Documents
Document Date: 7/5/2011*
Type: SITE CONCEPTUAL MODEL
Title: 2Q2011-UPDATE TO THE SITE CONCEPTUAL MODEL
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2638356029/T0603739146.PDF
Size : 6,083 KB
Submitted By: WAYNE PERRY, INC. (CONTRACTOR)
Submitted:

Document Type: Site Documents
Document Date: 5/11/2011*
Type: CORRESPONDENCE
Title: NOTIFICATION OF INTENT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7769784510/T0603739146.PDF
Size : 54 KB
Submitted By: WAYNE PERRY, INC. (CONTRACTOR)
Submitted:

Document Type: Site Documents
Document Date: 1/14/2011*
Type: OTHER WORKPLAN
Title: CONFIRMATION BORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3242432951/T0603739146.PDF
Size : 8,152 KB
Submitted By: WAYNE PERRY, INC. (CONTRACTOR)
Submitted:

Document Type: Site Documents **Size :** 5,913 KB
Document Date: 1/12/2011* **Submitted By:** WAYNE PERRY, INC. (CONTRACTOR)
Type: SITE CONCEPTUAL MODEL **Submitted:**
Title: 4Q10-UPDATE TO THE SITE CONCEPTUAL MODEL
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3315688371/T0603739146.PDF

Document Type: Site Documents **Size :** 43 KB
Document Date: 1/6/2011* **Submitted By:** WAYNE PERRY, INC. (CONTRACTOR)
Type: CORRESPONDENCE **Submitted:**
Title: REQUEST FOR EXTENSION
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5713282287/T0603739146.PDF

Document Type: Site Documents **Size :**
Document Date: 11/23/2010 **Submitted By:** (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: EXTENSION TO SUBMIT TECHNICAL REPORT
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603739146&enforcement_id=6070159

Document Type: Site Documents **Size :** 45 KB
Document Date: 10/27/2010* **Submitted By:** WAYNE PERRY, INC. (CONTRACTOR)
Type: CORRESPONDENCE **Submitted:**
Title: REQUEST FOR EXTENSION
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8741044044/T0603739146.PDF

Document Type: Site Documents **Size :**
Document Date: 7/26/2010 **Submitted By:** (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: UNKNOWN
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603739146&enforcement_id=6059430

Document Type: Site Documents **Size :** 5,943 KB
Document Date: 7/13/2010* **Submitted By:** WAYNE PERRY, INC. (CONTRACTOR)
Type: SITE CONCEPTUAL MODEL **Submitted:**
Title: 2Q2010-UPDATE TO SITE CONCEPTUAL MODEL
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1479676604/T0603739146.PDF

Document Type: Site Documents **Size :** 269 KB
Document Date: 4/30/2010* **Submitted By:** WAYNE PERRY, INC. (CONTRACTOR)
Type: OTHER WORKPLAN **Submitted:**
Title: REVISED WORK PLAN FOR CONFIRMATION BORINGS
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1110909879/T0603739146.PDF

Document Type: Site Documents **Size :**
Document Date: 4/15/2010 **Submitted By:** (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: WORKPLAN APPROVAL
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603739146&enforcement_id=6049041

Document Type: Site Documents **Size :** 6,055 KB
Document Date: 1/8/2010* **Submitted By:** WAYNE PERRY, INC. (CONTRACTOR)
Type: SITE CONCEPTUAL MODEL **Submitted:**
Title: 4Q09-UPDATE TO THE SITE CONCEPTUAL MODEL
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6758215665/T0603739146.PDF

Document Type: Site Documents **Size :** 263 KB
Document Date: 12/23/2009* **Submitted By:** WAYNE PERRY, INC. (CONTRACTOR)
Type: OTHER WORKPLAN **Submitted:**
Title: WORK PLAN FOR CONFIRMATION BORINGS
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4343911588/T0603739146.PDF

Document Type: Site Documents **Size :** 6,118 KB
Document Date: 10/15/2009* **Submitted By:** WAYNE PERRY, INC. (CONTRACTOR)
Type: SITE CONCEPTUAL MODEL **Submitted:**
Title: 3Q09-UPDATE TO THE SITE CONCEPTUAL MODEL
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4819017708/T0603739146.PDF

Document Type: Site Documents **Size :** 16,242 KB
Document Date: 7/13/2009* **Submitted By:** PINNACLE EMS (CONTRACTOR)

Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: HISTORICAL 2Q09 UPDATE TO SITE CONCEPTUAL MODEL REPORT IN 7/2009
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2266516566/T0603739146.PDF

Document Type: Site Documents **Size :**
Document Date: 6/15/2009 **Submitted By:** (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: UNKNOWN
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T0603739146&enforcement_id=6023961

Document Type: Site Documents **Size :** 6,981 KB
Document Date: 4/3/2009* **Submitted By:** WAYNE PERRY, INC. (CONTRACTOR)
Type: SITE CONCEPTUAL MODEL **Submitted:**
Title: 1Q09-UPDATE TO THE SITE CONCEPTUAL MODEL
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3420907139/T0603739146.PDF

Document Type: Site Documents **Size :** 7,098 KB
Document Date: 1/19/2009 **Submitted By:** WAYNE PERRY, INC. (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: REBOUND TEST REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5283214747/T0603739146.PDF

Document Type: Site Documents **Size :** 6,313 KB
Document Date: 1/6/2009 **Submitted By:** WAYNE PERRY, INC. (CONTRACTOR)
Type: SITE CONCEPTUAL MODEL **Submitted:**
Title: 4Q08-UPDATE TO THE SITE CONCEPTUAL MODEL
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4718392491/T0603739146.PDF

Document Type: Monitoring Reports **Size :** 7,375 KB
Document Date: 10/8/2008 **Submitted By:** WAYNE PERRY, INC. (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 3Q08-UPDATE TO THE SITE CONCEPTUAL MODEL
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2596913218/T0603739146.PDF

Document Type: Monitoring Reports **Size :** 8,509 KB
Document Date: 7/13/2008 **Submitted By:** WAYNE PERRY, INC. (CONTRACTOR)
Type: MONITORING REPORT - SEMI-ANNUALLY **Submitted:**
Title: 2Q08-UPDATE TO SITE CONCEPTUAL MODEL
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6966320216/T0603739146.PDF

Document Type: Monitoring Reports **Size :** 11,271 KB
Document Date: 4/15/2008 **Submitted By:** WAYNE PERRY, INC. (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 1ST QUARTER 2008-UPDATE TO SCM REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8496434092/T0603739146.PDF

Document Type: Site Documents **Size :** 842 KB
Document Date: 3/27/2008* **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: HISTORICAL DIRECTIVE TO TAKE CORRECTIVE ACTION CORRESPONDENCE IN 3/2008
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1776497900/T0603739146.PDF

Document Type: Site Documents **Size :** 267 KB
Document Date: 3/1/2008* **Submitted By:** WAYNE PERRY, INC. (CONTRACTOR)
Type: WORKPLANS - INVESTIGATION WP **Submitted:**
Title: WORK PLAN FOR SOIL VAPOR EXTRACTION REBOUND TEST
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8255436539/T0603739146.PDF

Document Type: Monitoring Reports **Size :** 2,699 KB
Document Date: 1/3/2008* **Submitted By:** WAYNE PERRY, INC. (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: UPDATE TO THE SCM - 4Q07
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6712267816/T0603739146.PDF

Document Type: Monitoring Reports **Size :** 3,314 KB
Document Date: 10/9/2007 **Submitted By:** WAYNE PERRY, INC. (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: UPDATE TO THE SCM - 3Q07
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1879134237/T0603739146.PDF

Document Type: Monitoring Reports **Size :** 4,393 KB
Document Date: 7/12/2007 **Submitted By:** WAYNE PERRY, INC. (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: QTRLY STATUS, GWM & PTT - 2Q07
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5087843179/T0603739146.PDF

Document Type: Monitoring Reports **Size :** 1,572 KB
Document Date: 4/12/2007 **Submitted By:** WAYNE PERRY, INC. (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: QUARTERLY STATUS & GWM - 1Q07
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1098790049/T0603739146.PDF

Document Type: Monitoring Reports **Size :** 1,840 KB
Document Date: 1/29/2007* **Submitted By:** WAYNE PERRY, INC. (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 4TH QTR 06-QUARTERLY STATUS AND GROUNDWATER MONITOIRNG REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6370633780/T0603739146.PDF

Document Type: Site Documents **Size :** 11,826 KB
Document Date: 10/16/2006 **Submitted By:** WGR SOUTHWEST (CONTRACTOR)
Type: REPORTS - OTHER **Submitted:**
Title: 3Q06 SCM UPDATE - 5160 OLYMPIC
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1090702652/T0603739146.PDF

Document Type: Site Documents **Size :** 9,626 KB
Document Date: 7/17/2006 **Submitted By:** WGR SOUTHWEST (CONTRACTOR)
Type: REPORTS - OTHER **Submitted:**
Title: SITE CONCEPTUAL MODEL UPDATE QTR 2 2006
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2577741324/T0603739146.PDF

Document Type: Site Documents **Size :** 12,020 KB
Document Date: 4/20/2006 **Submitted By:** WGR SOUTHWEST (CONTRACTOR)
Type: REPORTS - OTHER **Submitted:**
Title: SITE CONCEPTUAL MODEL UPDATE 1ST QTR 2006
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9585508584/T0603739146.PDF

Document Type: Site Documents **Size :** 4,187 KB
Document Date: 1/13/2006 **Submitted By:** WGR SOUTHWEST (CONTRACTOR)
Type: REPORTS - OTHER **Submitted:**
Title: 4TH QUARTER 2005 SCM
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5288421452/T0603739146.PDF

Document Type: Site Documents **Size :** 3,715 KB
Document Date: 10/13/2005 **Submitted By:** WGR SOUTHWEST (CONTRACTOR)
Type: REPORTS - OTHER **Submitted:**
Title: 3RD QTR 2005 SCM
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9974777042/T0603739146.PDF

Document Type: Site Documents **Size :** 3,197 KB
Document Date: 9/2/2005 **Submitted By:** WGR SOUTHWEST (CONTRACTOR)
Type: REPORTS - INVESTIGATION RPT. **Submitted:**
Title: SITE ASSESSMENT REPORT AUG 15, 2005
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5281888663/T0603739146.PDF

Document Type: Site Documents **Size :** 3,653 KB
Document Date: 7/29/2005 **Submitted By:** WGR SOUTHWEST (CONTRACTOR)
Type: REPORTS - OTHER **Submitted:**
Title: 2ND QTR 2005 SITE CONCEPTUAL MODEL - 5160 OLYMPIC, LOS ANGELES
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9492124259/T0603739146.PDF

Document Type: Monitoring Reports **Size :** 1,558 KB
Document Date: 7/29/2005 **Submitted By:** WGR SOUTHWEST (CONTRACTOR)
Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 2ND QTR 2005 GWMR - 5160 OLYMPIC, LOS ANGELES
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2396604239/T0603739146.PDF

Document Type: Monitoring Reports **Size :** 1,816 KB
Document Date: 6/20/2005 **Submitted By:** WGR SOUTHWEST (CONTRACTOR)

Type: MONITORING REPORT - QUARTERLY **Submitted:**
Title: 1ST QTR 2005 GWMR - 5160 OLYMPIC, LOS ANGELES
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7221662223/T0603739146.PDF

Document Type: Site Documents **Size :** 10,341 KB
Document Date: 4/15/2005* **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: HISTORICAL 1Q05 SITE CONCEPTUAL MODEL UPDATE REPORT IN 4/2005
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7466839730/T0603739146.PDF

Document Type: Site Documents **Size :** 4,604 KB
Document Date: 3/4/2005 **Submitted By:** WGR SOUTHWEST (CONTRACTOR)
Type: REPORTS - OTHER **Submitted:**
Title: 4TH QTR 2004 GWMR - 5160 OLYMPIC, LOS ANGELES
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5436933219/T0603739146.pdf

Document Type: Site Documents **Size :** 9,003 KB
Document Date: 1/14/2005* **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: HISTORICAL 4Q04 SITE CONCEPTUAL MODLE UPDATE REPORT IN 1/2005
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2003090918/T0603739146.PDF

Document Type: Site Documents **Size :** 211 KB
Document Date: 9/30/2004* **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: HISTORICAL TECHNICAL REPORT REVIEW CORRESPONDENCE IN 9/2004
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1460792243/T0603739146.PDF

Document Type: Site Documents **Size :** 2,024 KB
Document Date: 9/3/2004* **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: HISTORICAL 3Q04 GROUNDWATER MONITORING REPORT IN 9/2004
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8383484125/T0603739146.PDF

Document Type: Site Documents **Size :** 6,725 KB
Document Date: 7/26/2004* **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: HISTORICAL 2Q04 SITE CONCEPTUAL MODEL UPDATE REPORT IN 7/2004
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6627319574/T0603739146.PDF

Document Type: Site Documents **Size :** 1,963 KB
Document Date: 7/1/2004* **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: HISTORICAL 2Q04 GROUNDWATER MONITORING REPORT IN 7/2004
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3571618854/T0603739146.PDF

Document Type: Site Documents **Size :** 2,409 KB
Document Date: 4/15/2004* **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: HISTORICAL SITE CONCEPTUAL MODEL AND DETERMINATION OF PLUME TRAVEL TIME REPORT IN 4/2004
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1626214802/T0603739146.PDF

Document Type: Site Documents **Size :** 7,862 KB
Document Date: 3/26/2004* **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: HISTORICAL 1Q04 GROUNDWATER MONITORING REPORT IN 3/2004
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1245950520/T0603739146.PDF

Document Type: Site Documents **Size :** 1,218 KB
Document Date: 2/2/2004* **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: HISTORICAL SITE PROGRESS CORRESPONDENCE IN 2/2004
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4806070148/T0603739146.PDF

Document Type: Site Documents **Size :** 5,819 KB
Document Date: 12/31/2003* **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: HISTORICAL SITE ASSESSMENT AND GROUNDWATER MONITORING REPORT IN 12/2003

Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7461053669/T0603739146.PDF

Document Type: Site Documents | **Size :** 2,013 KB
Document Date: 12/23/2003* | **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT | **Submitted:**
Title: HISTORICAL INTERIM REMEDIAL ACTION PLAN IN 12/2003
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2472069799/T0603739146.PDF

Document Type: Site Documents | **Size :** 188 KB
Document Date: 10/30/2003* | **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT | **Submitted:**
Title: HISTORICAL WORKPLAN APPROVAL CORRESPONDENCE IN 10/2003
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7591589808/T0603739146.PDF

Document Type: Site Documents | **Size :** 881 KB
Document Date: 9/9/2003* | **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT | **Submitted:**
Title: HISTORICAL SITE ASSESSMENT AND REMEDIATION FEASIBILITY TEST WORKPLAN IN 9/2003
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/4498953461/T0603739146.PDF

Document Type: Site Documents | **Size :** 619 KB
Document Date: 8/11/2003* | **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT | **Submitted:**
Title: HISTORICAL REQUEST FOR ADDITIONAL INFORMATION IN 8/2003
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6095924079/T0603739146.PDF

Document Type: Site Documents | **Size :** 28 KB
Document Date: 7/10/2003* | **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT | **Submitted:**
Title: HISTORICAL SITE ASSESSMENT REPORT CORRESPONDENCE IN 7/2003
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6647534310/T0603739146.PDF

Document Type: Site Documents | **Size :** 11,599 KB
Document Date: 6/4/2003* | **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT | **Submitted:**
Title: HISTORICAL SITE ASSESSMENT REPORT IN 6/2003
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2946927011/T0603739146.PDF

Document Type: Site Documents | **Size :** 30 KB
Document Date: 1/23/2003* | **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT | **Submitted:**
Title: HISTORICAL REQUEST FOR REVIEW TANK REMOVAL REPORT CORRESPONDENCE IN 1/2003
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5051880121/T0603739146.PDF

Document Type: Site Documents | **Size :** 937 KB
Document Date: 12/5/2002* | **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT | **Submitted:**
Title: HISTORICAL TANK REMOVAL DISPOSAL DOCUMENTION IN 12/2002
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6689529657/T0603739146.PDF

Document Type: Site Documents | **Size :** 1,249 KB
Document Date: 12/4/2002* | **Submitted By:** PINNACLE EMS (CONTRACTOR)
Type: OTHER REPORT / DOCUMENT | **Submitted:**
Title: HISTORICAL TANK REMOVAL REPORT IN 12/2002
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6379193246/T0603739146.PDF

Document Type: Site Documents | **Size :** 3,466 KB
Document Date: 7/12/2002 | **Submitted By:** WAYNE PERRY, INC. (CONTRACTOR)
Type: TANK REMOVAL REPORT / UST SAMPLING REPORT | **Submitted:**
Title: TANK REMOVAL REPORT, JULY 12, 2002
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8364145934/T0603739146.PDF

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
74	1 of 2	NNE	0.40 / 2,101.77	211.66 / 17	LA BREA MOTORS 339 SOUTH LA BREA AVENUE LOS ANGELES CA 90036	ENVIROSTOR

Estor/EPA ID: 60001395 | **Permit Renewal Lead:**

Site Code:	301517	**Project Manager:**	
Nat Priority List:	NO	**Supervisor:**	JAVIER HINOJOSA
Acres:	0.37 ACRES	**Public Partici Spclst:**	
Special Program:	VOLUNTARY CLEANUP PROGRAM	**Census Tract:**	6037215102
Funding:	SITE PROPONENT	**County:**	LOS ANGELES
Assembly District:	50	**Latitude:**	34.067754
Senate District:	26	**Longitude:**	-118.344046
School District:			

APN: 5508-001-008, 5508-001-009, 5508-001-010
Cleanup Status: NO FURTHER ACTION AS OF 2/14/2012
Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
Site Type: VOLUNTARY CLEANUP
Office: CLEANUP CHATSWORTH
Past Use that Caused Contam: VEHICLE MAINTENANCE
Potential Media Affected: OTHER GROUNDWATER AFFECTED (USES OTHER THAN DRINKING WATER)
Potential Contamin of Concern:

TETRACHLOROETHYLENE (PCE), TRICHLOROETHYLENE (TCE)

Site History:

The Property has been used as automobile sales and service since the 1930's. Chrysler Realty (Realty) leased the property around 1963 and later pruchased the property in the late 1970's or early 1980's. In 1987 a waste oil underground storage tank (UST) was removed and an assessment of the soil and groundwater was completed. In April of 1987 documentation of the removal and evidence of a release was sent to the Los Angeles City Fire Department. Groundwater was found to be impacted with chlorinated solvents. A 1990 Phase II Investigation documents the installation of additional monitoring wells (3-5) and results of groundwater sampling.
Realty is currently in the process of selling the property and the prospective purchaser's consultant, completed a soil vapor investigation and groundwater sampling as part of their due diligence. Data from the groundwater sampling indicates that chlorinated solvents are present in the groundwater beneath the property. According to previous reports and the 2010 investigation groundwater gradient is to the southwest and higher detections of chlorinated solvents included tetrachloroethene (PC E), tirchloroethene (TCE), 1,1, dichloroethane (DCA) and 1,1 dichloroethene (DCE) in the upgradient well, indicate that a chlorinated solvent plum is migrating on to the property from an upgradient source.

Status: NO FURTHER ACTION
Program Type: VOLUNTARY CLEANUP
CalEnviroScreen Score: 31-35%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60001395

Completed Activities

Title: PEA Equivalent Documents
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001395&doc_id=60260964
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Report
Date Completed: 3/30/2011
Comments: DTSC issued letter requesting Risk Assessment.

Title: VCA for Preliminary Endangerment Assessment Equivalent Documents
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001395&enforcement_id=60260963
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Voluntary Cleanup Agreement
Date Completed: 1/11/2011
Comments: VCA executed

Title: VCA End Letter
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001395&doc_id=60269047
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Voluntary Cleanup Agreement Termination Notification
Date Completed: 6/16/2011

Comments: Sent letter

Title: No Further Action Letter
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001395&enforcement_id=60269046
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: No Further Action Letter
Date Completed: 6/10/2011
Comments: Issued NFA Letter

Title: Risk Assessment for Residential and Commercial Reuse for VOCs-Imapcted Soil Gas & Groundwater
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001395&doc_id=60266450
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Risk Assessment Report
Date Completed: 6/10/2011
Comments: Response to DTSC comments on Risk Assessment considered acceptable. DTSC issued NFA letter.

74	2 of 2	NNE	0.40 / 2,101.77	211.66 / 17	LA BREA MOTORS 339 SOUTH LA BREA AVENUE LOS ANGELES CA 90036	VCP

Estor/EPA ID: 60001395
Site Code: 301517
Nat Priority List: NO
Acres: 0.37 ACRES
Special Program: VOLUNTARY CLEANUP PROGRAM
Funding: SITE PROPONENT
Assembly District: 50
Senate District: 26
School District:
Permit Renewal Lead:
Project Manager:
Supervisor: JAVIER HINOJOSA
Public Partici Spclst:
Census Tract: 6037215102
County: LOS ANGELES
Latitude: 34.067754
Longitude: -118.344046
APN: 5508-001-008, 5508-001-009, 5508-001-010
Cleanup Status: NO FURTHER ACTION AS OF 2/14/2012
Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
Site Type: VOLUNTARY CLEANUP
Office: CLEANUP CHATSWORTH
Past Use that Caused Contam: VEHICLE MAINTENANCE
Potential Media Affected: OTHER GROUNDWATER AFFECTED (USES OTHER THAN DRINKING WATER)
Potential Contamin of Concern:

TETRACHLOROETHYLENE (PCE), TRICHLOROETHYLENE (TCE)

Site History:

The Property has been used as automobile sales and service since the 1930's. Chrysler Realty (Realty) leased the property around 1963 and later pruchased the property in the late 1970's or early 1980's. In 1987 a waste oil underground storage tank (UST) was removed and an assessment of the soil and groundwater was completed. In April of 1987 documentation of the removal and evidence of a release was sent to the Los Angeles City Fire Department. Groundwater was found to be impacted with chlorinated solvents. A 1990 Phase II Investigation documents the installation of additional monitoring wells (3-5) and results of groundwater sampling.
Realty is currently in the process of selling the property and the prospective purchaser's consultant, completed a soil vapor investigation and groundwater sampling as part of their due diligence. Data from the groundwater sampling indicates that chlorinated solvents are present in the groundwater beneath the property. According to previous reports and the 2010 investigation groundwater gradient is to the southwest and higher detections of chlorinated solvents included tetrachloroethene (PC E), tirchloroethene (TCE), 1,1, dichloroethane (DCA) and 1,1 dichloroethene (DCE) in the upgradient well, indicate that a chlorinated solvent plum is migrating on to the property from an upgradient source.

Status: NO FURTHER ACTION
Program Type: VOLUNTARY CLEANUP
CalEnviroScreen Score: 31-35%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60001395

Completed Activities

Title: PEA Equivalent Documents

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

Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001395&doc_id=60260964
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Report
Date Completed: 3/30/2011
Comments: DTSC issued letter requesting Risk Assessment.

Title: No Further Action Letter
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001395&enforcement_id=60269046
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: No Further Action Letter
Date Completed: 6/10/2011
Comments: Issued NFA Letter

Title: Risk Assessment for Residential and Commercial Reuse for VOCs-Imapcted Soil Gas & Groundwater
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001395&doc_id=60266450
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Risk Assessment Report
Date Completed: 6/10/2011
Comments: Response to DTSC comments on Risk Assessment considered acceptable. DTSC issued NFA letter.

Title: VCA for Preliminary Endangerment Assessment Equivalent Documents
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001395&enforcement_id=60260963
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Voluntary Cleanup Agreement
Date Completed: 1/11/2011
Comments: VCA executed

Title: VCA End Letter
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001395&doc_id=60269047
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Voluntary Cleanup Agreement Termination Notification
Date Completed: 6/16/2011
Comments: Sent letter

75	***1 of 1***	***NNE***	***0.42 / 2,195.15***	***212.67 / 18***	***LA BREA DODGE 339 LA BREA AVE S PARK LA BREA CA 90036***	***LUST***

Global ID: T0603700884
Status: COMPLETED - CASE CLOSED
Status Date: 1996-07-18 00:00:00
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download
County: LOS ANGELES
Latitude: 34.0680372
Longitude: -118.3441632

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 900360034
Local Case No:
Begin Date: 1988-01-31 00:00:00
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Local Agency: LOS ANGELES, CITY OF
Potential COC: * Solvents
How Discovered:
Stop Method:
Stop Description:
Case Worker: YR

CUF Case: NO
File Location:
Potential Media of Concern: Aquifer used for drinking water supply
How Discovered Description:
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
DWR GW Subbasin Name: Coastal Plain Of Los Angeles - Central (4-011.04)
Disadvantaged Community:
Site History:

Regulatory Activity

Action Type: Other
Date : 1988-01-31 00:00:00
Action: Leak Reported

Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
City: LOS ANGELES
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
Email: eloy.luna@lacity.org
Phone No:

Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
City: Los Angeles
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
Email: yrong@waterboards.ca.gov
Phone No:

Status History

Status: Completed - Case Closed
Status Date: 1996-07-18 00:00:00

Status: Open - Site Assessment
Status Date: 1988-04-06 00:00:00

Status: Open - Case Begin Date
Status Date: 1988-01-31 00:00:00

LUST Cleanup Sites from GeoTracker Search - Regulatory Profile(as of Apr 9, 2019)

Site Facility Name: LA BREA DODGE
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
Potential COC: SOLVENTS
WDR Place Type:
WDR File:
WDR Order:
File Location:
Address: 339 LA BREA AVE S
City: PARK LA BREA
Zip: 90036
County: LOS ANGELES
CUF Claim:
CUF Priority Assig:
CUF Amount Paid:
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: http://geotracker.waterboards.ca.gov/profile_report?global_id=T0603700884
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 7/18/1996
Cleanup History Link: http://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603700884&tabname=regulatoryhistory
Potential Media of Concern: AQUIFER USED FOR DRINKING WATER SUPPLY
User Defined Beneficial Use:
DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04)
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 900360034
CASEWORKER: YUE RONG
LOS ANGELES, CITY OF
CASEWORKER: ELOY LUNA
Site History:

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

No site history available

LUST Cleanup Sites from GeoTracker Search - Cleanup Status History(as of Apr 9, 2019)

Status: Completed - Case Closed
Date : 7/18/1996

Status: Open - Site Assessment
Date : 4/6/1988

Status: Open - Case Begin Date
Date : 1/31/1988

LUST Cleanup Sites from GeoTracker Search - Regulatory Activities(as of Apr 9, 2019)

Action Type: Leak Action
Action Date: 1/31/1988
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

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76 | ***1 of 1*** | ***W*** | ***0.42 / 2,209.34*** | ***191.15 / -4*** | ***MUSEUM SQUARE 5757 WILSHIRE BLVD PARK LA BREA CA 90036*** | ***LUST***

Global ID: T0603700895
Status: COMPLETED - CASE CLOSED
Status Date: 1996-05-21 00:00:00
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download
County: LOS ANGELES
Latitude: 34.0621903
Longitude: -118.3540344

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 900360143
Local Case No:
Begin Date: 1995-11-14 00:00:00
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Local Agency: LOS ANGELES, CITY OF
CUF Case: NO
Potential Media of Concern: Aquifer used for drinking water supply
How Discovered Description:
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
DWR GW Subbasin Name: Coastal Plain Of Los Angeles - Central (4-011.04)
Disadvantaged Community:
Site History:
Potential COC: Diesel
How Discovered: Tank Closure
Stop Method:
Stop Description:
Case Worker: YR
File Location:

Regulatory Activity

Action Type: Other
Date : 1995-11-14 00:00:00
Action: Leak Reported

Action Type: Other
Date : 1995-11-14 00:00:00
Action: Leak Discovery

Action Type: Other
Date : 1995-11-14 00:00:00

Action: Leak Stopped

Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
City: LOS ANGELES
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
Email: eloy.luna@lacity.org
Phone No:

Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
City: Los Angeles
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
Email: yrong@waterboards.ca.gov
Phone No:

Status History

Status: Completed - Case Closed
Status Date: 1996-05-21 00:00:00

Status: Open - Site Assessment
Status Date: 1996-03-26 00:00:00

Status: Open - Site Assessment
Status Date: 1996-02-01 00:00:00

Status: Open - Case Begin Date
Status Date: 1995-11-14 00:00:00

LUST Cleanup Sites from GeoTracker Search - Regulatory Profile(as of Apr 9, 2019)

Site Facility Name: MUSEUM SQUARE
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
Potential COC: DIESEL
WDR Place Type:
WDR File:
WDR Order:
File Location:
Address: 5757 WILSHIRE BLVD
City: PARK LA BREA
Zip: 90036
County: LOS ANGELES
CUF Claim:
CUF Priority Assig:
CUF Amount Paid:
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: http://geotracker.waterboards.ca.gov/profile_report?global_id=T0603700895
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 5/21/1996
Cleanup History Link: http://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603700895&tabname=regulatoryhistory
Potential Media of Concern: AQUIFER USED FOR DRINKING WATER SUPPLY
User Defined Beneficial Use:
DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04)
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 900360143
CASEWORKER: YUE RONG
LOS ANGELES, CITY OF
CASEWORKER: ELOY LUNA
Site History:

No site history available

LUST Cleanup Sites from GeoTracker Search - Cleanup Status History(as of Apr 9, 2019)

Status: Completed - Case Closed
Date : 5/21/1996

Status: Open - Site Assessment

Date : 3/26/1996

Status: Open - Site Assessment
Date : 2/1/1996

Status: Open - Case Begin Date
Date : 11/14/1995

LUST Cleanup Sites from GeoTracker Search - Regulatory Activities(as of Apr 9, 2019)

Action Type: Leak Action
Action Date: 11/14/1995
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 11/14/1995
Received Issue Date:
Action: Leak Stopped
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 11/14/1995
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

77	1 of 1	NE	0.43 / 2,281.08	218.78 / 24	GREG COHEN-JESS HANSCOM 429 SOUTH CITRUS AVE LOS ANGELES CA 90036	RCRA TSD

EPA Handler ID: CAC003018041
Gen Status Universe: No Report
Contact Name: GREG COHEN- JESS HANSCOM
Contact Address: 429 SOUTH CITRUS AVE , , LOS ANGELES , CA, 90036 ,
Contact Phone No and Ext: 323-627-5755
Contact Email: ANAB@PWSEI.COM
Contact Country:
Land Type:
County Name: LOS ANGELES
EPA Region: 09
Receive Date: 20190604

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Smelting, Melting and Refining: No
Underground Injection Control: No
Commercial TSD: No

Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20190604
Handler Name:	GREG COHEN-JESS HANSCOM
Generator Status Universe:	No Report
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	429 SOUTH CITRUS AVE
Name:	GREG COHEN-JESS HANSCOM	**Street 2:**	
Date Became Current:		**City:**	LOS ANGELES
Date Ended Current:		**State:**	CA
Phone:	323-627-5755	**Country:**	
Source Type:	Implementer	**Zip Code:**	90036

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	429 SOUTH CITRUS AVE
Name:	GREG COHEN- JESS HANSCOM	**Street 2:**	
Date Became Current:		**City:**	LOS ANGELES
Date Ended Current:		**State:**	CA
Phone:	323-627-5755	**Country:**	
Source Type:	Implementer	**Zip Code:**	90036

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
78	1 of 1	NNE	0.45 / 2,351.58	214.03 / 19	HOROWITZ PROPERTY 303 LA BREA S. LOS ANGELES CA 90036	LUST

Global ID:	T10000001949	**County:**	LOS ANGELES
Status:	COMPLETED - CASE CLOSED	**Latitude:**	34.0686182807563
Status Date:	2011-12-23 00:00:00	**Longitude:**	-118.344313502312
Case Type:	LUST CLEANUP SITE		
Date Source:	LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:	900360307	**Potential COC:**	Gasoline
Local Case No:	37096	**How Discovered:**	Other Means
Begin Date:	2010-04-02 00:00:00	**Stop Method:**	Close and Remove Tank
Lead Agency:	LOS ANGELES RWQCB (REGION 4)	**Stop Description:**	
Local Agency:	LOS ANGELES, CITY OF	**Case Worker:**	JH
CUF Case:	NO	**File Location:**	
Potential Media of Concern:	Aquifer used for drinking water supply		
How Discovered Description:	SUBSURFACE INVESTIGATION		
Calwater Watershed Name:	Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)		
DWR GW Subbasin Name:	Coastal Plain Of Los Angeles - Central (4-011.04)		
Disadvantaged Community:			
Site History:			

Regulatory Activity

Action Type:	ENFORCEMENT

Date : 2011-12-23 00:00:00
Action: Closure/No Further Action Letter

Action Type: ENFORCEMENT
Date : 2011-12-12 00:00:00
Action: Notification - Preclosure

Action Type: RESPONSE
Date : 2011-11-15 00:00:00
Action: Request for Closure

Action Type: REMEDIATION
Date : 2011-09-01 00:00:00
Action: Excavation

Action Type: RESPONSE
Date : 2010-12-15 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date : 2010-12-15 00:00:00
Action: Final Remedial Action Report / Corrective Action Report

Action Type: ENFORCEMENT
Date : 2010-09-03 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2010-08-15 00:00:00
Action: Soil and Water Investigation Workplan

Action Type: ENFORCEMENT
Date : 2010-06-15 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date : 2010-06-15 00:00:00
Action: Other Report / Document

Action Type: ENFORCEMENT
Date : 2010-05-04 00:00:00
Action: Staff Letter

Action Type: Other
Date : 1994-12-01 00:00:00
Action: Leak Discovery

Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
City: LOS ANGELES
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
Email: eloy.luna@lacity.org
Phone No:

Contact Type: Regional Board Caseworker
Contact Name: JAY HUANG
City: LOS ANGELES
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 WEST 4TH STREET, SUITE 200
Email: jhuang@waterboards.ca.gov
Phone No: 2135766711

Status History

Status: Completed - Case Closed
Status Date: 2011-12-23 00:00:00

Status: Open - Remediation
Status Date: 2010-09-03 00:00:00

Status: Open - Site Assessment
Status Date: 2010-06-15 00:00:00

Status: Open - Referred
Status Date: 2010-04-02 00:00:00

Status: Open - Case Begin Date
Status Date: 2010-04-02 00:00:00

LUST Cleanup Sites from GeoTracker Search - Regulatory Profile(as of Apr 9, 2019)

Site Facility Name: HOROWITZ PROPERTY
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
Potential COC: GASOLINE
WDR Place Type:
WDR File:
WDR Order:
File Location:
Address: 303 LA BREA S.
City: LOS ANGELES
Zip: 90036
County: LOS ANGELES
CUF Claim:
CUF Priority Assig:
CUF Amount Paid:
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000001949
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 12/23/2011
Cleanup History Link: http://geotracker.waterboards.ca.gov/profile_report_include?global_id=T10000001949&tabname=regulatoryhistory
Potential Media of Concern: AQUIFER USED FOR DRINKING WATER SUPPLY
User Defined Beneficial Use:
DWR GW Sub Basin: Coastal Plain Of Los Angeles - Central (4-011.04)
Calwater Watershed Name: Santa Monica Bay - Interior Santa Monica Bay - Wilshire (404.63)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 900360307
CASEWORKER: JAY HUANG
LOS ANGELES, CITY OF - CASE #: 37096
CASEWORKER: ELOY LUNA
Site History:

No site history available

LUST Cleanup Sites from GeoTracker Search - Cleanup Status History(as of Apr 9, 2019)

Status: Completed - Case Closed
Date : 12/23/2011

Status: Open - Remediation
Date : 9/3/2010

Status: Open - Site Assessment
Date : 6/15/2010

Status: Open - Case Begin Date
Date : 4/2/2010

Status: Open - Referred
Date : 4/2/2010

LUST Cleanup Sites from GeoTracker Search - Cleanup Action(as of Apr 9, 2019)

Action Type: EXCAVATION
Phase: Soil
Contaminant Mass Removed:
Description:
Begin Date: 9/1/2011
End Date: 10/31/2011

LUST Cleanup Sites from GeoTracker Search - Regulatory Activities(as of Apr 9, 2019)

Action Type: Other Regulatory Actions
Action Date: 12/23/2011
Received Issue Date: 12/23/2011
Action: Closure/No Further Action Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000001949&enforcement_id=6136523&temptable=ENFORCEMENT
Title Description Comments:

Action Type: Notices
Action Date: 12/12/2011
Received Issue Date: 12/12/2011
Action: Notification - Preclosure
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000001949&enforcement_id=6106169&temptable=ENFORCEMENT
Title Description Comments:

Action Type: Response Requested - Other
Action Date: 11/15/2011
Received Issue Date: 11/15/2011
Action: Request for Closure
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: *12/15/2010
Received Issue Date: 12/1/2011
Action: Final Remedial Action Report / Corrective Action Report
Doc Link:
Title Description Comments:

Action Type: Response Requested - Reports
Action Date: 12/15/2010
Received Issue Date: 5/20/2011
Action: Soil and Water Investigation Report
Doc Link:
Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 9/3/2010
Received Issue Date: 9/3/2010
Action: Staff Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000001949&enforcement_id=6063323&temptable=ENFORCEMENT
Title Description Comments:

Soil and GW Investigation, Remedial Action Plan

Action Type: Response Requested - Workplans
Action Date: 8/15/2010
Received Issue Date: 8/15/2010
Action: Soil and Water Investigation Workplan
Doc Link:
Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 6/15/2010
Received Issue Date: 6/15/2010
Action: Staff Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000001949&enforcement_id=6053827&temptable=ENFORCEMENT
Title Description Comments:

RAP approval

Action Type: Response Requested - Other
Action Date: 6/15/2010
Received Issue Date: 5/25/2010
Action: Other Report / Document
Doc Link:
Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 5/4/2010
Received Issue Date: 5/4/2010
Action: Staff Letter
Doc Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000001949&enforcement_id=6050650&temptable=ENFORCEMENT
Title Description Comments:

additional information request

Action Type: Cleanup Action
Action Date: 9/1/2011
Received Issue Date:
Action: Excavation
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 12/1/1994
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Action Type: Enforcement - Other
Action Date:
Received Issue Date:
Action: Unknown
Doc Link:
Title Description Comments:

LUST Cleanup Sites from GeoTracker Search - Documents(as of Apr 9, 2019)

Document Type: Site Documents
Document Date: 7/31/2012*
Type: WELL DESTRUCTION REPORT
Title: 2012/07 WELL DECOMMISSIONING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8869613587/T10000001949.PDF
Size : 4,648 KB
Submitted By: RODOLFO NADRES (AUTH_RP)
Submitted:

Document Type: Site Documents
Document Date: 12/23/2011
Type: CLOSURE/NO FURTHER ACTION LETTER
Title: UNKNOWN
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000001949&enforcement_id=6136523
Size :
Submitted By: MARIA BAMBICO (REGULATOR)
Submitted:

Document Type: Site Documents
Document Date: 12/12/2011
Type: NOTIFICATION - PRECLOSURE
Title: UNKNOWN
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000001949&enforcement_id=6106169
Size :
Submitted By: JIANMIN HUANG (REGULATOR)
Submitted:

Document Type: Monitoring Reports
Document Date: 11/21/2011
Type: MONITORING REPORT - SEMI-ANNUALLY
Size : 6,626 KB
Submitted By: RODOLFO NADRES (AUTH_RP)
Submitted:

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

Title: 2ND SEMI-ANNUAL 2011 GROUNDWATER MONITORING REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2249842345/T10000001949.PDF

Document Type: Site Documents **Size :** 19,129 KB
Document Date: 11/10/2011 **Submitted By:** RODOLFO NADRES (AUTH_RP)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: REMEDIAL EXCAVATION REPORT AND CLOSURE REQUEST (APPENDIX G - PART 2 OF 2)
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5882264137/T10000001949.PDF

Document Type: Site Documents **Size :** 27,775 KB
Document Date: 11/10/2011 **Submitted By:** RODOLFO NADRES (AUTH_RP)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: REMEDIAL EXCAVATION REPORT AND CLOSURE REQUEST (APPENDICES A-F)
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8846592724/T10000001949.PDF

Document Type: Site Documents **Size :** 2,032 KB
Document Date: 11/10/2011 **Submitted By:** RODOLFO NADRES (AUTH_RP)
Type: REQUEST FOR CLOSURE **Submitted:**
Title: REMEDIAL EXCAVATION REPORT AND CLOSURE REQUEST
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9705748796/T10000001949.PDF

Document Type: Site Documents **Size :** 2,920 KB
Document Date: 11/10/2011 **Submitted By:** RODOLFO NADRES (AUTH_RP)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: REMEDIAL EXCAVATION REPORT AND CLOSURE REQUEST (APPENDICES H-I)
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7808713555/T10000001949.PDF

Document Type: Site Documents **Size :** 28,337 KB
Document Date: 11/10/2011 **Submitted By:** RODOLFO NADRES (AUTH_RP)
Type: OTHER REPORT / DOCUMENT **Submitted:**
Title: REMEDIAL EXCAVATION REPORT AND CLOSURE REQUEST (APPENDIX G - PART 1 OF 2)
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3927551209/T10000001949.PDF

Document Type: Site Documents **Size :** 14,661 KB
Document Date: 4/15/2011 **Submitted By:** RODOLFO NADRES (AUTH_RP)
Type: WELL INSTALLATION REPORT **Submitted:**
Title: 04/2011 MONITORING WELL INSTALLATION REPORT
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1892987847/T10000001949.PDF

Document Type: Site Documents **Size :**
Document Date: 9/3/2010 **Submitted By:** JESSICA PAO (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: SOIL AND GW INVESTIGATION, REMEDIAL ACTION PLAN
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000001949&enforcement_id=6063323

Document Type: Site Documents **Size :** 2,922 KB
Document Date: 8/9/2010 **Submitted By:** RODOLFO NADRES (AUTH_RP)
Type: WELL INSTALLATION WORKPLAN **Submitted:**
Title: 2010/08 WORKPLAN FOR MONITORING WELL INSTALLATION
Title Link: http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1285718560/T10000001949.PDF

Document Type: Site Documents **Size :**
Document Date: 6/15/2010 **Submitted By:** JIANMIN HUANG (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: RAP APPROVAL
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000001949&enforcement_id=6053827

Document Type: Site Documents **Size :**
Document Date: 5/4/2010 **Submitted By:** JIANMIN HUANG (REGULATOR)
Type: STAFF LETTER **Submitted:**
Title: ADDITIONAL INFORMATION REQUEST
Title Link: http://geotracker.waterboards.ca.gov/view_documents?global_id=T10000001949&enforcement_id=6050650

79	1 of 1	W	0.47 / 2,467.32	188.65 / -6	VACANT MARIE CALANDER 5753 WILSHIRE BLVD. LOS ANGELES CA 90036	RCRA TSD

EPA Handler ID: CAC003010722

Gen Status Universe:	No Report
Contact Name:	HELEN CHONG
Contact Address:	5757 WILSHIRE BLVD. , , LOS ANGELES , CA, 90036 ,
Contact Phone No and Ext:	323-549-6713
Contact Email:	MELISSA@NHCONTRACTING.COM
Contact Country:	
Land Type:	
County Name:	LOS ANGELES
EPA Region:	09
Receive Date:	20190417

Violation/Evaluation Summary

Note:	NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	Yes
Transfer Facility:	No
Onsite Burner Exemption:	No
Smelting, Melting and Refining:	No
Underground Injection Control:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20190417
Handler Name:	VACANT MARIE CALANDER
Generator Status Universe:	No Report
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	5757 WILSHIRE BLVD.
Name:	HELEN CHONG	**Street 2:**	
Date Became Current:		**City:**	LOS ANGELES
Date Ended Current:		**State:**	CA
Phone:	323-549-6713	**Country:**	
Source Type:	Implementer	**Zip Code:**	90036
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	5757 WILSHIRE BLVD.
Name:	SAG-AFTRA AN	**Street 2:**	
Date Became Current:		**City:**	LOS ANGELES
Date Ended Current:		**State:**	CA
Phone:	323-549-6713	**Country:**	
Source Type:	Implementer	**Zip Code:**	90036

80	1 of 1	N	0.47 / 2,470.95	212.50 / 18	3RD STREET CLEANERS 5774 W 3RD ST LOS ANGELES CA 90036	DELISTED HAZ

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

Siteid: 87357
Latitude: 34.068695
Longitude: -118.345985
Original Source: CHAZ
Record Date: 04-JAN-2018

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
81	1 of 1	W	0.48 / 2,533.75	187.37 / -7	5757 WILSHIRE LLC 5757 WILSHIRE BLVD. LOS ANGELES CA 90036	RCRA TSD

EPA Handler ID: CAC003007345
Gen Status Universe: No Report
Contact Name: HELEN CHONG
Contact Address: 5757 WILSHIRE BLVD. , SUITE 380 , LOS ANGELES , CA, 90036 ,
Contact Phone No and Ext: 323-857-0000
Contact Email: HCHONG@SAGAFTRAPLAZA.COM
Contact Country:
Land Type:
County Name: LOS ANGELES
EPA Region: 09
Receive Date: 20190326

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Smelting, Melting and Refining: No
Underground Injection Control: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20190326
Handler Name: 5757 WILSHIRE LLC
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Other
Name: HELEN CHONG
Date Became Current:
Date Ended Current:
Phone: 323-857-0000
Source Type: Implementer
Street No:
Street 1: 5757 WILSHIRE BLVD.
Street 2: SUITE 380
City: LOS ANGELES
State: CA
Country:
Zip Code: 90036

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

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	5757 WILSHIRE BLVD.
Name:	5757 WILSHIRE LLC	**Street 2:**	SUITE 380
Date Became Current:		**City:**	LOS ANGELES
Date Ended Current:		**State:**	CA
Phone:	323-857-0000	**Country:**	
Source Type:	Implementer	**Zip Code:**	90036

82	1 of 1	N	0.49 / 2,582.90	211.85 / 17	CITY OF LA GENERAL SERVICES 5821 W 3RD ST LOS ANGELES CA 90036-0000	RCRA TSD

EPA Handler ID:	CAD981962475
Gen Status Universe:	No Report
Contact Name:	EMMANUEL AMESI
Contact Address:	111 E FIRST STREET, ROOM 600 , , LOS ANGELES , CA, 90012 ,
Contact Phone No and Ext:	213-978-3798
Contact Email:	EMMANUEL.AMESI@LACITY.ORG
Contact Country:	
Land Type:	
County Name:	LOS ANGELES
EPA Region:	09
Receive Date:	19870703

Violation/Evaluation Summary

Note:	NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	Yes
Transfer Facility:	No
Onsite Burner Exemption:	No
Smelting, Melting and Refining:	No
Underground Injection Control:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	19870309
Handler Name:	LA FIRE STATION 61
Generator Status Universe:	No Report
Source Type:	Notification

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	19870703
Handler Name:	CITY OF LA GENERAL SERVICES
Generator Status Universe:	No Report
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Municipal	***Street 1:***	NOT REQUIRED
Name:	CITY OF LA	***Street 2:***	
Date Became Current:		***City:***	NOT REQUIRED
Date Ended Current:		***State:***	ME
Phone:	415-555-1212	***Country:***	
Source Type:	Notification	***Zip Code:***	99999

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	111 E FIRST STREET, ROOM 600
Name:	EMMANUEL AMESI	***Street 2:***	
Date Became Current:		***City:***	LOS ANGELES
Date Ended Current:		***State:***	CA
Phone:	213-978-3798	***Country:***	
Source Type:	Implementer	***Zip Code:***	90012

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Municipal	***Street 1:***	NOT REQUIRED
Name:	NOT REQUIRED	***Street 2:***	
Date Became Current:		***City:***	NOT REQUIRED
Date Ended Current:		***State:***	ME
Phone:	415-555-1212	***Country:***	
Source Type:	Notification	***Zip Code:***	99999

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	111 E 1ST ST RM 600
Name:	CITY OF LA DEPT OF GENERAL SVS	***Street 2:***	
Date Became Current:		***City:***	LOS ANGELES
Date Ended Current:		***State:***	CA
Phone:	213-978-3798	***Country:***	
Source Type:	Implementer	***Zip Code:***	90012-3678

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
83	*1 of 1*	*S*	*0.50 / 2,619.85*	*160.89 / -34*	***CHAELE COOPER*** ***1105 S. SYCAMORE AVE*** ***LOS ANGELES CA 90019***	***RCRA TSD***

EPA Handler ID:	CAC003009697
Gen Status Universe:	No Report
Contact Name:	CHAELE COOPER
Contact Address:	1105 S. SYCAMORE AVE , , LOS ANGELES , CA, 90019 ,
Contact Phone No and Ext:	415-218-6256
Contact Email:	KEVIN@NIELSENENVIRO.COM
Contact Country:	
Land Type:	
County Name:	LOS ANGELES
EPA Region:	09
Receive Date:	20190410

Violation/Evaluation Summary

Note:	NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	Yes
Transfer Facility:	No
Onsite Burner Exemption:	No
Smelting, Melting and Refining:	No
Underground Injection Control:	No

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

Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20190410
Handler Name: CHAELE COOPER
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: CHAELE COOPER
Date Became Current:
Date Ended Current:
Phone: 415-218-6256
Source Type: Implementer
Street No:
Street 1: 1105 S. SYCAMORE AVE
Street 2:
City: LOS ANGELES
State: CA
Country:
Zip Code: 90019

Owner/Operator Ind: Current Operator
Type: Other
Name: CHAELE COOPER
Date Became Current:
Date Ended Current:
Phone: 415-218-6256
Source Type: Implementer
Street No:
Street 1: 1105 S. SYCAMORE AVE
Street 2:
City: LOS ANGELES
State: CA
Country:
Zip Code: 90019

84	1 of 1	ENE	0.52 / 2,725.70	212.86 / 18	BURROUGHS MIDDLE SCHOOL COMPREHENSIVE MODERNIZATION PROJECT 600 SOUTH MCCADDEN PLACE LOS ANGELES CA 90005	ENVIROSTOR

Estor/EPA ID: 60002631
Site Code: 301822
Nat Priority List: NO
Acres: 10.23 ACRES
Special Program: VOLUNTARY CLEANUP PROGRAM
Funding: SITE PROPONENT
Assembly District: , 50
Senate District: , 26
School District:
Permit Renewal Lead:
Project Manager: ASLAM SHAREEF
Supervisor: SHAHIR HADDAD
Public Partici Spclst:
Census Tract: 6037211000
County: LOS ANGELES
Latitude: 34.0640422981947
Longitude: -118.336882507935
APN: NONE SPECIFIED
Cleanup Status: ACTIVE AS OF 3/27/2018
Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
Site Type: VOLUNTARY CLEANUP
Office: SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH
Past Use that Caused Contam: NONE SPECIFIED
Potential Media Affected: NONE SPECIFIED
Potential Contamin of Concern:

NONE SPECIFIED

Site History:

The property is owned and operated by the Los Angeles Unified School District (LAUSD). The property is approximately 10.23 acres and bounded to the north by residential properties across West 6th Street, to the east by residential properties and a commercial building, to the south by residential properties, Wilshire Private School, and commercial buildings across Wilshire Boulevard, and to the west by residential properties across South

McCadden Place.

Status: ACTIVE
Program Type: VOLUNTARY CLEANUP
CalEnviroScreen Score: 26-30%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60002631

Future Activities

Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Supplemental Site Investigation Report
Due Date: 2027

Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Design/Implementation Workplan
Due Date: 2026

Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Design/Implementation Workplan
Due Date: 2027

Completed Activities

Title: Consultative Service/Reimbursement Agreement
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002631&enforcement_id=60442767
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Reimbursement Agreement
Date Completed: 4/18/2018
Comments: Contract #17-T4462 was executed on 4/18/2018. The advance deposit of $17,386.00 is due by May 18, 2018. Advance received on 5/1/2018.

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85 | ***1 of 2*** | ***NE*** | ***0.80 / 4,223.85*** | ***229.80 / 35*** | ***THIRD STREET ELEMENTARY SCHOOL***
201 SOUTH JUNE STREET
LOS ANGELES CA 90004 | ***ENVIROSTOR***

Estor/EPA ID: 19820044
Site Code: 300797
Nat Priority List: NO
Acres: 4.6 ACRES
Special Program:
Funding: SCHOOL DISTRICT
Assembly District: 50
Senate District: 26
School District: LOS ANGELES UNIFIED SCHOOL DISTRICT
APN: 5513030900
Cleanup Status: NO FURTHER ACTION AS OF 6/29/2007
Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
Site Type: SCHOOL
Office: SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH
Past Use that Caused Contam: EDUCATIONAL SERVICES
Potential Media Affected: SOIL, SOIL VAPOR
Potential Contamin of Concern:
Permit Renewal Lead:
Project Manager:
Supervisor: JAVIER HINOJOSA
Public Partici Spclst:
Census Tract: 6037214100
County: LOS ANGELES
Latitude: 34.0700057129471
Longitude: -118.335344739537

METALS, METHANE, ORGANOCHLORINE PESTICIDES (8081 OCPS), POLYCHLORINATED BIPHENYLS (PCBS), SEMI-VOLATILE ORGANICS (8270 SVOCS), VOLATILE ORGANICS (8260B VOCS)

Site History:

Oil extraction prior to 1922. School site from 1922 until present.

Status: NO FURTHER ACTION
Program Type: SCHOOL EVALUATION
CalEnviroScreen Score: 26-30%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=19820044

Completed Activities

Title: Technical Memorandums
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Report
Date Completed: 4/6/2004
Comments:

Title: Mitigated Negative Declaratation & Initial Study
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19820044&doc_id=60306777
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 2/13/2004
Comments: Mitigated Negative Declaration & Initial Study

Title: PEA Draft Work Plan
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 2/1/2000
Comments: PEA Draft Work Plan

Title: PEA Workplan
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19820044&doc_id=6001963
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Workplan
Date Completed: 12/10/2003
Comments:

Title: The Source for Environmental Risk Management Data
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19820044&doc_id=60306887
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 10/28/1999
Comments: The Source for Enviromental Risk Management Data

Title: Supplemental Site Investigation
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19820044&doc_id=6001959

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

Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Supplemental Site Investigation Report
Date Completed: 12/10/2003
Comments: SSI

Title: Site Visit - Site Inspections/visit
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Inspections/Visit (Non LUR)
Date Completed: 1/8/2004
Comments:

Title: PEA Workplan
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19820044&doc_id=6001962
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Workplan
Date Completed: 6/26/2002
Comments:

Title: Preliminary Endangerment Assessment Report
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19820044&doc_id=6001958
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Report
Date Completed: 5/11/2001
Comments:

Title: LAUSD Master Agreement
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19820044&enforcement_id=6007704
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Environmental Oversight Agreement
Date Completed: 2/10/2000
Comments:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
85	2 of 2	NE	0.80 / 4,223.85	229.80 / 35	THIRD STREET ELEMENTARY SCHOOL 201 SOUTH JUNE STREET LOS ANGELES CA 90004	SCH

Estor/EPA ID: 19820044
Site Code: 300797
Nat Priority List: NO
Acres: 4.6 ACRES
Special Program:
Funding: SCHOOL DISTRICT
Assembly District: 50
Senate District: 26
Permit Renewal Lead:
Project Manager:
Supervisor: JAVIER HINOJOSA
Public Partici Spclst:
Census Tract: 6037214100
County: LOS ANGELES
Latitude: 34.0700057129471
Longitude: -118.335344739537
School District: LOS ANGELES UNIFIED SCHOOL DISTRICT
APN: 5513030900
Cleanup Status: NO FURTHER ACTION AS OF 6/29/2007
Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
Site Type: SCHOOL
Office: SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH
Past Use that Caused Contam: EDUCATIONAL SERVICES

Potential Media Affected: SOIL, SOIL VAPOR
Potential Contamin of Concern:

METALS, METHANE, ORGANOCHLORINE PESTICIDES (8081 OCPS), POLYCHLORINATED BIPHENYLS (PCBS), SEMI-VOLATILE ORGANICS (8270 SVOCS), VOLATILE ORGANICS (8260B VOCS)

SITE HISTORY:

Oil extraction prior to 1922. School site from 1922 until present.

Status: NO FURTHER ACTION
Program Type: SCHOOL EVALUATION
CalEnviroScreen Score: 26-30%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=19820044

Completed Activities

Title: Mitigated Negative Declaratation & Initial Study
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19820044&doc_id=60306777
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 2/13/2004
Comments: Mitigated Negative Declaration & Initial Study

Title: Supplemental Site Investigation
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19820044&doc_id=6001959
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Supplemental Site Investigation Report
Date Completed: 12/10/2003
Comments: SSI

Title: The Source for Environmental Risk Management Data
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19820044&doc_id=60306887
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 10/28/1999
Comments: The Source for Enviromental Risk Management Data

Title: LAUSD Master Agreement
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19820044&enforcement_id=6007704
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Environmental Oversight Agreement
Date Completed: 2/10/2000
Comments:

Title: Preliminary Endangerment Assessment Report
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19820044&doc_id=6001958
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Report
Date Completed: 5/11/2001
Comments:

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

Title: PEA Workplan
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19820044&doc_id=6001962
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Workplan
Date Completed: 6/26/2002
Comments:

Title: Technical Memorandums
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Report
Date Completed: 4/6/2004
Comments:

Title: PEA Draft Work Plan
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 2/1/2000
Comments: PEA Draft Work Plan

Title: PEA Workplan
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19820044&doc_id=6001963
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Workplan
Date Completed: 12/10/2003
Comments:

Title: Site Visit - Site Inspections/visit
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Inspections/Visit (Non LUR)
Date Completed: 1/8/2004
Comments:

86	1 of 2	WNW	0.95 / 5,039.56	179.21 / -16	HANCOCK PARK ELEMENTARY SCHOOL 408 SOUTH FAIRFAX AVENUE LOS ANGELES CA 90036	ENVIROSTOR

Estor/EPA ID: 19000014
Site Code: 300796
Nat Priority List: NO
Acres: 0 ACRES
Special Program:
Funding: SCHOOL DISTRICT
Assembly District: 50
Senate District: 26
Permit Renewal Lead:
Project Manager:
Supervisor: THOMAS COTA
Public Partici Spclst:
Census Tract: 6037214501
County: LOS ANGELES
Latitude: 34.0695023917507
Longitude: -118.360215501497
School District: LOS ANGELES UNIFIED SCHOOL DISTRICT
APN: 5509018902
Cleanup Status: INACTIVE - NEEDS EVALUATION AS OF 11/22/2005
Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
Site Type: SCHOOL

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

Office: SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH
Past Use that Caused Contam: UNKNOWN
Potential Media Affected: NONE SPECIFIED
Potential Contamin of Concern:

NONE SPECIFIED

Site History:

The site is currently a school that has been in operation since 1953. The school is within an area designated by the city of Los Angeles as "high potential methane district." An abandoned oil well is in the middle of the school. The school has methane sensors underneath some buildings with high levels of alarms at 25 % of LEL. Manual measurements taken daily. 160 PPM methane detected (max).

Status: INACTIVE - NEEDS EVALUATION
Program Type: SCHOOL EVALUATION
CalEnviroScreen Score: 41-45%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=19000014

Completed Activities

Title: LAUSD Master Agreement
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19000014&enforcement_id=6007703
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Environmental Oversight Agreement
Date Completed: 2/10/2000
Comments:

86	2 of 2	WNW	0.95 / 5,039.56	179.21 / -16	HANCOCK PARK ELEMENTARY SCHOOL 408 SOUTH FAIRFAX AVENUE LOS ANGELES CA 90036	SCH

Estor/EPA ID: 19000014
Site Code: 300796
Nat Priority List: NO
Acres: 0 ACRES
Special Program:
Funding: SCHOOL DISTRICT
Assembly District: 50
Senate District: 26
Permit Renewal Lead:
Project Manager:
Supervisor: THOMAS COTA
Public Partici Spclst:
Census Tract: 6037214501
County: LOS ANGELES
Latitude: 34.0695023917507
Longitude: -118.360215501497
School District: LOS ANGELES UNIFIED SCHOOL DISTRICT
APN: 5509018902
Cleanup Status: INACTIVE - NEEDS EVALUATION AS OF 11/22/2005
Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
Site Type: SCHOOL
Office: SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH
Past Use that Caused Contam: UNKNOWN
Potential Media Affected: NONE SPECIFIED
Potential Contamin of Concern:

NONE SPECIFIED

SITE HISTORY:

The site is currently a school that has been in operation since 1953. The school is within an area designated by the city of Los Angeles as "high potential methane district." An abandoned oil well is in the middle of the school. The school has methane sensors underneath some buildings with high levels of alarms at 25 % of LEL. Manual measurements taken daily. 160 PPM methane detected (max).

Status: INACTIVE - NEEDS EVALUATION
Program Type: SCHOOL EVALUATION
CalEnviroScreen Score: 41-45%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=19000014

Completed Activities

Title: LAUSD Master Agreement
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19000014&enforcement_id=6007703
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Environmental Oversight Agreement
Date Completed: 2/10/2000
Comments:

Unplottable Summary

Total: 2 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
HAZNET	1X CITY OF L.A./DEPT. OF REC & PARKS	WEST WILSHIRE POOL BUILDING	LOS ANGELES CA	900240000	826155609
HIST MANIFEST		WEST WILSHIRE POOL BUILDING	LOS ANGELES CA	900240000	827470626

Unplottable Report

Site: ***1X CITY OF L.A./DEPT. OF REC & PARKS***
WEST WILSHIRE POOL BUILDING LOS ANGELES CA 900240000

HAZNET

SIC Code:		***Mailing City:***	LOS ANGELES
NAICS Code:		***Mailing State:***	CA
EPA ID:	CAC000282889	***Mailing Zip:***	900120000
Create Date:	7/3/1990	***Region Code:***	3
Fac Act Ind:	No	***Owner Name:***	CITY OF LOS ANGELES
Inact Date:	10/25/2000	***Owner Addr 1:***	--
County Code:	19	***Owner Addr 2:***	
County Name:	Los Angeles	***Owner City:***	--
Mail Name:		***Owner State:***	99
Mailing Addr 1:	200 N. MAIN STREET,RM 1290 CHE	***Owner Zip:***	--
Mailing Addr 2:		***Owner Phone:***	0000000000
Owner Fax:			

Contact Information

--	--
Contact Name:	DOUGLAS PARCELLO/ ENVR. COORD.
Street Address 1:	--
Street Address 2:	
City:	--
State:	99
Zip:	--
Phone:	2135487738
--	--

Site:
WEST WILSHIRE POOL BUILDING LOS ANGELES CA 900240000

HIST MANIFEST

Gen EPA ID:	CAC000282889
Create Date:	07/03/1990 0:00
Inact Date:	10/25/2000 0:00:00
Facility Mail Street:	200 N. MAIN STREET,RM 1290 CHE
Facility Mail City:	LOS ANGELES
Facility Mail State:	CA
Facility Mail Zip:	900120000
Contact Phone(s):	2135487738
File Year(s):	1990
Contact Name(s):	DOUGLAS PARCELLO/ ENVR. COORD.

Tanner Information

Method Description:	
Tons:	0
Year:	1990
Generator County Code:	19
Generator County:	Los Angeles
Method Code:	3
Tsd County Code:	19
Tsd County:	Los Angeles
State Waste Code:	151
State Waste Code Desc:	Asbestos containing waste
Tsd Epa ID:	CAD067786749

Tanner Information

Method Description:	
Tons:	0

Year:	1990
Generator County Code:	19
Generator County:	Los Angeles
Method Code:	
Tsd County Code:	19
Tsd County:	Los Angeles
State Waste Code:	
State Waste Code Desc:	
Tsd Epa ID:	CAD067786749

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

National Priority List: NPL

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

Government Publication Date: Aug 20, 2019

National Priority List - Proposed: PROPOSED NPL

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

Government Publication Date: Aug 20, 2019

Deleted NPL: DELETED NPL

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Government Publication Date: Aug 20, 2019

SEMS List 8R Active Site Inventory: SEMS

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

Government Publication Date: Aug 20, 2019

SEMS List 8R Archive Sites: SEMS ARCHIVE

The Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

Government Publication Date: Aug 20, 2019

Inventory of Open Dumps, June 1985: ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS: CERCLIS

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

EPA Report on the Status of Open Dumps on Indian Lands: IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

CERCLIS - No Further Remedial Action Planned: CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens: CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action: RCRA CORRACTS

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Aug 26, 2019

RCRA non-CORRACTS TSD Facilities: RCRA TSD

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Government Publication Date: Aug 26, 2019

RCRA Generator List: RCRA LQG

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Aug 26, 2019

RCRA Small Quantity Generators List: RCRA SQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Aug 26, 2019

RCRA Conditionally Exempt and Very Small Quantity Generators List: RCRA CESQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Conditionally Exempt and Very Small Quantity Generators (VSQG and CESQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG and CESQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Aug 26, 2019

RCRA Non-Generators: RCRA NON GEN

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Aug 26, 2019

Federal Engineering Controls-ECs: FED ENG

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jun 11, 2019

Federal Institutional Controls- ICs: FED INST

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

Government Publication Date: Jun 11, 2019

Emergency Response Notification System: ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System: ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System: ERNS

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Mar 21, 2019

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database: FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Sep 3, 2019

FEMA Underground Storage Tank Listing: FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

Petroleum Refineries: REFN

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

Government Publication Date: Oct 8, 2019

Petroleum Product and Crude Oil Rail Terminals: BULK TERMINAL

List of petroleum product and crude oil rail terminals made available by the U.S. Energy Information Administration (EIA). Includes operable bulk petroleum product terminals located in the 50 States and the District of Columbia with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil that were active between 2017 and 2018. Petroleum product terminals comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings. Survey locations adjusted using public data.

Government Publication Date: Jan 18, 2019

LIEN on Property: SEMS LIEN

The EPA Superfund Enterprise Management System (SEMS) provides LIEN information on properties under the EPA Superfund Program.

Government Publication Date: Aug 20, 2019

Superfund Decision Documents: SUPERFUND ROD

This database contains a listing of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD), along with other associated memos and files. This information is maintained and made available by the US EPA (Environmental Protection Agency).

Government Publication Date: Aug 20, 2019

State

State Response Sites: RESPONSE

A list of identified confirmed release sites where the Department of Toxic Substances Control (DTSC) is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. This database is state equivalent NPL.

Government Publication Date: Oct 1, 2019

EnviroStor Database: ENVIROSTOR

The EnviroStor Data Management System is made available by the Department of Toxic Substances Control (DTSC). Includes Corrective Action sites, Tiered Permit sites, Historical Sites and Evaluation/Investigation sites. This database is state equivalent CERCLIS.

Government Publication Date: Oct 1, 2019

Delisted State Response Sites: DELISTED ENVS

Sites removed from the list of State Response Sites made available by the EnviroStor Data Management System, Department of Toxic Substances Control (DTSC).

Government Publication Date: Oct 1, 2019

Solid Waste Information System (SWIS): SWF/LF

The Solid Waste Information System (SWIS) database made available by the Department of Resources Recycling and Recovery (CalRecycle) contains information on solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites.

Government Publication Date: Aug 19, 2019

EnviroStor Hazardous Waste Facilities: HWP

A list of hazardous waste facilities including permitted, post-closure and historical facilities found in the Department of Toxic Substances Control (DTSC) EnviroStor database.

Government Publication Date: Oct 1, 2019

Sites Listed in the Solid Waste Assessment Test (SWAT) Program Report: SWAT

In a 1993 Memorandum of Understanding, the State Water Resources Control Board (SWRCB) agreed to submit a comprehensive report on the Solid Waste Assessment Test (SWAT) Program to the California Integrated Waste Management Board (CIWMB). This report summarizes the work completed to date on the SWAT Program, and addresses both the impacts that leakage from solid waste disposal sites (SWDS) may have upon waters of the State and the actions taken to address such leakage.

Government Publication Date: Dec 31, 1995

Land Disposal Sites: LDS

Land Disposal Sites in GeoTracker, the State Water Resources Control Board (SWRCB)'s data management system. The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units. Waste management units include waste piles, surface impoundments, and landfills.

Government Publication Date: Jul 17, 2019

Leaking Underground Fuel Tank Reports: LUST

List of Leaking Underground Storage Tanks within the Cleanup Sites data in GeoTracker database. GeoTracker is the State Water Resources Control Board's (SWRCB) data management system for managing sites that impact groundwater, especially those that require groundwater cleanup (Underground Storage Tanks, Department of Defense and Site Cleanup Program) as well as permitted facilities such as operating Underground Storage Tanks. The Leak Prevention Program that overlooks LUST sites is the SWRCB in California's Environmental Protection Agency.

Government Publication Date: Jul 17, 2019

Delisted Leaking Storage Tanks: DELISTED LST

List of Leaking Underground Storage Tanks (LUST) cleanup sites removed from GeoTracker, the State Water Resources Control Board (SWRCB)'s database system, as well as sites removed from the SWRCB's list of UST Case closures.

Government Publication Date: Oct 8, 2019

Solid Waste Disposal Sites with Waste Constituents Above Hazardous Waste Levels: SWRCB SWF

This is a list of solid waste disposal sites identified by California State Water Resources Control Board with waste constituents above hazardous waste levels outside the waste management unit.

Government Publication Date: Sep 20, 2006

Permitted Underground Storage Tank (UST) in GeoTracker: UST

List of Permitted Underground Storage Tank (UST) sites made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA).

Government Publication Date: Jul 17, 2019

Proposed Closure of Underground Storage Tank Cases: UST CLOSURE

List of UST cases that are being considered for closure by either the California Environmental Protection Agency, State Water Resources Control Board or the Executive Director that have been posted for a 60-day public comment period.

Government Publication Date: Oct 8, 2019

Historical Hazardous Substance Storage Information Database: HHSS

The Historical Hazardous Substance Storage database contains information collected in the 1980s from facilities that stored hazardous substances. The information was originally collected on paper forms, was later transferred to microfiche, and recently indexed as a searchable database. When using this database, please be aware that it is based upon self-reported information submitted by facilities which has not been independently verified. It is unlikely that every facility responded to the survey and the database should not be expected to be a complete inventory of all facilities that were operating at that time. This database is maintained by the California State Water Resources Control Board's (SWRCB) Geotracker.

Government Publication Date: Aug 27, 2015

Aboveground Storage Tanks: AST

A statewide list from 2009 of aboveground storage tanks (ASTs) made available by the Cal FIRE Office of the State Fire Marshal (OSFM). This list is no longer maintained or updated by the Cal FIRE OSFM.

Government Publication Date: Aug 31, 2009

Delisted Storage Tanks: DELISTED TNK

This database contains a list of storage tank sites that were removed by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA) and the Cal FIRE Office of State Fire Marshal (OSFM).

Government Publication Date: Sep 11, 2019

California Environmental Reporting System (CERS) Tanks: CERS TANK

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. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

Government Publication Date: Aug 19, 2019

Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions: LUR

The Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents land use restrictions that are active. Some sites have multiple land use restrictions.

Government Publication Date: Oct 1, 2019

Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions: HLUR

The Department of Toxic Substances Control (DTSC) Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Government Publication Date: Sep 23, 2019

Deed Restrictions and Land Use Restrictions: DEED

List of Deed Restrictions, Land Use Restrictions and Covenants in GeoTracker made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency. A deed restriction (land use covenant) may be required to facilitate the remediation of past environmental contamination and to protect human health and the environment by reducing the risk of exposure to residual hazardous materials.

Government Publication Date: Jul 17, 2019

Voluntary Cleanup Program: VCP

List of sites in the Voluntary Cleanup Program made available by the Department of Toxic Substances and Control (DTSC). The Voluntary Cleanup Program was designed to respond to lower priority sites. Under the Voluntary Cleanup Program, DTSC enters site-specific agreements with project proponents for DTSC oversight of site assessment, investigation, and/or removal or remediation activities, and the project proponents agree to pay DTSC's reasonable costs for those services.

Government Publication Date: Oct 1, 2019

GeoTracker Cleanup Program Sites: CLEANUP SITES

A list of Cleanup Program sites in the state of California made available by The State Water Resources Control Board (SWRCB) of the California Environmental Protection Agency (EPA). SWRCB tracks leaking underground storage tank cleanups as well as other water board cleanups.

Government Publication Date: Jul 17, 2019

Delisted County Records: DELISTED COUNTY

Records removed from county or CUPA databases. Records may be removed from the county lists made available by the respective county departments because they are inactive, or because they have been deemed to be below reportable thresholds.

Government Publication Date: Oct 4, 2019

Delisted California Environmental Reporting System (CERS) Tanks: DELISTED CTNK

This database contains a list of Aboveground Petroleum Storage and Underground Storage Tank sites that were removed from in the California Environmental Protection Agency (CalEPA) Regulated Site Portal.

Government Publication Date: Aug 19, 2019

Historical Hazardous Substance Storage Container Information - Facility Summary: HIST TANK

The State Water Resources Control Board maintained the Hazardous Substance Storage Containers listing and inventory in th 1980s. This facility summary lists historic tank sites where the following container types were present: farm motor vehicle fuel tanks; waste tanks; sumps; pits, ponds, lagoons, and others; and all other product tanks. This set, published in May 1988, lists facility and owner information, as well as the number of containers. This data is historic and will not be updated.

Government Publication Date: May 27, 1988

Tribal

Leaking Underground Storage Tanks (LUSTs) on Indian Lands: INDIAN LUST

LUSTs on Tribal/Indian Lands in Region 9, which includes California.

Government Publication Date: Dec 31, 2017

Underground Storage Tanks (USTs) on Indian Lands: INDIAN UST

USTs on Tribal/Indian Lands in Region 9, which includes California.

Government Publication Date: Dec 31, 2017

Delisted Tribal Leaking Storage Tanks: DELISTED ILST

Leaking Underground Storage Tank facilities which have been removed from the Regional Tribal LUST lists made available by the EPA.

Government Publication Date: Apr 11, 2019

Delisted Tribal Underground Storage Tanks: DELISTED IUST

Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.

Government Publication Date: Apr 11, 2019

County

Los Angeles County - Burbank City CUPA List: BURBANK CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the City of Burbank. This list is made available by the City of Burbank Fire Department.

Government Publication Date: Aug 21, 2019

Los Angeles County - El Segundo City Underground Storage Tanks List: UST ELSEGUNDO

List of registered Underground Storage Tanks (USTs) in the City of El Segundo of Los Angeles County, made available by El Segundo City Fire Department.

Government Publication Date: Jan 17, 2017

Los Angeles County - Santa Fe Springs Underground Storage Tank: UST SANTAFESP

A list of registered active Underground Storage Tanks (USTs) in the City of Santa Fe Springs. This list is made available by Santa Fe Springs Department of Fire-Rescue.

Government Publication Date: Sep 25, 2019

Los Angeles County - Santa Monica City Aboveground Storage Tank List: SANTAMON AST

List of registered Aboveground Storage Tanks (ASTs) made available by the Santa Monica Fire Department in the City of Santa Monica of Los Angeles County, California.

Government Publication Date: Jul 19, 2019

Los Angeles County - Santa Monica City CUPA Facilities List: SANTAMON CUPA

The Santa Monica Fire Department's office maintains a list of CUPA Facilities located in Santa Monica city.

Government Publication Date: Jul 19, 2019

Los Angeles County - Santa Monica City Underground Storage Tank List: UST SANTA MONICA

A list of registered active Underground Storage Tanks (USTs) in the City of Santa Monica made available by Santa Monica Fire Prevention Division.

Government Publication Date: Jul 25, 2019

Los Angeles County - Torrance City Underground Storage Tanks: UST TORRANCE

A list of registered Underground Storage Tank (UST) sites in Torrance City of Los Angeles County. This list is made available by Torrance City Office of Clerk.

Government Publication Date: Jun 27, 2019

Los Angeles County - Vernon City CUPA List: VERNON CUPA

The Vernon City Fire Department's office maintains a list of CUPA Facilities located in Vernon city.

Government Publication Date: Jul 23, 2019

Los Angeles County - Vernon City UST List: UST VERNON

A list of Underground Storage Tanks (UST) in Vernon City provided by the Vernon City Fire Department.

Government Publication Date: Jul 23, 2019

Los Angeles County - HMS List: LA HMS

List of sites in the Los Angeles County Department of Public Works Hazardous Materials System (HMS) Database which have or have had permits for Industrial Waste, Underground Storage Tanks, or Stormwater in the county of Los Angeles.

Government Publication Date: Sep 26, 2019

Los Angeles County - Long Beach UST List: UST LONGB

List of registered Underground Storage Tanks (USTs) in the City of Long Beach, Los Angeles County, made available by the Long Beach Certified Unified Program Agency (CUPA). The Long Beach CUPA operates under oversight shared by the Long Beach Fire Department and Health Department.

Government Publication Date: Jul 9, 2018

Los Angeles County - Solid Waste Sites: LA SWF

List of permitted solid waste facilities, closed landfills, historical dumpsites and other solid waste sites in Los Angeles County, made available by the Department of Public Works in Los Angeles County.

Government Publication Date: Aug 19, 2019

Los Angeles County - City of Los Angeles UST List: UST LA CITY

A list of active and inactive underground storage tank facilities made available by the Los Angeles Fire Department CUPA.

Government Publication Date: Jun 1, 2019

Los Angeles County - City of Los Angeles AST List: AST LA CITY

A list of active and inactive above ground petroleum storage tanks made available by the Los Angeles Fire Department CUPA.

Government Publication Date: Jun 1, 2019

Los Angeles County - City of Los Angeles Hazardous Materials Facilities: LA CITY HAZMAT

A list of active and inactive hazardous materials facilities made available by the Los Angeles Fire Department CUPA.

Government Publication Date: Jun 1, 2019

Additional Environmental Record Sources

Federal

PFOA/PFOS Contaminated Sites: PFAS NPL

List of sites where PFOA or PFOS contaminants have been found in drinking water or soil. Made available by the Federal Environmental Protection Agency (EPA).

Government Publication Date: Nov 15, 2018

Facility Registry Service/Facility Index: FINDS/FRS

The US Environmental Protection Agency (EPA)'s Facility Registry System (FRS) is a centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, data collected from EPA's Central Data Exchange registrations and data management personnel.

Government Publication Date: Aug 12, 2019

Toxics Release Inventory (TRI) Program: TRIS

The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

Government Publication Date: Dec 31, 2017

Perfluorinated Alkyl Substances (PFAS) Releases: PFAS TRI

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a Per- or polyfluorinated alkyl substance (PFAS) included in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances. The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment.

Government Publication Date: Dec 31, 2017

Hazardous Materials Information Reporting System: HMIRS

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

Government Publication Date: Jan 8, 2019

National Clandestine Drug Labs: NCDL

The U.S. Department of Justice ("the Department") provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Sep 26, 2019

Toxic Substances Control Act: TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.
The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

Government Publication Date: Jun 30, 2017

Hist TSCA: HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.
The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing: FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing: FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List: PRP

Early in the cleanup process, the Environmental Protection Agency (EPA) conducts a search to find the potentially responsible parties (PRPs). EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site.

Government Publication Date: Aug 20, 2019

State Coalition for Remediation of Drycleaners Listing: SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS): ICIS

The Integrated Compliance Information System (ICIS) is a system that provides information for the Federal Enforcement and Compliance (FE&C) and the National Pollutant Discharge Elimination System (NPDES) programs. The FE&C component supports the Environmental Protection Agency's (EPA) Civil Enforcement and Compliance program activities. These activities include Compliance Assistance, Compliance Monitoring and Enforcement. The NPDES program supports tracking of NPDES permits, limits, discharge monitoring data and other program reports.

Government Publication Date: Nov 18, 2016

Drycleaner Facilities: FED DRYCLEANERS

A list of drycleaner facilities from the Integrated Compliance Information System (ICIS). The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: May 29, 2018

Delisted Drycleaner Facilities: DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: May 29, 2018

Formerly Used Defense Sites: FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DoD) is responsible for an environmental restoration. This list is published by the U.S. Army Corps of Engineers.

Government Publication Date: Oct 23, 2018

Material Licensing Tracking System (MLTS): MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: Nov 1, 2018

Historic Material Licensing Tracking System (MLTS) sites: HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File: MINES

The Master Index File (MIF) contains mine identification numbers issued by the Department of Labor Mine Safety and Health Administration (MSHA) for mines active or opened since 1971. Note that addresses may or may not correspond with the physical location of the mine itself.

Government Publication Date: May 3, 2019

Alternative Fueling Stations: ALT FUELS

List of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE). The National Renewable Energy Laboratory (NREL) obtains information about new stations from trade media, Clean Cities coordinators, a Submit New Station form on the Station Locator website, and through collaborating with infrastructure equipment and fuel providers, original equipment manufacturers (OEMs), and industry groups.

Government Publication Date: Oct 1, 2019

Registered Pesticide Establishments: SSTS

List of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that facilities producing pesticides, active ingredients, or devices be registered. The list of establishments is made available by the EPA.

Government Publication Date: May 31, 2019

Polychlorinated Biphenyl (PCB) Notifiers: PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: Mar 20, 2019

State

Dry Cleaning Facilities: DRYCLEANERS

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial, linen supply, commercial laundry, dry cleaning and pressing machines - Coin Operated Laundry and Dry Cleaning. This is provided by the Department of Toxic Substance Control.

Government Publication Date: Jul 16, 2019

Delisted Drycleaners: DELISTED DRYCLEANERS

Sites removed from the list of drycleaner related facilities that have EPA ID numbers, made available by the California Department of Toxic Substance Control.

Government Publication Date: Jul 16, 2019

Non-Toxic Dry Cleaning Incentive Program: DRYC GRANT

A list of grant recipients of the Non-Toxic Dry Cleaning Incentive Program made available by the California Air Resources Board (CARB). The program provides grants to eligible dry cleaning businesses to assist them in transitioning away from PERC machines to alternative non-toxic and non-smog forming technologies.

Government Publication Date: Feb 28, 2018

Per- and Polyfluoroalkyl Substances (PFAS): PFAS

List of sites from the State Water Resources Control Board (SWRCB)'s GeoTracker at which one or more of the potential contaminants of concern are in the PFAS Master List of PFAS Substances made available by the Environmental Protection Agency (US EPA).

Government Publication Date: Jul 17, 2019

PFOA/PFOS Groundwater: PFAS GW

A list of water wells from the Groundwater Ambient Monitoring and Assessment Program (GAMA) Groundwater Information System with the groundwater chemical perfluorooctanoic acid (PFOA) (NL = 0.014 UG/L) or perfluorooctanoic sulfonate (PFOS) (NL = 0.013 UG/L). The GAMA Groundwater Information System search is made available by California Water Boards.Y

Government Publication Date: Oct 17, 2019

Hazardous Waste and Substances Site List - Site Cleanup: HWSS CLEANUP

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. This list is published by California Department of Toxic Substance Control.

Government Publication Date: Aug 27, 2019

List of Hazardous Waste Facilities Subject to Corrective Action: DTSC HWF

This is a list of hazardous waste facilities identified in Health and Safety Code (HSC) § 25187.5. These facilities are those where Department of Toxic Substances Control (DTSC) has taken or contracted for corrective action because a facility owner/operator has failed to comply with a date for taking corrective action in an order issued under HSC § 25187, or because DTSC determined that immediate corrective action was necessary to abate an imminent or substantial endangerment.

Government Publication Date: Jul 18, 2016

EnviroStor Inspection, Compliance, and Enforcement: INSP COMP ENF

A list of permitted facilities with inspections and enforcements tracked in the Department of Toxic Substance Control (DTSC) EnviroStor.

Government Publication Date: Jul 16, 2019

School Property Evaluation Program Sites: SCH

A list of sites registered with The Department of Toxic Substances Control (DTSC) School Property Evaluation and Cleanup (SPEC) Division. SPEC is responsible for assessing, investigating and cleaning up proposed school sites. The Division ensures that selected properties are free of contamination or, if the properties were previously contaminated, that they have been cleaned up to a level that protects the students and staff who will occupy the new school.

Government Publication Date: Oct 1, 2019

California Hazardous Material Incident Report System (CHMIRS): CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS). This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Jul 15, 2019

Hazardous Waste Manifest Data: HAZNET

A list of hazardous waste manifests received each year by Department of Toxic Substances Control (DTSC). The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

Government Publication Date: Oct 24, 2016

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

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS) prior to 1993. This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Jan 1, 1993

Historical Hazardous Waste Manifest Data: HIST MANIFEST

A list of historic hazardous waste manifests received by the Department of Toxic Substances Control (DTSC) from year the 1980 to 1992. The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

Government Publication Date: Dec 31, 1992

Historical Cortese List: HIST CORTESE

List of sites which were once included on the Cortese list. The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements for providing information about the location of hazardous sites.

Government Publication Date: Nov 13, 2008

Cease and Desist Orders and Cleanup and Abatement Orders: CDO/CAO

The California Environment Protection Agency "Cortese List" of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO). This list contains many CDOs and CAOs that do NOT concern the discharge of wastes that are hazardous materials. Many of the listed orders concern, as examples, discharges of domestic sewage, food processing wastes, or sediment that do not contain hazardous materials, but the Water Boards' database does not distinguish between these types of orders.

Government Publication Date: Feb 16, 2012

California Environmental Reporting System (CERS) Hazardous Waste Sites: CERS HAZ

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

Government Publication Date: Aug 19, 2019

Delisted Environmental Reporting System (CERS) Hazardous Waste Sites: DELISTED HAZ

This database contains a list of sites that were removed from the California Environmental Protection Agency (CalEPA) in the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator.

Government Publication Date: Nov 29, 2018

Sites in GeoTracker: GEOTRACKER

GeoTracker is the State Water Resource Control Boards' data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. This is a list of sites in GeoTracker that aren't otherwise categorized as LUST, Land Disposal Sites (LDS), Cleanup Sites, or sites having Waste Discharge Requirements (WDR). This listing includes program types such as Underground Injection Control (UIC), Confined Animal Facilities (CAF), Irrigated Lands Regulatory Program, plans, and non-case information.

Government Publication Date: Jul 17, 2019

Waste Discharge Requirements: WASTE DISCHG

List of sites in California State Water Resources Control Board (SWRCB) Waste Discharge Requirements (WDRs) Program in California, made available by the SWRCB via GeoTracker. The WDR program regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Government Publication Date: Jul 17, 2019

Toxic Pollutant Emissions Facilities: EMISSIONS

A list of criteria and toxic pollutant emissions data for facilities in California made available by the California Environmental Protection Agency - Air Resources Board (ARB). Risk data may be based on previous inventory submittals. The toxics data are submitted to the ARB by the local air districts as requirement of the Air Toxics "Hot Spots" Program. This program requires emission inventory updates every four years.

Government Publication Date: Dec 31, 2017

Clandestine Drug Lab Sites: CDL

The Department of Toxic Substances Control (DTSC) maintains a listing of drug lab sites. DTSC is responsible for removal and disposal of hazardous substances discovered by law enforcement officials while investigating illegal/clandestine drug laboratories.

Government Publication Date: Jun 30, 2018

Tribal

No Tribal additional environmental record sources available for this State.

County

Los Angeles County - Site Mitigation List: LA SML

A Site Mitigation List in the County of Los Angeles. The list is made available by Los Angeles County Fire Department. Site mitigation is handled by the Site Mitigation Unit (SMU) which facilitates completion of site clean-up projects of contaminated sites in an expeditious manner in all cities of the Los Angeles County except El Segundo, Glendale, Long Beach, Santa Fe Springs, and Vernon.

Government Publication Date: Jul 16, 2019

Los Angeles County - Santa Monica City Hazardous Materials Facilities: SANTAMON HAZ

A list of Hazardous Materials Facilities in the City of Santa Monica, Los Angeles county. This list is made available by Santa Monica Fire Prevention Division which has been designated as the CUPA for the City.

Government Publication Date: Feb 20, 2019

Los Angeles County - Santa Monica City Hazardous Waste Facilities: SANTAMON HW

A list of Hazardous Waste Facilities in Los Angeles County, City of Santa Monica. This list is made available by Santa Monica Fire Prevention Division.

Government Publication Date: Jul 19, 2019

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

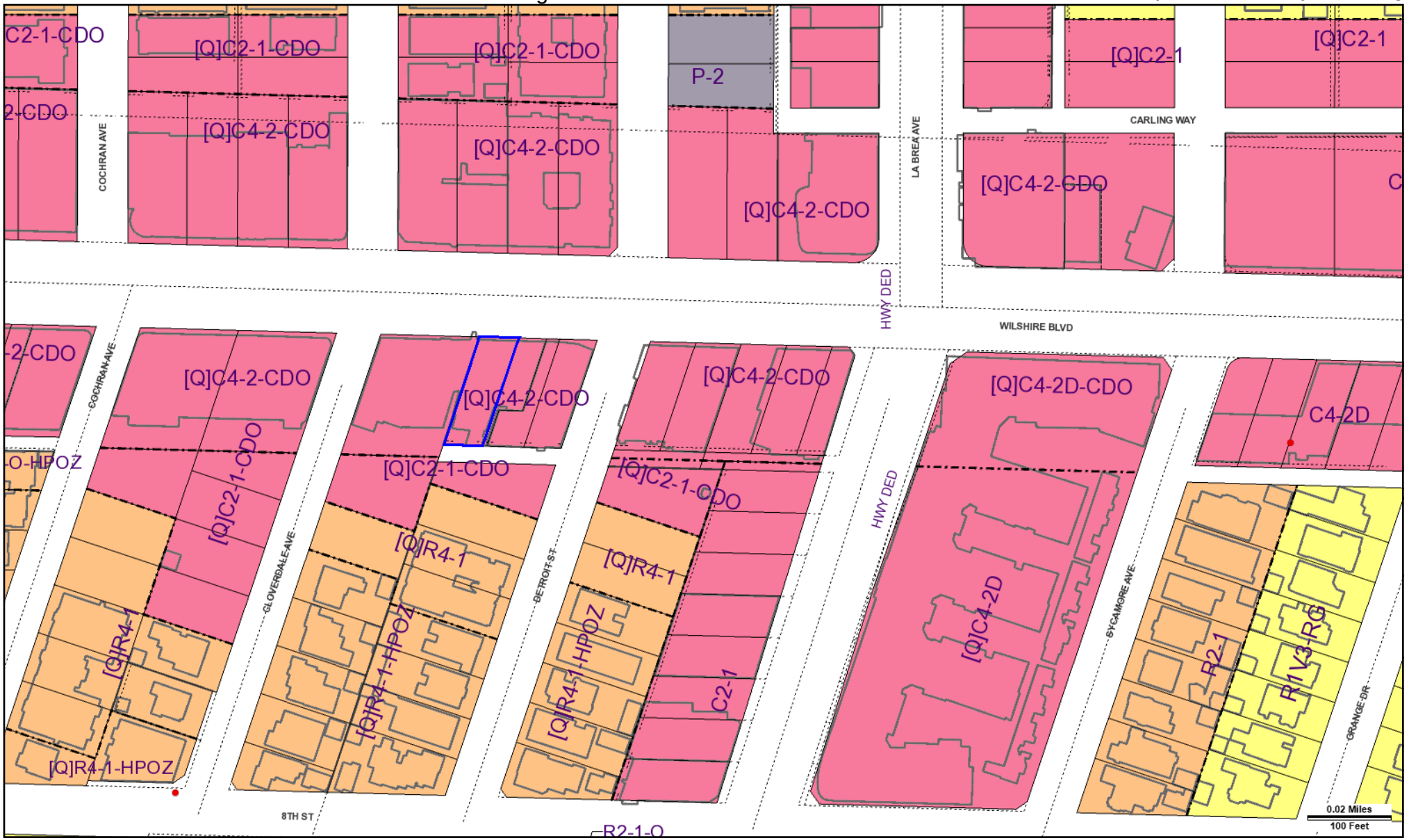
APPENDIX C-2: Regulatory Records - General Public Records

ZIMAS PUBLIC

Generalized Zoning

12/02/2019

City of Los Angeles
Department of City Planning



Address: 5358 W WILSHIRE BLVD
APN: 5089002026
PIN #: 132B181 18

Tract: TR 4642
Block: None
Lot: 1
Arb: None

Zoning: [Q]C4-2-CDO
General Plan: Regional Center Commercial

N
W E
S

LEGEND

GENERALIZED ZONING

- OS, GW
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
- CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP
- CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL
- P, PB
- PF

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

- Minimum Residential
- Very Low / Very Low I Residential
- Very Low II Residential
- Low / Low I Residential
- Low II Residential
- Low Medium / Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Medium Residential
- High Density Residential
- Very High Medium Residential

COMMERCIAL

- Limited Commercial
- Limited Commercial - Mixed Medium Residential
- Highway Oriented Commercial
- Highway Oriented and Limited Commercial
- Highway Oriented Commercial - Mixed Medium Residential
- Neighborhood Office Commercial
- Community Commercial
- Community Commercial -Mixed High Residential
- Regional Center Commercial

INDUSTRIAL

- Commercial Manufacturing
- Limited Manufacturing
- Light Manufacturing
- Heavy Manufacturing
- Hybrid Industrial

PARKING

- Parking Buffer

PORT OF LOS ANGELES

- General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
- General / Bulk Cargo - Hazard
- Commercial Fishing
- Recreation and Commercial
- Intermodal Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT

- Airport Landside / Airport Landside Support
- Airport Airside
- LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

- Open Space
- Public / Open Space
- Public / Quasi-Public Open Space
- Other Public Open Space
- Public Facilities

FRAMEWORK

COMMERCIAL

- Neighborhood Commercial
- General Commercial
- Community Commercial
- Regional Mixed Commercial

INDUSTRIAL

- Limited Industrial
- Light Industrial

CIRCULATION

STREET

- Arterial Mountain Road
- Collector Scenic Street
- Collector Street
- Collector Street (Hillside)
- Collector Street (Modified)
- Collector Street (Proposed)
- Country Road
- Divided Major Highway II
- Divided Secondary Scenic Highway
- Local Scenic Road
- Local Street
- Major Highway (Modified)
- Major Highway I
- Major Highway II
- Major Highway II (Modified)
- Major Scenic Highway
- Major Scenic Highway (Modified)
- Major Scenic Highway II
- Mountain Collector Street
- Park Road
- Parkway
- Principal Major Highway
- Private Street
- Scenic Divided Major Highway II
- Scenic Park
- Scenic Parkway
- Secondary Highway
- Secondary Highway (Modified)
- Secondary Scenic Highway
- Special Collector Street
- Super Major Highway

FREEWAYS

- Freeway
- Interchange
- On-Ramp / Off- Ramp
- Railroad
- Scenic Freeway Highway

MISC. LINES

- Airport Boundary
- Bus Line
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Community Redevelopment Project Area
- Country Road
- DWP Power Lines
- Desirable Open Space
- Detached Single Family House
- Endangered Ridgeline
- Equestrian and/or Hiking Trail
- Hiking Trail
- Historical Preservation
- Horsekeeping Area
- Local Street
- MSA Desirable Open Space
- Major Scenic Controls
- Multi-Purpose Trail
- Natural Resource Reserve
- Park Road
- Park Road (Proposed)
- Quasi-Public
- Rapid Transit Line
- Residential Planned Development
- Scenic Highway (Obsolete)
- Secondary Scenic Controls
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power
- Special Study Area
- Specific Plan Area
- Stagecoach Line
- Wildlife Corridor

POINTS OF INTEREST

- Alternative Youth Hostel (Proposed)
- Animal Shelter
- Area Library
- Area Library (Proposed)
- Bridge
- Campground
- Campground (Proposed)
- Cemetery
- HW Church
- City Hall
- Community Center
- Community Library
- Community Library (Proposed Expansion)
- Community Library (Proposed)
- Community Park
- Community Park (Proposed Expansion)
- Community Park (Proposed)
- Community Transit Center
- Convalescent Hospital
- Correctional Facility
- Cultural / Historic Site (Proposed)
- Cultural / Historical Site
- Cultural Arts Center
- DMV DMV Office
- DWP DWP
- DWP Pumping Station
- Equestrian Center
- HQ Fire Department Headquarters
- Fire Station
- Fire Station (Proposed Expansion)
- Fire Station (Proposed)
- Fire Supply & Maintenance
- Fire Training Site
- Fireboat Station
- Health Center / Medical Facility
- Helistop
- Historic Monument
- Historical / Cultural Monument
- Horsekeeping Area
- Horsekeeping Area (Proposed)
- Horticultural Center
- Hospital
- Hospital (Proposed)
- HW House of Worship
- e Important Ecological Area
- e Important Ecological Area (Proposed)
- Interpretive Center (Proposed)
- JC Junior College
- M MTA / Metrolink Station
- M MTA Station
- MTA Stop
- MWD MWD Headquarters
- Maintenance Yard
- Municipal Office Building
- P Municipal Parking lot
- Neighborhood Park
- Neighborhood Park (Proposed Expansion)
- Neighborhood Park (Proposed)
- Oil Collection Center
- P Parking Enforcement
- HQ Police Headquarters
- Police Station
- Police Station (Proposed Expansion)
- Police Station (Proposed)
- Police Training site
- PO Post Office
- Power Distribution Station
- Power Distribution Station (Proposed)
- Power Receiving Station
- Power Receiving Station (Proposed)
- C Private College
- E Private Elementary School
- Private Golf Course
- Private Golf Course (Proposed)
- JH Private Junior High School
- PS Private Pre-School
- Private Recreation & Cultural Facility
- SH Private Senior High School
- SF Private Special School
- E Public Elementary (Proposed Expansion)
- E Public Elementary School
- E Public Elementary School (Proposed)
- Public Golf Course
- Public Golf Course (Proposed)
- Public Housing
- Public Housing (Proposed Expansion)
- JH Public Junior High School
- JH Public Junior High School (Proposed)
- MS Public Middle School
- SH Public Senior High School
- SH Public Senior High School (Proposed)
- Pumping Station
- Pumping Station (Proposed)
- Refuse Collection Center
- Regional Library
- Regional Library (Proposed Expansion)
- Regional Library (Proposed)
- Regional Park
- Regional Park (Proposed)
- RPD Residential Plan Development
- Scenic View Site
- Scenic View Site (Proposed)
- ADM School District Headquarters
- SC School Unspecified Loc/Type (Proposed)
- Skill Center
- SS Social Services
- Special Feature
- Special Recreation (a)
- SF Special School Facility
- SF Special School Facility (Proposed)
- Steam Plant
- sm Surface Mining
- Trail & Assembly Area
- Trail & Assembly Area (Proposed)
- UTL Utility Yard
- Water Tank Reservoir
- Wildlife Migration Corridor
- Wildlife Preserve Gate

SCHOOLS/PARKS WITH 500 FT. BUFFER

- Existing School/Park Site
- Planned School/Park Site
- Inside 500 Ft. Buffer

- Aquatic Facilities
- Beaches
- Child Care Centers
- Dog Parks
- Golf Course
- Historic Sites
- Horticulture/Gardens
- Skate Parks
- Other Facilities
- Park / Recreation Centers
- Parks
- Performing / Visual Arts Centers
- Recreation Centers
- Senior Citizen Centers
- Opportunity School
- Charter School
- Elementary School
- Span School
- Special Education School
- High School
- Middle School
- Early Education Center

COASTAL ZONE

- Coastal Zone Commission Authority
- Calvo Exclusion Area
- Not in Coastal Zone
- Dual Jurisdictional Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

- Tier 1
- Tier 2
- Tier 3
- Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT

- Public Work Approval (PWA)
- Waiver of Dedication or Improvement (WDI)

LAMC SECTION 85.02 (VEHICLE DWELLING)

- No vehicle dwelling anytime
- No vehicle dwelling overnight between 9:00 PM - 6:00 AM. Must comply with all posted parking restrictions
- Vehicle dwelling allowed. Must comply with all posted parking restrictions

OTHER SYMBOLS

- Lot Line
- Tract Line
- Lot Cut
- Easement
- Zone Boundary
- Building Line
- Lot Split
- Community Driveway
- Building Outlines 2014
- Building Outlines 2008
- Airport Hazard Zone
- Census Tract
- Coastal Zone
- Council District
- LADBS District Office
- Downtown Parking
- Fault Zone
- Fire District No. 1
- Tract Map
- Parcel Map
- Flood Zone
- Hazardous Waste
- High Wind Zone
- Hillside Grading
- Historic Preservation Overlay Zone
- Specific Plan Area
- Very High Fire Hazard Severity Zone
- Wells

5089	2 SHEET	P. A. 1046-2	TRA 67	REVISED 2003092502013001-09 2008060907006001-09	20130219020050O1-23				SEARCH NO		OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002

N

MAPPING AND GIS SERVICES
SCALE 1" = 100'

13

BK 5508

WILSHIRE BLVD

6050±SF
3090±SF
N 88°33'30"W
16700±SF
8459 SF
5376 SF
8930±SF
5230±SF
8758 SF

3821
5691
TRACT NO 4642
MB 50-42-43
TRACT NO 5508
TRACT NO 8
MB 50-42-43

AVE
ST
CLOVERDALE
DETROIT
8TH ST

PG 3
PG 1
PG 21

Date Printed: 2/14/2013 7:04:38 AM
Date Saved: 2/14/2013 6:55:23 AM

Summary

AIN: 5089-002-026 9

Situs Address:
5358 WILSHIRE BLVD
LOS ANGELES CA 90036-4212

Use Type:	Commercial
Parcel Type:	Regular Fee Parcel
Tax Rate Area:	00067
Parcel Status:	**ACTIVE**
Create Date:	01/02/2012
Delete Date:	
Tax Status:	**CURRENT**
Year Defaulted:	
Exemption:	None

Building (0101) & Land Overview

Use Code:	1100
Design Type:	1100
Quality Class:	CX
# of Units:	0
Beds/Baths:	0/0
Building SqFt:	9,970
Year Built:	1930
Effective Year:	1934
Land SqFt:	6,053


(http://assessormap.co.la.ca.us/Geocortex/Essentials/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=5089-002)

Parcel Map (http://assessormap.co.la.ca.us/Geocortex/Essentials/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=5089-002) / Map Index (http://maps.assessor.lacounty.gov/Geocortex/Essentials/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=5089-NDX)

	2020 Roll Preparation		2019 Current Roll	RC	Year		1998 Base Value
$	787,834	$	772,387	9	1998	$	445,808
$	126,518	$	124,038	9	1998	$	82,950
$	914,352	$	896,425			$	528,758

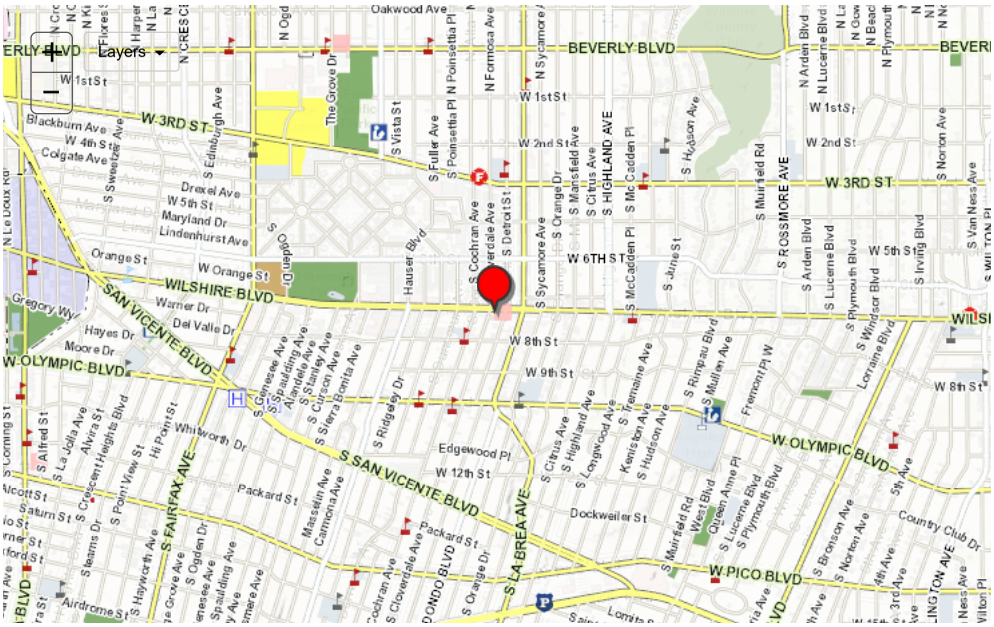
Assessor's Responsible Division

District:	Hall of Administration
Region:	23
Cluster:	23622 WIL/MIRACLE MI.

Hall of Administration (https://maps.google.com/?q=500+W.+Temple+St.+Room+180+Los+Angeles%2C+CA+90012-2770)
500 W. Temple St. Room 180
Los Angeles, CA 90012-2770

Phone: (213) 974-3108
Toll Free: 1 (888) 807-2111
M-F 7:30 am to 5:00 pm

Please set a location or search for an address.



Building and Land Characteristics

Land Information

Use Code = 1100 (Commercial)

Total SqFt (GIS):	6,053
Total SqFt (PDB):	6,345
Usable SqFt:	6,050
Acres:	
Land W' x D':	47 x 135
Sewers:	No
Flight Path:	No
X-Traffic:	No
Freeway:	No
Corner Lot:	No
Golf Front:	No
Horse Lot:	No
View:	None
Zoning:	(Refer Issuing Agency)

Code Split: No
Impairment: None

Situs Address:
5358 WILSHIRE BLVD LOS ANGELES CA 90036-4212

Legal Description *(for assessment purposes)*:
TR=4642 LOT 1

Use Code: 1100 (Commercial)
1 = Commercial
1 = Store
0 = Unused or Unknown Code (No Meaning)
0 = One Story

Building Information

SUBPART: ***0101***
Design Type: 1100
Quality Class: CX

# of Units: 0
Beds/Baths: 0/0
Building SqFt: 9,970

Year Built: 1930
Effective Year: 1934
Depreciation: / / 0

RCN Other: $ 0
RCN Other Trended: $ 0
Year Change:

Design Type: 1100
1 = Commercial
1 = Store
0 = Unused or Unknown Code (No Meaning)
0 = Unused or Unknown Code (No Meaning)

SUMMARY: ***Total***

# of Units: 0
Beds/Baths: 0/0
Building SqFt: 9,970
Avg SqFt/Unit:

Events History

Ownership () Parcel Change ()

Show Re-Assessable Only:

Recording Date	Seq. #	Re-Assessed	# Parcels	%	Ver. Code	DTT Sale Price	Assessed Value
12/06/2016	50	No	1	00%-0	1	$ 9	$ 861,618
09/28/2007	50	No		00%-0		$ 0	$ 796,132

Assessment History

Show All: **Hide Inactive Rolls:**

Showing 1 to 10 of 11 entries.

Bill Number	Bill Type	Bill Status	Date to Auditor	Recording Date	Total Value	Land Value	Improvement Value
220-PSEG				12/06/2016	$ 914,352	$ 787,834	$ 126,518
2190000	R	A	07/01/2019	12/06/2016	$ 896,425	$ 772,387	$ 124,038
2180000	R	A	07/19/2018	12/06/2016	$ 878,849	$ 757,243	$ 121,606
2170001	C	A	01/21/2018	12/06/2016	$ 861,618	$ 742,396	$ 119,222
2170000	R	I	06/26/2017	09/28/2007	$ 861,618	$ 742,396	$ 119,222
2160000	R	A	07/05/2016	09/28/2007	$ 844,725	$ 727,840	$ 116,885
2150000	R	A	06/23/2015	09/28/2007	$ 832,038	$ 716,908	$ 115,130

Bill Number	Bill Type	Bill Status	Date to Auditor	Recording Date	Total Value	Land Value	Improvement Value
2140000	R	A	06/24/2014	09/28/2007	$ 815,740	$ 702,865	$ 112,875
2130000	R	A	06/25/2013	09/28/2007	$ 812,054	$ 699,689	$ 112,365
2120000	W	W	0	09/28/2007	$ 796,132	$ 685,970	$ 110,162

« 1 2 »

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Contact Us (https://assessor.lacounty.gov/contact-us/) | Disclaimer (disclaimer) | FAQ (faq)
PDB Effective Date: 11/17/2019

(https://facebook.com/LACAssessor) (https://www.twitter.com/LACASSESSOR) (https://www.linkedin.com/company/los-angeles-county-office-of-the-assessor) (https://youtube.com/u

Summary

AIN: 5089-002-025 0

Situs Address:
5364 WILSHIRE BOULEVARD
LOS ANGELES CA 90036-0000

Use Type:	Commercial
Parcel Type:	Regular Fee Parcel
Tax Rate Area:	00067
Parcel Status:	**ACTIVE**
Create Date:	01/02/2012
Delete Date:	
Tax Status:	**CURRENT**
Year Defaulted:	
Exemption:	None

Building (0101) & Land Overview

Use Code:	1100
Design Type:	1101
Quality Class:	CX
# of Units:	0
Beds/Baths:	0/0
Building SqFt:	21,113
Year Built:	1926
Effective Year:	1934
Land SqFt:	16,747


(http://assessormap.co.la.ca.us/Geocortex/Essentials/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=5089-002)

Parcel Map (http://assessormap.co.la.ca.us/Geocortex/Essentials/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=5089-002) / Map Index (http://maps.assessor.lacounty.gov/Geocortex/Essentials/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=5089-NDX)

	2020 Roll Preparation		2019 Current Roll	RC	Year		1998 Base Value
$	2,174,694	$	2,132,053	9	1998	$	1,230,792
$	379,560	$	372,118	9	1998	$	248,850
$	2,554,254	$	2,504,171			$	1,479,642

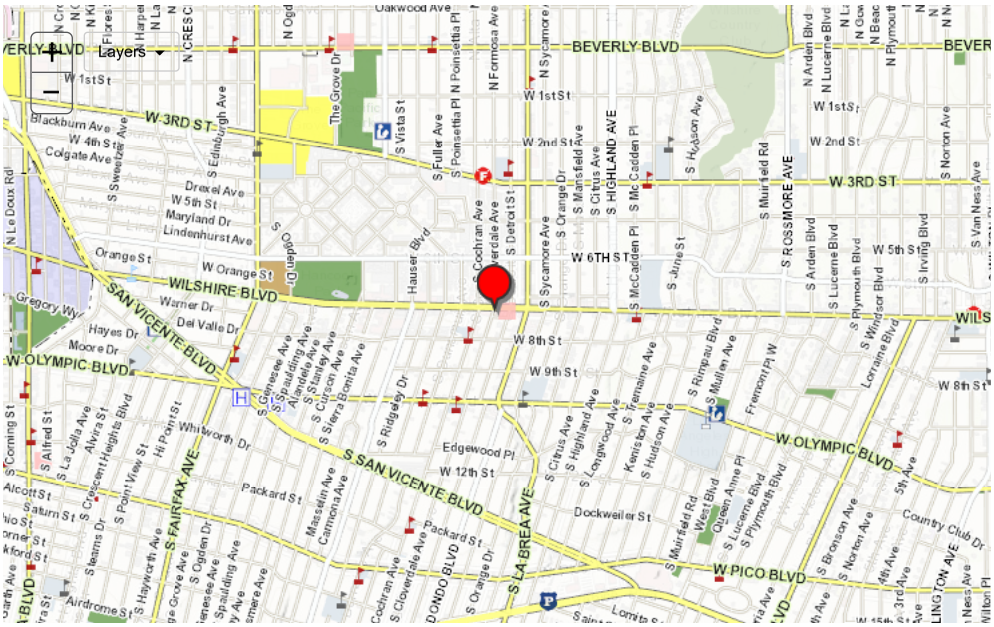
Assessor's Responsible Division

District:	Hall of Administration
Region:	23
Cluster:	23622 WIL/MIRACLE MI.

Hall of Administration (https://maps.google.com/?q=500+W.+Temple+St.+Room+180+Los+Angeles%2C+CA+90012-2770)
500 W. Temple St. Room 180
Los Angeles, CA 90012-2770

Phone: (213) 974-3108
Toll Free: 1 (888) 807-2111
M-F 7:30 am to 5:00 pm

Please set a location or search for an address.



Building and Land Characteristics

Land Information

Use Code = 1100 (Commercial)

Total SqFt (GIS):	16,747
Total SqFt (PDB):	17,550
Usable SqFt:	16,700
Acres:	
Land W' x D':	117 x 150
Sewers:	No
Flight Path:	No
X-Traffic:	No
Freeway:	No
Corner Lot:	No
Golf Front:	No
Horse Lot:	No
View:	None
Zoning:	(Refer Issuing Agency)

Code Split: No
Impairment: None

Situs Address:
5364 WILSHIRE BOULEVARD LOS ANGELES CA 90036-0000

Legal Description *(for assessment purposes)*:
TR=3821 LOT 80

Use Code: 1100 (Commercial)
1 = Commercial
1 = Store
0 = Unused or Unknown Code (No Meaning)
0 = One Story

Building Information

SUBPART: ***0101***
Design Type: 1101
Quality Class: CX

# of Units: 0
Beds/Baths: 0/0
Building SqFt: 21,113

Year Built: 1926
Effective Year: 1934
Depreciation: / / 0

RCN Other: $ 0
RCN Other Trended: $ 0
Year Change:

Design Type: 1101
1 = Commercial
1 = Store
0 = Unused or Unknown Code (No Meaning)
1 = Air Conditioned

SUMMARY: ***Total***

# of Units: 0
Beds/Baths: 0/0
Building SqFt: 21,113
Avg SqFt/Unit:

Events History

Ownership () Parcel Change ()

Show Re-Assessable Only:

Recording Date	Seq. #	Re-Assessed	# Parcels	%	Ver. Code	DTT Sale Price	Assessed Value
09/28/2007	50	No	2	00%-0	2	$ 0	$ 0

Assessment History

Show All: **Hide Inactive Rolls:** Showing 1 to 10 of 10 entries.

Bill Number	Bill Type	Bill Status	Date to Auditor	Recording Date	Total Value	Land Value	Improvement Value
220-PSEG				09/28/2007	$ 2,554,254	$ 2,174,694	$ 379,560
2190000	R	A	07/01/2019	09/28/2007	$ 2,504,171	$ 2,132,053	$ 372,118
2180000	R	A	07/19/2018	09/28/2007	$ 2,455,071	$ 2,090,249	$ 364,822
2170000	R	A	06/26/2017	09/28/2007	$ 2,406,933	$ 2,049,264	$ 357,669
2160000	R	A	07/05/2016	09/28/2007	$ 2,359,739	$ 2,009,083	$ 350,656
2150000	R	A	06/23/2015	09/28/2007	$ 2,324,294	$ 1,978,905	$ 345,389
2140000	R	A	06/24/2014	09/28/2007	$ 2,278,765	$ 1,940,141	$ 338,624
2130000	R	A	06/25/2013	09/28/2007	$ 2,268,467	$ 1,931,373	$ 337,094

Bill Number	Bill Type	Bill Status	Date to Auditor	Recording Date	Total Value	Land Value	Improvement Value
2120000	W	W	0	09/28/2007	$ 2,223,988	$ 1,893,503	$ 330,485
2110000	W	W	0	09/28/2007	$ 2,180,383	$ 1,856,376	$ 324,007

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Contact Us (https://assessor.lacounty.gov/contact-us/) | Disclaimer (disclaimer) | FAQ (faq)
PDB Effective Date: 11/17/2019

(https://facebook.com/LACAssessor) (https://www.twitter.com/LACASSESSOR) (https://www.linkedin.com/company/los-angeles-county-office-of-the-assessor) (https://youtube.com/u

DEPARTMENT OF BUILDING AND SAFETY

December 02, 2019

Document Report

Documents

Document Number(s)

1926LA13503

Record Description

Record ID: 8755696
Doc Type: BUILDING PERMIT
Sub Type: BLDG-NEW
Doc Date: 05/04/1926
Status: None
Doc Version: None
AKA Address: None
Project Name: None
Disaster ID: None
Subject: None
Product Name: None
Manufacturer's Name: None
Expired Date: None
Receipt Number: None
Case Number: None
Scan Number: None
Dwelling Units: None
Comments: This document shows the following information: Type Const 1 = D;
Stories = 2.

Property Address(es)

5362 W WILSHIRE BLVD

Legal Description(s)

Tract:
Block: Lot: Arb:
Modifier: Map Reference:

PIN(s)

132B181 18

Assessor Number(s)

5089-002-022

District Offices(s)

LA

DEPARTMENT OF BUILDING AND SAFETY

December 02, 2019

Document Report

Film RBF

Type: HIST P1160; 001; 2754

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Note: If you have any questions, please visit one of our Records Counter Section open Monday thru Fridays from 7:30 AM to 4:30 PM, EXCEPT on Wednesdays which opens from 9:00 AM to 4:30 PM.

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Locations: Metro - 201 N. Figueroa St., 1st Floor Rm. 110, Los Angeles CA 90012
Van Nuys - 6262 Van Nuys Blvd, 2nd Floor Van Nuys CA 91401

DEPARTMENT OF BUILDING AND SAFETY

December 02, 2019

Document Report

Documents

Document

Record Description

Record ID: 3296701
Doc Type: EQ-COMPLIANCE CERT
Sub Type: None
Doc Date: 06/23/1988
Status: None
Doc Version: None
AKA Address: None
Project Name: None
Disaster ID: None
Subject: None
Product Name: None
Manufacturer's Name: None
Expired Date: None
Receipt Number: None
Case Number: None
Scan Number: None
Dwelling Units: None
Comments: *ADDRESS INCLUDES 5363-79 WILSHIRE BL & 674-82 CLOVERDALE AV S.
CLASS III-A, 2 STORY, 168' X 260', TYPE III-N BRICK BLDG.

Property Address(es)

674 S CLOVERDALE AVE

Legal Description(s)

Tract: TR 7705
Block: Lot: 111 Arb:
Map Reference: Modifier:

PIN(s)

135B181 908

Assessor Number(s)

5508-008-027

Film RBF

Type: HIST M0311; 004; 0212

DEPARTMENT OF BUILDING AND SAFETY

December 02, 2019

Document Report

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Locations: Metro - 201 N. Figueroa St., 1st Floor Rm. 110, Los Angeles CA 90012
Van Nuys - 6262 Van Nuys Blvd, 2nd Floor Van Nuys CA 91401

ECHO Enforcement and Compliance History Online

Detailed Facility Report

Facility Summary

DBA NEW IMAGE CLEANERS

682 S CLOVERDALE, LOS ANGELES, CA 90036

FRS (Facility Registry Service) ID: 110070428234
EPA Region: 09
Latitude:
Longitude:
Locational Data Source:
Industry:
Indian Country: N

Enforcement and Compliance Summary

Statute	Insp (5 Years)	Date of Last Inspection	Compliance Status	Qtrs with NC (Noncompliance) (of 12)	Qtrs with Significant Violation	Informal Enforcement Actions (5 years)	Formal Enforcement Actions (5 years)	Penalties from Formal Enforcement Actions (5 years)	EPA Cases (5 years)	Penalties from EPA Cases (5 years)
RCRA	--	--	No Violation Identified	0	0	--	--	--	--	--

Regulatory Information

Clean Air Act (CAA): No Information
Clean Water Act (CWA): No Information
Resource Conservation and Recovery Act (RCRA): Active (CAL000432795)
Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information
Greenhouse Gas Emissions (eGGRT): No Information
Toxic Releases (TRI): No Information
Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Known Data Problems

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110070428234					N		
RCRAInfo	RCRA	CAL000432795	Transporter	Active (H)			N		

Facility Address

System	Statute	Identifier	Facility Name	Facility Address
FRS		110070428234	DBA NEW IMAGE CLEANERS	682 S CLOVERDALE, LOS ANGELES, CA 90036
RCRAInfo	RCRA	CAL000432795	DBA NEW IMAGE CLEANERS	682 S CLOVERDALE, LOS ANGELES, CA 90036

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
No data records returned			

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
RCRAInfo	CAL000432795	56299	All Other Waste Management Services

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
No data records returned			

Enforcement and Compliance

Compliance Monitoring History (5 years)

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
No data records returned							

Entries in italics are not counted in EPA compliance monitoring strategies or annual results.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	CAL000432795	No	11/30/2019	0	11/29/2019

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
RCRA (Source ID: CAL000432795)		01/01-03/31/17	04/01-06/30/17	07/01-09/30/17	10/01-12/31/17	01/01-03/31/18	04/01-06/30/18	07/01-09/30/18	10/01-12/31/18	01/01-03/31/19	04/01-06/30/19	07/01-09/30/19	10/01-12/31/19
	Facility-Level Status	**No Violation Identified**	**No Violation Identified**	**No Violation Identified**	**No Violation Identified**	**No Violation Identified**	**No Violation Identified**	**No Violation Identified**	**No Violation Identified**	**No Violation Identified**	**No Violation Identified**	**No Violation Identified**	**No Violation Identified**

Informal Enforcement Actions (5 Years)

Statute	System	Source ID	Type of Action	Lead Agency	Date
No data records returned					

Formal Enforcement Actions (5 Years)

Statute	System	Law/Section	Source ID	Action Type	Case No.	Lead Agency	Case Name	Issued/Filed Date	Settlements/Actions	Settlement/Action Date	Federal Penalty	State/Local Penalty	SEP Cost	Comp Action Cost
No data records returned														

Environmental Conditions

Water Quality

Permit ID	Combined Sewer System?	Number of CSO (Combined Sewer Overflow) Outfalls	12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Impaired Waters	Impaired Class	Causes of Impairment(s) by Group(s)	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
No data records returned									

Water Body Designated Uses

Reach Code	Water Body Name	Exceptional Use	Recreational Use	Aquatic Life Use	Shellfish Use	Beach Closure Within Last Year	Beach Closure Within Last Two Years
No data records returned							

Air Quality

Nonattainment Area?	Pollutant(s)	Applicable Nonattainment Standard(s)
No	Ozone	
No	Lead	
No	Particulate Matter	
No	Carbon Monoxide	
No	Nitrogen Dioxide	
No	Sulfur Dioxide	

Pollutants

Toxics Release Inventory History of Reported Chemicals Released in Pounds per Year at Site

TRI Facility ID	Year	Total Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Releases to Land	Total On-site Releases	Total Off-site Transfers
No data records returned								

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name
No data records returned

Demographic Profile

EJSCREEN EJ Indexes

Eleven primary environmental justice (EJ) indexes of EJSCREEN, EPA's screening tool for EJ concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. Note that use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJSCREEN provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the EJSCREEN home page.

No Valid Spatial Coordinate is available for this facility

Demographic Profile of Surrounding Area (3 Miles)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 US Census and American Community Survey data, and are accurate to the extent that the facility latitude and longitude listed below are correct. The latitude and longitude are obtained from the EPA Locational Reference Table (LRT) when available.

Please Wait. Loading...

Industrial Waste / Underground Storage Tanks / Stormwater

Back

You searched the following address:

Street Number: 5358 Street Name: Wilshire

Our office does not have any records (related to industrial waste/underground storage tanks/stormwater) for the requested site address.

Please double check the spelling of the street name or search a different address. Both street number and street name must be exact and spelled correctly as they appear for the facility on file. Do not include street direction prefix (i.e. N, S, E, W, etc...) or suffix (i.e. ST, AVE, RD, BLVD, etc...) unless they appear in the street name (i.e. AVENUE K, AVENIDA CESAR CHAVEZ, 10TH ST EAST, CROSSROADS PKWY N, etc...). Do not include any extra spaces after the street number or after the street name.

Back

Industrial Waste / Underground Storage Tanks / Stormwater

Back

You searched the following address:

Street Number: 682 Street Name: Cloverdale

Our office does not have any records (related to industrial waste/underground storage tanks/stormwater) for the requested site address.

Please double check the spelling of the street name or search a different address. Both street number and street name must be exact and spelled correctly as they appear for the facility on file. Do not include street direction prefix (i.e. N, S, E, W, etc...) or suffix (i.e. ST, AVE, RD, BLVD, etc...) unless they appear in the street name (i.e. AVENUE K, AVENIDA CESAR CHAVEZ, 10TH ST EAST, CROSSROADS PKWY N, etc...). Do not include any extra spaces after the street number or after the street name.

Back

Nova Group

APPENDIX D: Client Provided Documentation

NO DOCUMENTS HAVE BEEN ASSOCIATED WITH THIS APPENDIX

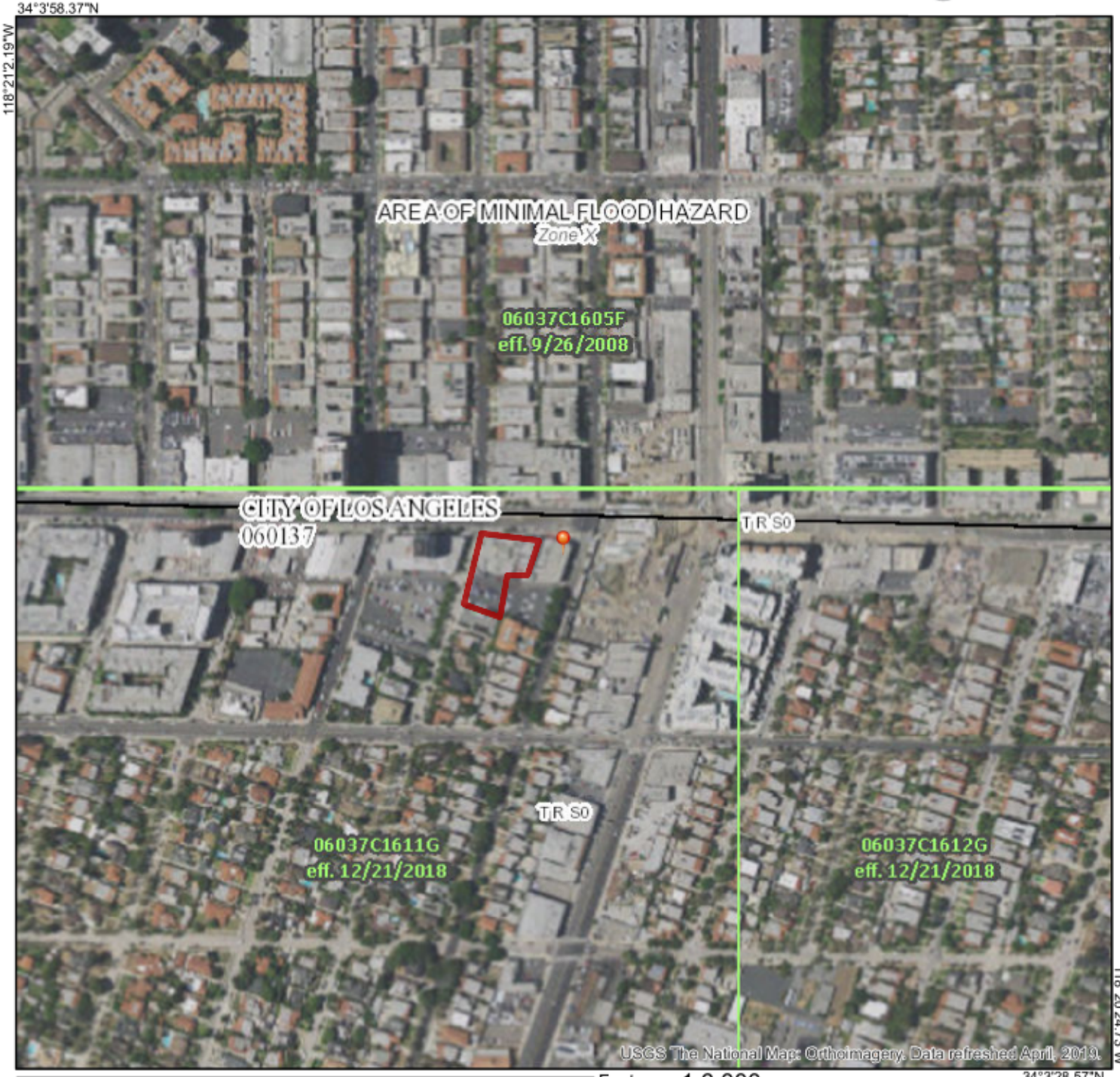
APPENDIX E: Laboratory Reports

NO DOCUMENTS HAVE BEEN ASSOCIATED WITH THIS APPENDIX

APPENDIX F: Other Supporting Documentation

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
- 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

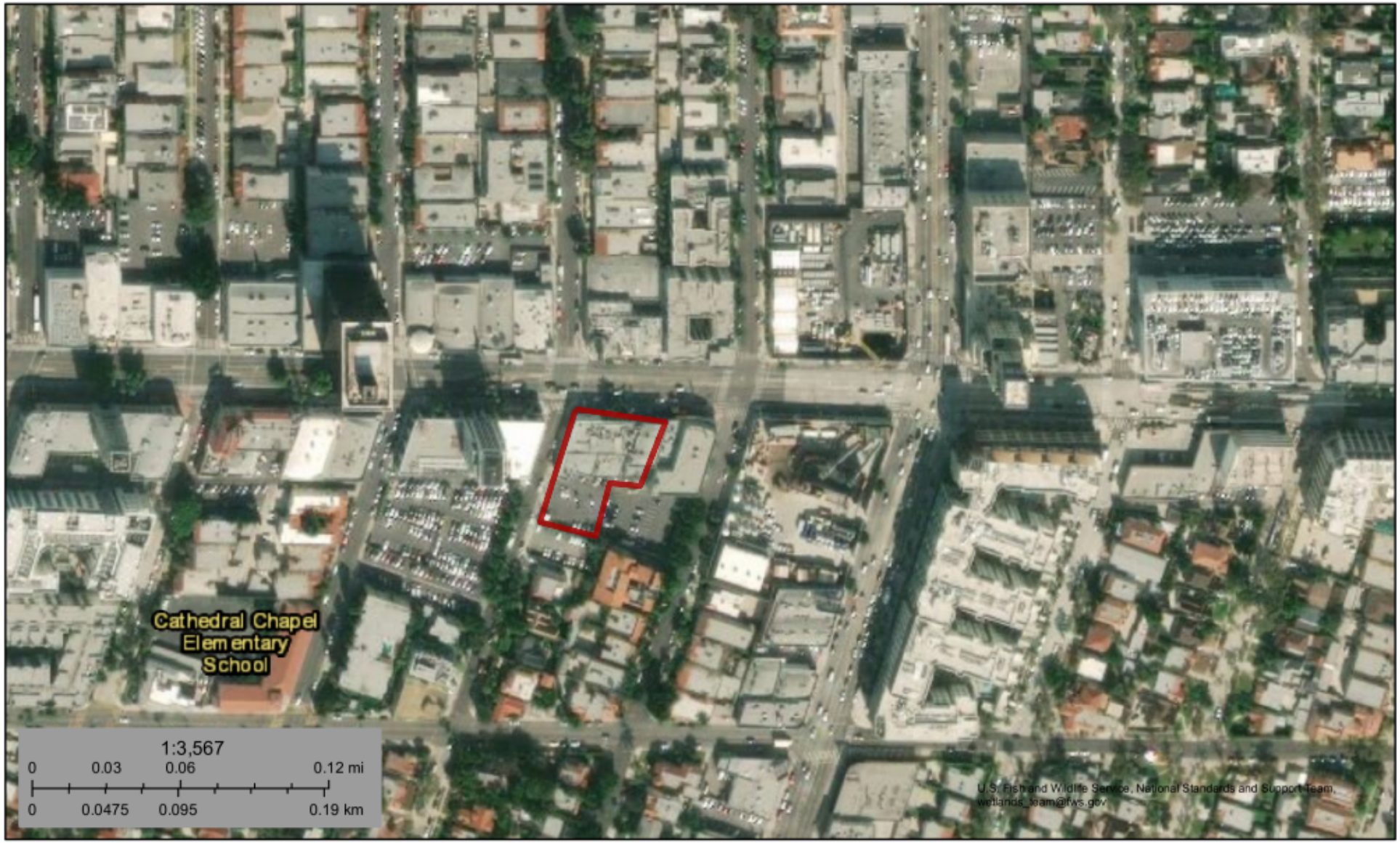
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/25/2019 at 11:26:46 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded 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.

U.S. Fish and Wildlife Service

National Wetlands Inventory

Wetland Map



November 25, 2019

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

Drinking Water Quality Report 2018

For the period of January 1 through December 31, 2018

LA DWP Los Angeles Department of Water & Power

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QUALITY IN EVERY DROP



Director Message, Razmik Manoukian

For over a century, LADWP has been the steward of our City's water system and supply. It is a responsibility we take very seriously. Every day, we import raw water, purify it and deliver it to your tap 24-hours a day – all for less than half a penny per gallon. It is our duty to maintain the value of this precious resource, and to comply with increasing state and federal water quality mandates to protect every drop of water we deliver. In 2018, LADWP tested for over 200 constituents in the water and performed more than 120,000 tests on samples taken throughout the City - not just for regulatory compliance, but also for research and operational improvements.

We are proud of our success in water quality, especially with our continued progress on several large water quality initiatives. Over the last 20 years, LADWP has actively improved the water quality for our customers by removing large uncovered reservoirs such as Encino, Lower Stone, Silverlake and Hollywood out of service; covering distribution reservoirs such as Santa Ynez, Elysian and Upper Stone; building the new Headworks Reservoir, installing a state-of-the-art Dr. Pankaj Parekh Ultraviolet Disinfection Facility and deployed 96 million shade balls on the Los Angeles Reservoir. The latest water quality Improvement project is the Los Angeles Reservoir Ultraviolet Disinfection Plant project which is currently under construction. These projects were a massive undertaking which resulted in excellence in water quality.

This report summarizes the results of the water quality tests conducted in 2018 and provides specific information about the quality of water served in our neighborhoods. You will see that most constituents have not been detected in our water sources and those that are (see tables I-IV on pages 11-15), are safely within the regulatory limits for drinking water. We are proud to bring pure, clean, refreshing tap water to all our customers across the city – at home, at work and in our neighborhood parks every day.

At LADWP, we are committed to customer service. If you have any questions about your water quality or seek advice on how to improve water quality at your home or workplace, please do not hesitate to call our Water Quality Customer Care Line at (213) 367-3182.

MANAGING OUR WATER RESOURCES



A Message from Richard F. Harasick, LADWP Senior Assistant General Manager, Water System

Compared to previous years, the last two have been good for Los Angeles in terms of water resources. The Eastern Sierra snowpack, the main water source for the Los Angeles Aqueduct, is in very good shape for a change. The above average snowfall and the rains have made for a spectacular spring, and will help sustain our water needs well into the rest of the year.

We have gone from one extreme to the next; from parched dry conditions to more water than we can handle just like in 2017. It is important to remember that one good rainy season does not necessarily mean we will always enjoy an overabundance of water in the future.

That is why LADWP continues to focus on L.A.'s water future, employing long-term resource planning and management no matter the situation. Our goal in 2019 will be to get the water windfall to the right storage or treatment facility, thus ensuring a sustainable and resilient water supply for the years to come.

With our abundant rainfall, stormwater capture in L.A. County, which includes the LADWP service territory, stood at 113 percent of normal for the water year October 1, 2018 to May 1, 2019. That's approximately 23.5 billion gallons of water, enough to supply over 24,000 L.A. households annually. Through our stormwater capture infrastructure, rain barrels and cisterns, Los Angeles has been carefully harnessing this precious resource to recharge our local aquifers and help reduce our reliance on imported purchased water.

LADWP is also rising to meet the challenges of future water supplies with the ultimate sustainability endeavor. The city of Los Angeles' recent announcement to recycle 100 percent of all wastewater by 2035 will require major infrastructure investment to move advanced treated pure water from the Hyperion Water Treatment Plant to additionally replenish our groundwater aquifers. This large capital improvement project represents another Mulholland moment, a game-changer at par with building another aqueduct. Its completion will be a leap for Los Angeles towards water independence.

To kick start that effort a wastewater ozone demonstration project at the Donald C. Tillman Plant in the San Fernando Valley is in progress to begin advanced wastewater treatment operations. This is the initial phase of an effort to replenish L.A.'s groundwater in the San Fernando Valley. This pure water will be conveyed to the Hansen Spreading Grounds where it will percolate through the soil. Once ready it will be pumped through existing groundwater wells, treated again and placed back into the distribution system.

There is no better and smarter way to manage our water resources than through water conservation. L.A. residents have truly made this a way of life and our city's per capita water use as of fiscal year 2017-18 is 112 gallons. Ours is one of the lowest of any major U.S. city and lower than it was in 1970, despite a population increase of more than one million people. LADWP has been working closely with our elected officials, other city departments, and customers to reduce water use across all sectors. The city's goal is to reduce water use by 25 percent by 2025, and 30 percent by 2035. We continue to encourage conservation through rebates and incentives for water-saving measures and devices. Furthermore, we are finding ways to conserve within our own system and operations. As an example, LADWP's Water Loss Task Force has been deploying strategies to reduce water losses in our distribution system.

Our professional forefathers undertook the complex and monumental task of constructing the Los Angeles Aqueduct to bring reliable, fresh, quality water to Los Angeles. LADWP staff today are just as committed to fulfill that goal, innovating and adopting modern solutions to operational and resource challenges. We remain steadfast in our resolve to ensure the reliability and sustainability of water for our customers and the entire city of Los Angeles.

WHERE DOES L.A. GET THE WATER IT NEEDS?

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally-occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

Contaminants that may be present in source water include:

- Microbial contaminants, such as viruses and bacteria that may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
- Inorganic contaminants, such as salts and metals, that can be naturally-occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- Pesticides and herbicides that may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses.
- Organic chemical contaminants, including synthetic and volatile organic chemicals that are by-products of industrial processes and petroleum production, and can also come from gas stations, urban stormwater runoff, agricultural application, and septic systems.
- Radioactive contaminants that can be naturally-occurring or the result of oil and gas production and mining activities.

In order to ensure that tap water is safe to drink, the U.S. Environmental Protection Agency (U.S. EPA) and the State Water Resources Control Board (SWRCB) prescribe regulations that limit the amount of certain contaminants in water provided by public water systems. SWRCB regulations also establish limits for contaminants in bottled water that provide the same protection for public health.

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. 2019¸ The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the U.S. EPA's Safe Drinking Water Hotline (800) 426-4791.

IMPORTANT NOTICE

Precautions for the Special Needs Population

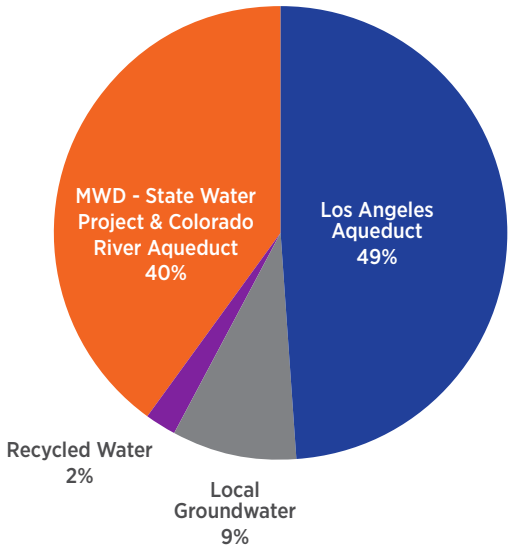
There are certain health conditions for which additional precautions on environmental exposures, including drinking water, would be advisable. Elderly customers and infants can be particularly at risk from infection as well as those with weakened immune systems including individuals living with HIV/AIDS or other immune system disorders, those who may have undergone chemotherapy or those who have received organ transplants.

Customers concerned with these types of health challenges should seek advice from their health care providers about drinking tap water. Contact U.S. EPA's Safe Drinking Water Hotline at (800) 426-4791, or visit www.epa.gov for free guidelines on how to reduce the risk of infection by Cryptosporidium and other microbial contaminants.

L.A.'S WATER SOURCES IN 2018



2018 Water Sources



REGULATORY COMPLIANCE

Regulatory Compliance How do we measure up?

LADWP works around the clock to ensure that the drinking water we deliver to our customers is of the highest quality and meets all safety requirements. Highly trained, certified treatment operators monitor our water treatment operations continuously, thereby helping meet federal and state standards for drinking water. In 2018, we tested for more than 200 constituents in the water and performed more than 120,000 tests on samples taken throughout our water system.

Notice of Violations of Drinking Water Regulations

Water quality is LADWP's highest priority. Staff works to ensure treatment protocols are followed year round at each of the city's water treatment facilities. Unfortunately, LADWP was issued one citation in 2018 for violating the surface water treatment rule. This violation was reported in the 2017 annual drinking water report. LADWP addressed the citation and put measures in place to prevent this type of occurrence in the future. LADWP received no additional violations in 2018.

Notification Levels Established for Two Fluorinated Compounds

On July 13, 2018, the California State Water Resources Control Board, Division of Drinking Water (SWRCB-DDW) issued health-based drinking water Notification Levels (NLs) for Perfluorooctanoic acid (PFOA) and Perfluorooctane sulfonic acid (PFOS). PFOA and PFOS are compounds that have been used in consumer products to make materials stain-resistant, water-proof, and non-stick. They are also used on surface coatings for paper, cardboard packaging, carpets, furniture, leather, fire-retardant foams, cookware, and equipment lubricants.

The NL issued is a health-based advisory level, not a regulatory level, established by SWRCB-DDW for chemicals that may present health risks but have yet to go through a Health Hazard Assessment. A Health Hazard Assessment is part of the process required to formally adopt a Maximum Contaminant Level (MCL) and includes rigorous research and data analysis by the State Office of Environmental Health.

The NLs for PFOA and PFOS have been set at 14 parts per trillion (ppt) and 13 ppt, respectively. A ppt is equivalent to one ounce in 7.5 billion gallons of water. An NL requires a public water supplier to notify SWRCB-DDW and its governing bodies if drinking water tests exceed the level and recommends customer notification.

Health consequences for exposure to significant levels of PFOA and PFOS may include liver toxicity, cancer risks, and immunotoxicity. Human exposure to PFOA and PFOS are primarily through consumer products, food, indoor and outdoor air, and dust. There is potential for exposure via ingestion of drinking water, particularly in former PFC manufacturing areas. Major U.S. manufacturers voluntarily phased out production of PFOS between 2000 and 2002, and subsequently for PFOA in 2006 due to toxicological concerns.

LADWP tested for PFOA, PFOS, and other PFC's in its source water and distribution system in 2013-2014, well after phased out production of these compounds as part of U.S. EPA's Unregulated Contaminant Monitoring Rule 3 (UCMR3).

During UCMR3 over 38 samples were collected from 11 different monitoring locations. Results for all samples were below laboratory detection levels utilizing advanced U.S. EPA certified test methods for these compounds and well below the NLs for PFOA and PFOS. LADWP continues monitoring for PFOA, PFOS, and other PFC's, including testing of local groundwater sources.

LADWP has a comprehensive water quality monitoring program to help ensure the safety of our water supply. Our water meets or exceeds all State and Federal drinking water standards established by the SWRCB-DDW and the U.S. EPA.

SWRCB-DDW has results of statewide testing for PFOA and PFOS on its website: https://www.waterboards.ca.gov/drinking_water/certlic/drinkingwater/PFOA_PFOS.html

Additional Reference Websites:

https://www.epa.gov/ground-water-and-drinking-water/drinking-water-health-advisories-pfoa-and-pfos

https://www.atsdr.cdc.gov/pfas/docs/pfas_fact_sheet.pdf

LEAD AND DRINKING WATER IN L.A.

Lead is commonly found throughout our environment – in the air, soil, and in homes with old lead-based paints. Fortunately, lead is not found in any of the city's water sources. LADWP has participated in the federal Lead and Copper Rule (LCR) sampling program since 1991 and has taken steps to eliminate lead containing materials in our distribution system. Los Angeles has and continues to be in compliance with the lead and copper regulation, based on residential sampling. In addition, LADWP is improving its corrosion control plan to further minimize lead exposure at the tap.

LADWP most recently conducted LCR residential sampling in 2018. To find the LCR results, see Table I (cont'd) on page 12.

The LCR sampling program focuses on single family residences which were built from 1982 to 1987 that have copper pipes plumbed with lead solder. Customers with qualifying homes that participate in the sampling program will get their tap water tested for lead and copper at no cost. Customers who think their home may qualify can participate in LADWP's next round of LCR sampling are asked to contact us at (213) 367-3182.

In Los Angeles, the main source of lead in drinking water is household plumbing, primarily in homes built before 1986 where lead solder was used to join copper pipes. In 1986, federal law restricted the use of lead in lead-based solder to 0.2% and in pipes and pipe fittings used to serve drinking water to 8%. This helped reduce the amount of lead at the tap inside homes. In 2010, California law further restricted the amount of lead in pipes and pipe fittings to 0.25%, which again reduced the amount of lead at the tap inside homes. The amount of time water remains stagnant in home plumbing will affect how much lead could potentially leach into the tap water. The longer water remains motionless in the pipes, the more likely higher levels of lead will leach into drinking water. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is also available from the Safe Drinking Water Hotline or at www.epa.gov/lead.

Voluntary Lead Testing of Drinking Water at California Public and Private K-12 Schools

In January 2017, the SWRCB-DDW amended LADWP's domestic water supply permit to include a new voluntary program to test for lead in drinking water at California public and private K-12 schools within its service area. Schools interested in participating in this program can find out more information on www.ladwp.com/waterquality under Water Quality in The News, Lead Testing for Los Angeles Schools. Written requests will be accepted until November 1, 2019.

As of December 2018, LADWP has received and processed 24 requests from schools. No school had lead levels above the action level of 15 parts per billion. The breakdown of the samples results are as follows:

Total Samples Tested: 57

Non-Detect Results: 48

Above Action level: 0

Maximum Result: 3.5 µg/L

Average Result: 0.22 µg/L

If you have any questions regarding this program, please contact us at (213) 367-3182.

AB 746 Requires Lead Testing in California Public K-12 Schools

Effective January 1, 2018, California Assembly Bill 746 requires community water systems to test for lead in drinking water at California public K-12 schools within their service area by July 1, 2019. This law compliments the existing optional lead testing in schools program that began early last year. Under the new lead testing program, all public K-12 schools must participate in lead testing unless they can show that their school was constructed or their plumbing was replaced after December 31, 2009, and that they have conducted equivalent lead testing after January 1, 2009 and posted the results on their website.

Since the effective date, LADWP has established a schedule for four rounds of testing to complete sampling for 103 schools within our service area. LADWP has contacted and sent out testing kits to public K-12 schools within its service area. In 2018, three schools were tested. The results are included below. No school had lead levels above the action level of 15 parts per billion. All remaining schools should be tested by July 2019. If you have any questions regarding this new program, please contact us at (213) 367-3182.

Total Samples Tested: 11

Non-Detect Results: 5

Above Action level: 0

Maximum Result: 3.6 µg/L

Average Result: 1.24 µg/L

Assessment Programs for Surface and Groundwater Sources

Purchased Supplies:

The Metropolitan Water District (MWD) receives and treats water from the State Water Project and the Colorado River that is then delivered to Los Angeles customers. Three of the five MWD treatment plants: F.E. Weymouth, Robert B. Diemer and Joseph Jensen, supply water to the Los Angeles area. MWD tests its water for nearly 400 constituents and performs about 250,000 water quality tests per year on samples gathered from its vast distribution system. Analysis of these samples is undertaken at MWD's state-of-the art water quality laboratory. Results from MWD are provided to LADWP and are included in the report on Tables I, II and III.

Safeguarding Our Surface Water

Administered by the State Water Resources Control Board, Division of Drinking Water (SWRCB-DDW), the Surface Water Treatment Rule (SWTR) is a set of drinking water regulations that establish specific treatment requirements for surface water to reduce the risk of waterborne diseases.

The last update to the SWTR is the Long Term 2 Enhanced Surface Water Treatment Rule (LT2). This rule protects treated water reservoirs from microbiological contamination by requiring one of three actions: 1) covering, 2) removing from service, or 3) providing additional treatment. In March of 2009, LADWP executed a Compliance Agreement for LT2 with SWRCB-DDW for six uncovered reservoirs: Los Angeles, Upper Stone Canyon, Santa Ynez, Ivanhoe, Silver Lake, and Elysian. Based on the agreement LADWP has met the requirements for five of the six reservoirs. The Los Angeles Reservoir is the only remaining reservoir awaiting regulatory compliance.

The Los Angeles Reservoir will be brought into compliance with the LT2 through a combination of shade balls and construction of a new ultraviolet (UV) disinfection plant. The "shading" of the reservoir was completed in 2015 with nearly 96 million shade balls deployed. The new UV treatment facility will disinfect water leaving the Los Angeles Reservoir to satisfy the LT2 water quality regulation. Construction began in June 2017 and will be completed by the December 2020 compliance date set by the SWRCB-DDW.

Go to www.ladwp.com/waterquality to learn more about water quality projects and issues.

WATER QUALITY SERVICE AREAS IN LOS ANGELES

San Fernando Valley Communities

Sources: Los Angeles Aqueduct, local groundwater, and MWD State Water Project

Arleta	Northridge	Sylmar
Canoga Park	Olive View	Tarzana
Chatsworth	Pacoima	Toluca Lake
Encino	Panorama City	Tujunga
Granada Hills	Porter Ranch	Valley Village
Hollywood Hills	Reseda	Van Nuys
Lake View Terrace	Sherman Oaks	Warner Center
Mission Hills	Studio City	West Hills
North Hills	Sun Valley	Winnetka
North Hollywood	Sunland	Woodland Hills

Western Los Angeles Communities

Sources: Los Angeles Aqueduct and MWD State Water Project

Bel Air Estates	Culver City*	Sawtelle
Beverly Glen	Mar Vista	Venice
Brentwood	Pacific Palisades	West Los Angeles
Castellamare	Palisades Highlands	Westchester
Century City	Palms	Westwood
Cheviot Hills	Playa del Rey	

Eastern Los Angeles Communities

Sources: MWD State Water Project and Colorado River Aqueduct

Atwater Village	Echo Park	Lincoln Heights
Boyle Heights	El Sereno	Montecito Heights
Cypress Park	Glassell Park	Monterey Hills
Eagle Rock	Highland Park	Mt. Washington

Central Los Angeles Communities

Sources: Los Angeles Aqueduct, MWD State Water Project, and local groundwater

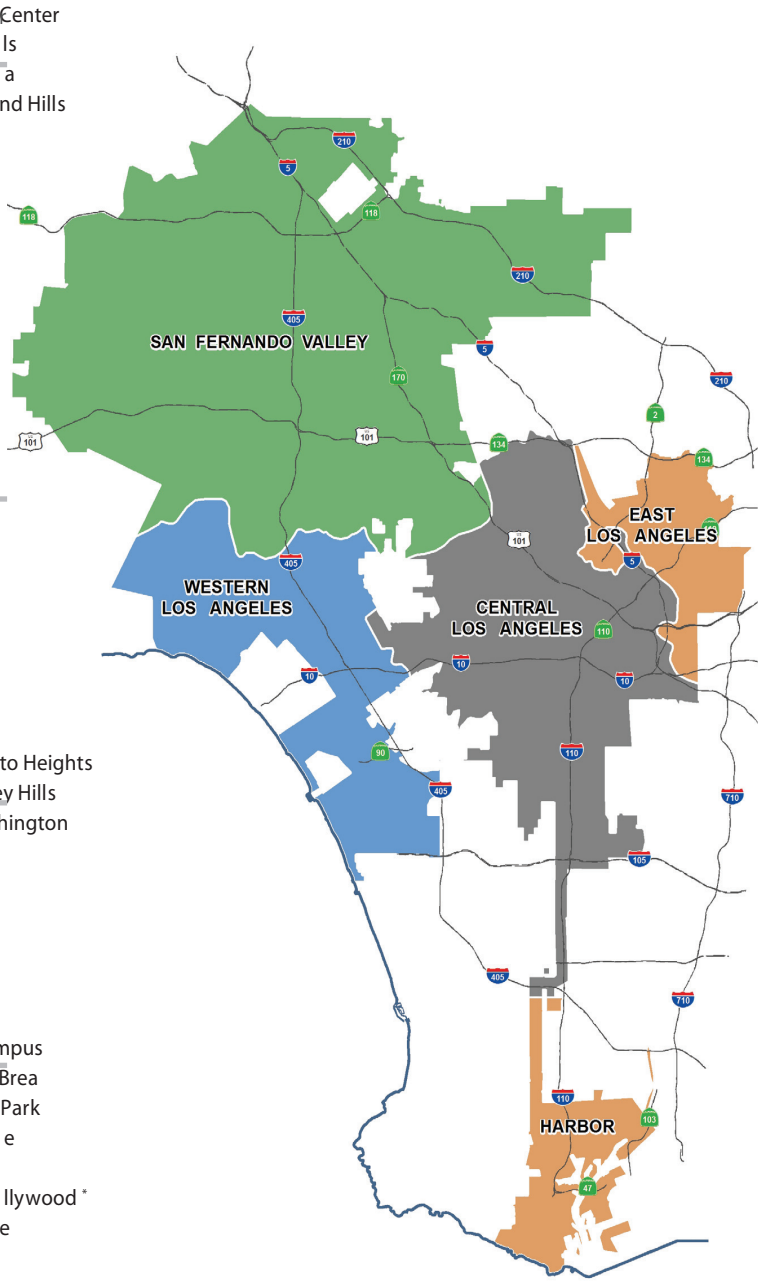
Baldwin Hills	Hyde Park	Park La Brea
Chinatown	Koreatown	Rancho Park
Country Club Park	L.A. City Strip*	Silverlake
Crenshaw	Little Tokyo	Watts
Griffith Park	Los Feliz	West Hollywood*
Hancock Park	Mid City	Westlake
Hollywood	Mt. Olympus	

Harbor Communities

Sources: MWD State Water Project and Colorado River Aqueduct

East San Pedro (Terminal Island)	L.A. City Strip*
Harbor City	San Pedro
Harbor Gateway*	Wilmington

*Portions of



Sources of drinking water fluctuate throughout the area due to operational needs and source water availability

2018 DRINKING WATER QUALITY MONITORING RESULTS

Tables I, II, and III list the results of water tests performed by the LADWP and MWD from January to December 2018. LADWP tests for over 200 substances. These tables include only substances with values that are detected.

How to Read the Tables

The substances found in the water served in your area are listed as follows:

- For San Fernando Valley Area – water test results are under the Los Angeles Aqueduct Filtration Plant, the Northern Combined Wells and the MWD Jensen Plant columns.
- For Central Los Angeles Area – water test results are under the Los Angeles Aqueduct Filtration Plant and the Southern Combined Wells columns.
- For Western Los Angeles Area – water test results are under the Los Angeles Aqueduct Filtration Plant columns.
- For Harbor/Eastern Los Angeles Area – water test results are under MWD, Weymouth, Diemer, and Jensen Plants columns.

Some substances are reported on a citywide basis as required by the SWRCB-DDW.

Abbreviations and Footnotes

ACU = apparent color unit

CFU/mL = colony-forming unit per milliliter

< = less than the detection limit for reporting purposes

µg/L = micrograms per liter (equivalent to ppb)

µS/cm = microSiemens per centimeter

mg/L = milligrams per liter (equivalent to ppm)

NTU = nephelometric turbidity units

NA = not applicable

NR = not reported

NT = not tested

NUM/100 mL = number per 100 milliliter

% = percentage

pCi/L = picoCuries per liter

TON = threshold odor number

Unregulated Contaminants Monitoring Rule

The Unregulated Contaminant Monitoring Rule (UCMR) is a special program developed by the U.S. EPA that requires public water systems to survey up to 30 selected contaminants of emerging concerns (CECs) once every five years. Results indicate that most of the contaminants were not detected at the very low minimum reporting levels required by the U.S. EPA for UCMR3 analyses. Of the contaminants that were detected (see Table IV on page 15) chlorate and strontium were in insignificant but expected concentrations.

LADWP routinely tests for and detects chlorate in the distribution system. Chlorate is a disinfection byproduct of chlorination. Although it is unregulated, the SWRCB-DDW has set a notification level of 800 mg/l. UCMR3 test results for chlorate were much lower, ranging from not detected to 296 mg/l.

TERMS USED IN THE TABLES

Compliance: A drinking water standard based on the health risk (primary standards) and aesthetic (secondary standards) exposure of a contaminant to consumers. For example, bacteria and nitrate have strict limits that must be met at all times due to the acute effects they can cause. Other standards, like small amounts of disinfection by-products and man-made chemicals, have standards that are based on a lifetime of exposure because the risk to consumers is very low. Compliance with most standards is based on an average of samples collected within a year. This allows for some fluctuation above and below the numerical standard, while still protecting public health.

Federal Action Level (AL): Concentration of a contaminant which, if exceeded, triggers treatment or other requirements that a water system must follow. ALs are set by U.S. Environmental Protection Agency (U.S. EPA).

Federal Minimum Reporting Level (MRL): Minimum concentration of a contaminant which can be detected in drinking water using analytical methods established by the U.S. EPA. Data reported in Table IV reflect MRLs.

Maximum Contaminant Level Goal (MCLG): Level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs are set by the U.S. EPA.

Maximum Residual Disinfectant Level (MRDL): Highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

Maximum Residual Disinfectant Level Goal (MRDLG): Level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the beneficial use of disinfectants to control microbial contaminants. MRDLGs are set by U.S. EPA.

Notification Level (NL): Health-based advisory level established by SWRCB-DDW for chemicals in drinking water that lack MCLs.

Primary Drinking Water Standard (PDWS): MCLs and MRDLs for contaminants that affect health along with their monitoring and reporting requirements, and water treatment requirements.

Public Health Goal (PHG): Level of a contaminant in drinking water below which there is no known or expected risk to health. PHGs are set by the California Environmental Protection Agency, Office of Environmental Health Hazard Assessment (OEHHA).

Secondary Maximum Contaminate Level (SMCL): Highest level a constituent allowed in drinking water that may affect the taste, odor or appearance. SMCLs are set by the U.S. EPA.

State Detection Limit (DLR): A detected contaminant at or above its detection level for reporting purposes. DLRs are set by the SWRCB-DDW. Data reported in Tables I through III reflect DLRs.

State Maximum Contaminant Level (MCL): Highest level of a contaminant allowed in drinking water. Primary MCLs are set as close to the Public Health Goals (PHGs) or Maximum Contaminant Level Goals (MCLGs) as is economically and technologically feasible. For certain contaminants, compliance with MCL is based on the average of all samples collected throughout the year.

Treatment Technique (TT): Required process intended to reduce the level of a contaminant in drinking water. For example, the filtration process is a treatment technique used to reduce turbidity (cloudiness in water) and microbial contaminants from surface water. High turbidities may be indicative of poor or inadequate filtration.

TABLE I

Calendar Year 2018 Water Quality Monitoring Results

Health-based Primary Drinking Water Standards (MCLs)
Substances Detected in Treated Water

Substances	Major Sources in Drinking Water	Units	Meets Primary Standard (YES / NO)	State Primary Standard MCL	State PHG	Los Angeles Aqueduct Filtration Plant		Northern Combined Wells		Southern Combined Wells		MWD Weymouth Plant		MWD Diemer Plant		MWD Jensen Plant	
						Average	Range	Average	Range	Average	Range	Average	Range	Average	Range	Average	Range
Aluminum	Erosion of natural deposits; residue from surface water treatment processes	µg/L	YES	1000	600	<50	<50	<50	<50	<50	<50	105 (a)	<50 - 220	124 (a)	<50 - 310	< 50 (a)	<50 – 75
Arsenic	Erosion of natural deposits	µg/L	YES	10	0.004	3(a)	<2 – 3	<2	<2 – 2	<2	<2 - 2	<2	<2	<2	<2	<2	<2
Barium	Erosion of natural deposits	µg/L	YES	1000	2000	<100	<100	<100	<100	<100	<100	118	<100 - 118	117	<100 - 117	<100	<100
Bromate (b)	By-product of ozone disinfection; formed under sunlight for chlorinated water	µg/L	YES	10	0.1	1 (a)	<1 – 3	2	<1 – 3	2	<1 – 3	5 (a)	<1 - 10	2 (a)	<1 - 4.7	5.2 (a)	<1 - 6.4
Fluoride	Erosion of natural deposits; water additive that promotes strong teeth	mg/L	YES	2	1	0.7	0.7-0.8	0.7	0.6-0.7	0.7	0.6-0.7	0.7	0.6 - 0.9	0.7	0.6 - 0.9	0.7	0.4 - 0.8
Gross Alpha Particle Activity (c)	Naturally present in the environment	pCi/L	YES	15	0	<3	<3	4	<3 - 4	4	<3 – 4	<3	<3	<3	<3	<3	<3 – 3
Gross Beta Particle Activity (c)	Naturally present in the environment	pCi/L	YES	50	0	4	<4-5	<4	<4-4	<4	<4 – 5	<4	<4	<4	<4	<4	<4
Heterotrophic Plate Count Bacteria	Naturally present in the environment	CFU/ mL	YES	TT	none	<1	<1	<1	<1	<1	<1	<1	<1 - 1	<1	<1 - 1	<1	<1
Nitrate (as N)	Erosion of natural deposits; runoff and leaching from fertilizer use	mg/L	YES	10	10	<0.4	<0.4	1	0.7-2	1	1-2	<0.4	<0.4	<0.4	<0.4	0.5	0.5
Nitrate + Nitrite (as N)	Erosion of natural deposits; runoff and leaching from fertilizer use	mg/L	YES	10	10	<0.4	<0.4	1	1 – 2	1	1 – 2	NR	NR	NR	NR	NR	NR
Total Organic Carbon (TOC)	Erosion of natural deposits	mg/L	YES	TT	none	1.6	1.5 - 1.8	1.3	1.0- 1.8	1.3	1.0-1.6	2.4 (a)	2.1 - 2.8	2.4 (a)	2.1 - 2.7	2.6 (a)	2.0 - 2.6
Trichloroethylene (TCE)	Discharge from metal degreasing sites and other factories	µg/L	YES	5	1.7	<0.5	<0.5	<0.5	<0.5 – 0.9	<0.5	<0.5 – 1	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Turbidity (d)	Soil runoff	NTU	YES	TT = 1	none	0.17	NA	NA	NA	NA	NA	0.06	NA	0.07	NA	0.06	NA
		%		TT = 95% of samples ≤0.3 NTU		100%						100%		100%		100%	
Uranium (c)	Erosion of natural deposits	pCi/L	YES	20	0.43	3	2 – 4	3	1 – 4	3	2– 4	<1	<1	<1	<1	<1	<1 - 1

(a) Values reflect Highest Running Annual Average (HRAA). HRAA is the highest of all Running Annual Averages (RAAs) in the reported calendar year. RAA is a calculated average of all samples collected within the previous 12-month period, which may include test data from the previous calendar year. HRAA may be higher than the range, which is based on the test data in the reported calendar year.

(b) Bromate is formed in water treated with ozone in the presence of bromide. Bromate has also been found in water treated with chlorine in some uncovered reservoirs in LADWP that have elevated bromide levels and are exposed to sunlight. MWD tests for bromate at its Diemer and Jensen Filtration Plants, which use ozone. Weymouth Plant has tested for bromate for less than 12-month period and so RAA is not calculated. All LADWP distribution reservoirs are now shielded with flexible covers or shade balls to minimize bromate formation.

(c) Radiological monitoring is performed in cycles of various frequencies in LADWP for treated sources water and at the blend points. Monitoring for Gross Alpha Particle Activity is performed in six year cycle and was conducted in 2016. Monitoring of Combined Radium-226 and Radium-228 is performed in three year cycle and was conducted in 2016. Monitoring of Gross Beta Particle Activity, Strontium-90, Tritium and Uranium is performed annually. MWD conducted all radiological monitoring in 2017.

(d) Turbidity is a measure of the cloudiness of water and is a good indicator of water quality and filtration performance. High turbidity can hinder the effectiveness of disinfectants. The Primary Drinking Water Standard for turbidity (included in this table) at water filtration plants is less than or equal to 0.3 NTU in at least 95 percent of the measurements taken in any month and shall not exceed 1.0 NTU at any time. The reporting requirement for treatment plant turbidity is to report the highest single measurement in the calendar year as well as the lowest monthly percentage of measurements that are less than or equal to 0.3 NTU.

TABLE I (CONT'D)

Calendar Year 2018 Water Quality Monitoring Results

Health-based Primary Drinking Water Standards (MCLs)
Substances Detected in Treated Water and Reported on City-Wide Basis

Substances	Major Sources in Drinking Water	Units	Meets Primary Standard (YES/NO)	State Primary Standard MCL or (MRDL)	State PHG / (MRDLG)	Average	Range
Bromate (uncovered reservoirs)	By-product of ozone disinfection; formed under sunlight for chlorinated water	µg/L	YES	10	0.1	HRAA = 2 (a)	Range = <1 – 3
Chlorine Residual, Total	Drinking water disinfectant added for treatment	mg/L	YES	(4)	(4)	HRAA = 2.0 (a)	Range = 1.8 – 2.1
Copper (at-the-tap) AL = 1300 (e)	Internal corrosion of household water plumbing systems	µg/L	YES	TT	300	90th Percentile value = 329	Number of samples exceeding AL = 0 out of 103
Fluoride	Erosion of natural deposits; water additive that promotes strong teeth	mg/L	YES	2	1	Average = 0.7	Range = 0.2 - 0.9
Haloacetic Acids (Five) (HAA5)	By-product of drinking water disinfection	µg/L	YES	60	none	HLRAA = 15 (f)	Range = 3 – 22
Lead (at-the-tap) AL = 15 (e)	Internal corrosion of household water plumbing systems	µg/L	YES	TT	0.2	90th Percentile value = 5.2	Number of samples exceeding AL = 1 out of 103
Total Coliform Bacteria	Naturally present in the environment	% Positives	YES	≤5% of monthly samples are coliform positive	0	Highest monthly % positive samples = 1.5%	Range = % positive samples 0% – 1.3%
Total Trihalomethanes (TTHM)	By-product of drinking water chlorination	µg/L	YES	80	none	HLRAA = 38 (f)	Range = 9 – 46

(a) Values reflect Highest Running Annual Average (HRAA). HRAA is the highest of all Running Annual Averages (RAAs) in the reported calendar year. RAA is a calculated average of all samples collected within the previous 12-month period, which may include test data from the previous calendar year. HRAA may be higher than the range, which is based on the test data in the reported calendar year.

(e) At-the-tap monitoring of lead and copper is conducted as required by the federal Lead and Copper Rule. A system is out of compliance if the federal Action Level is exceeded in more than 10 percent of all samples collected at the customers' tap. The most recent monitoring was conducted in 2018. Although the City's treated water has little or no detectable lead, studies were conducted and corrosion control implementation started. A small corrosion control facility utilizing zinc orthophosphate (temporarily out of service for upgrades) has been in operation in the Watts area since the 1990's. Corrosion control was introduced to the Western Los Angeles area in 2010 and to the Hollywood area in 2015. The results of the corrosion control study will be available in 2019.

(f) The federal Stage 2 Disinfectants/Disinfection Byproducts Rule (Stage 2 D/DBPR) requires compliance monitoring and reporting for total trihalomethanes (TTHM) and five haloacetic acids (HAA5) based on Locational Running Annual Averages (LRAAs) of established monitoring locations. The Highest Locational Running Annual Averages (HLRAAs) of all LRAAs in the current calendar year for TTHM and HAA5 are reported.

TABLE II

Calendar Year 2018 Water Quality Monitoring Results

Aesthetic-based Secondary Drinking Water Standards (SMCLs)
Substances Detected in Treated Water

Substances	Major Sources in Drinking Water	Units	Meets Secondary Standard (YES/NO)	State SMCL or Federal (SMCL)	Los Angeles Aqueduct Filtration Plant		Northern Combined Wells		Southern Combined Wells		MWD Weymouth Plant		MWD Diemer Plant		MWD Jensen Plant	
					Average	Range	Average	Range	Average	Range	Average	Range	Average	Range	Average	Range
Aluminum	Erosion of natural deposits; residue from some surface water treatment processes	µg/L	YES	200	<50	<50	<50	<50	<50	<50	105 (a)	<50 - 220	124 (a)	<50 - 210	< 50 (a)	<50 – 75
Chloride	Runoff / leaching from natural deposits; seawater influence	mg/L	YES	500	34	24 - 46	39	28 - 45	39	30- 49	96	96 - 97	94	92 - 95	56	54 - 57
Color, Apparent (unfiltered)	Naturally-occurring organic materials	ACU	YES	15	3	3 – 4	3	3 - 4	3	3 – 4	<1	<1 -1	<1	<1 - 1	<1	<1 - 1
Odor	Naturally-occurring organic materials	TON	YES	3	<1	<1	<1	<1	<1	<1	3	3	2	1 - 4	2	1 - 4
pH	Naturally-occurring dissolved gases and minerals	Unit	YES	(6.5 - 8.5)	7.6	7.3 - 7.9	8.1	7.4 - 8.4	8.1	7.6-8.4	8.1	8.1 - 8.2	8.1	8.1	8.5	8.4 - 8.5
Specific Conductance	Substances that form ions when in water; seawater influence	µS/cm	YES	1600	348	290 - 400	518	360- 560	518	450 - 620	954	897 - 1010	906	852 - 961	436	428 - 444
Sulfate (as SO_4)	Runoff / leaching from natural deposits	mg/L	YES	500	28	17- 34	74	42 - 88	74	62 - 104	213	190 - 236	199	178 - 220	44	43 - 46
Total Dissolved Solids (TDS)	Runoff / leaching from natural deposits	mg/L	YES	1000	201	164 - 232	415	241 - 338	415	276 - 376	596	553 - 639	565	523 - 607	242	239 - 244
Turbidity (g)	Soil runoff	NTU	YES	5	<0.1	<0.1	0.1	<0.1 – 0.2	0.1	<0.1 – 0.2	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1

(a) Values reflect Highest Running Annual Average (HRAA). HRAA is the highest of all Running Annual Averages (RAAs) in the reported calendar year. RAA is a calculated average of all samples collected within the previous 12-month period, which may include test data from the previous calendar year. Hence, HRAA may be higher than the range, which is based on the test data in the reported calendar year.

(g) The Secondary Maximum Contaminant Level for turbidity of treated water in the distribution system is 5 NTU at the entry points to the distribution system.

TABLE III

Calendar Year 2018 Water Quality Monitoring Results

Unregulated Drinking Water Substances Detected in Treated Water

Substances	Major Sources in Drinking Water	Units	Los Angeles Aqueduct Filtration Plant		Northern Combined Wells		Southern Combined Wells		MWD Weymouth Plant		MWD Diemer Plant		MWD Jensen Plant	
			Average	Range	Average	Range	Average	Range	Average	Range	Average	Range	Average	Range
Alkalinity, Total (as $CaCO_3$)	Erosion of natural deposits	mg/L	97	86 - 112	117	90 - 131	117	107 - 139	112	107 - 117	106	99 - 114	72	68 - 76
Ammonia + Chloramines (as N)	Drinking water disinfectant added for treatment	mg/L	0.5	0.4 - 0.5	0.5	0.3 - 0.6	0.5	0.4 - 0.6	NA	NA	NA	NA	NA	NA
Bicarbonate Alkalinity (as $CaCO_3$)	Naturally-occurring dissolved gas; erosion of natural deposits	mg/L	119	105 - 137	143	110 - 159	143	131 - 169	NA	NA	NA	NA	NA	NA
Boron NL = 1000	Erosion of natural deposits	µg/L	408	321 - 513	270	145 - 304	270	203 - 304	130	130	130	130	140	140
Bromide	Runoff / leaching from natural deposits; seawater influence	µg/L	45	22 - 89	79	47 - 90	79	72 – 97	NA	NA	NA	NA	NA	NA
Calcium	Erosion of natural deposits; natural hot springs	mg/L	24	21 - 26	43	28 - 48	43	38 - 57	63	57 - 69	58	52- 65	20	19 - 21
Chromium, Hexavalent	Industrial discharge; erosion of natural deposits	µg/L	<0.1	<0.1	0.4	<0.1 – 0.6	0.4	0.3– 0.7	<1	<1	<1	<1	<1	<1
Hardness, Total (as $CaCO_3$)	Erosion of natural deposits	mg/L	88	72 - 97	159	111 - 175	159	145 - 204	254	233 - 274	240	219 - 262	89	84 - 94
Lithium	Erosion of natural deposits	µg/L	84	39 - 118	41	10 - 67	41	27 - 51	NA	NA	NA	NA	NA	NA
Magnesium	Erosion of natural deposits	mg/L	7	5 - 9	12	10 - 14	12	12 - 14	24	23 - 26	23	21 - 25	9.7	9.5 - 9.9
Phosphate (as PO_4)	Erosion of natural deposits, agricultural run-off	µg/L	38	<31 – 83	70	52 – 89	70	58 – 89	NA	NA	NA	NA	NA	NA
Potassium	Erosion of natural deposits	mg/L	4	4	4	3 - 4	4	3 - 4	4.7	4.4 - 5.0	4.4	4.0 - 4.8	2.4	2.4 - 2.5
Silica (as SiO_2)	Erosion of natural deposits	mg/L	16	15 – 18	17	15 - 18	17	16 - 19	NA	NA	NA	NA	NA	NA
Sodium	Erosion of natural deposits	mg/L	37	29 - 42	40	28 - 44	40	28 - 47	98	94 - 103	92	86 - 98	46	45 - 46
Temperature	Natural seasonal fluctuation	°C	20	18 - 26	22	15 - 32	22	15 - 32	NA	NA	NA	NA	NA	NA
Total Coliform	Naturally present in the environment	NUM/ 100mL	<1	<1 - 1	<1	<1 – 2	<1	<1 – 1	NA	NA	NA	NA	NA	NA
Vanadium NL = 50	Erosion of natural deposits	µg/L	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3

TABLE IV Calendar Year 2018 Water Quality Monitoring Results

The Third U.S. EPA Unregulated Contaminant Monitoring Rule (UCMR3)
Substances Detected In Treated Water

Substances	Units	Meets MCL or NL (YES / NO)	State Primary Standard MCL or (NL)	State PHG or Federal (MCLG)	Los Angeles Aqueduct Filtration Plant		Northern Combined Wells		Southern Combined Wells	
					Average	Range	Average	Range	Average	Range
1,1-Dichloroethane (1,1-DCA)	µg/L	YES	5	3	<0.03	<0.03	<0.03	<0.03 – 0.04	<0.03	<0.03 – 0.04
1,4-Dioxane	µg/L	YES	(1)	NA	<0.07	<0.07	0.4	<0.07 – 0.9	0.4	<0.07 – 0.9
Bromochloromethane	µg/L	NA	NA	NA	<0.06	<0.06	<0.06	<0.06 – 0.1	<0.06	<0.06 – 0.9
Chlorate	µg/L	YES	(800)	NA	<20	<20	130	<20 – 296	130	<20 – 186
Chlorodifluoromethane	µg/L	NA	NA	NA	0.18	<0.08 – 0.7	<0.08	<0.08 – 0.4	<0.08	<0.08 – 0.14
Chromium, Hexavalent (CrVI)	µg/L	YES	10	0.02	0.2	0.1 – 0.4	1	0.2 – 1.6	1	<0.03 – 3.3
Chromium, Total (Total Cr)	µg/L	YES	50	(100)	0.2	<0.2 – 0.4	1	0.2 – 1.5	1	<0.2 – 3.2
Molybdenum	µg/L	NA	NA	NA	5	3 – 7	7	3 – 9	7	3 – 10
Strontium	µg/L	NA	NA	4,000 (h)	242	225 – 279	432	255 – 550	432	259 – 934
Vanadium	µg/L	YES	(50)	NA	1.6	1 – 2	2.2	1.4 – 3.3	2.2	<0.2 – 2.7

(h) Health-based Advisory Level recommended by U.S. EPA.

BOARD OF WATER AND POWER COMMISSIONERS

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President

Cynthia McClain-Hill
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LADWP EXECUTIVE TEAM

David H. Wright
General Manager

Martin L. Adams
Chief Operating Officer

Richard F. Harasick
Senior Assistant General Manager, Water System

Nancy Sutley
Chief Sustainability and Economic Development Officer

Ann Santilli
Chief Financial Officer

General Information

This annual Drinking Water Quality Report (also known as a Consumer Confidence Report) is required by the California State Water Resources Control Board, Division of Drinking Water (SWRCB-DDW) and is prepared in accordance with their guidelines. The report is available online at www.ladwp.com/waterqualityreport. Copies may be requested by calling (213) 367-3182.

LADWP, the largest municipal utility in the nation, was established more than 100 years ago. The utility now provides reliable and safe water and electric service to the city's more than 4 million residents and businesses. LADWP is governed by Board of Water and Power Commissioners, appointed by the Mayor and confirmed by the City Council. The Board meets regularly on the second and fourth Tuesdays of each month at 10:00 a.m.

Meetings are held at:

Los Angeles Department of Water and Power
111 North Hope Street, Room 1555H
Los Angeles, CA 90012-2694

The meeting agenda is available to the public on the Thursday prior to the week of the meeting. You can access the Board agenda at www.ladwp.com/board or by calling (213) 367-1351.

For general information about LADWP, call (800) DIAL-DWP or visit www.ladwp.com.

For questions regarding this report, call the Water Quality hotline at (213) 367-3182.

THIS MESSAGE IS FOR NON-ENGLISH SPEAKING LADWP CUSTOMERS

This report contains important information about your drinking water. If you have any questions regarding this report, ask someone to translate it for you.

Spanish

Este informe contiene información importante sobre su agua potable. Si tiene alguna pregunta sobre este informe, por favor pídale a alguien que lo traduzca por usted.

Arabic

"هذا ألتقرير يحتوي على معلومآ ت مهمّة تتعلق بمياه ألشفة (أو ألشرب). ترجم ألتقرير , أو تكلم مع شخص يستطيع أن يفهم ألتقرير."

Armenian

Այս հաշվետվությունը պարունակում է կարևոր տեղեկատվություն ձեր խմելու ջրի մասին: Թարգմանե՛ք այն, կամ խոսե՛ք որևէ մեկի հետ, ով հասկանում է դրա բովանդակությունը:

Croatian

Chinese

此份有關您的飲用水質報告，內有重要資料和訊息。假如您對此報告有任何疑問，請找人為您翻譯及解釋清楚。

Farsi (Persian)

این اطلاعیه شامل اطلاعات مهمی راجع به آب آشامیدنی است.اگر نمیتوانید این اطلاعات را بزبان انگلیسی بخوانید لطفا از کسی که میتواند یاری بگیرید تا مطالب را برای شما به فارسی ترجمه کند.

Fr

Cé rapport contient des information importantes concernant votre eau potable. Veuillez traduire, ou parlez avec quelqu' un qui peut le comprendre.

German

Dieser Bericht enthält wichtige Information über Ihr Trinkwasser. Bitte übersetzen Sie ihn oder sprechen Sie mit jemandem, der ihn versteht.

Gujarati

આ અહેવાલ આપના પીવાના પાણી વિશે અગત્યની માહિતી ધરાવે છે. તેનું ભાષાંતર કરો, અથવા તે સમજતું હોય તેવી કોઈ વ્યક્તિ સાથે વાત કરો.

Greek

Η κατοθεν αναφορα παρουσιαζη σπουδαιες πληροφορειες για το ποσιμο νερο σας. Πρακακλω να το μεταφρασετε η να το σξολειασετε με καποιον που το καταλαβαινη απολητως.

Hebrew

הדו"ח הזה מכיל מידע חשוב לגבי מי השתייה שלך תרגם את הדו"ח או דבר עם מישהו שמבין אותו

Hindi

यह सूचना महत्वपूर्ण है ।
कृपा करके किसी से :सका अनुवाद करायें ।

Hungarian

Ez a jelentés fontos információt tartalmaz az Ön által fogyasztott ivóvízről. Fordítsa le, vagy beszéljen valakivel, aki megérti

Italian

Questo rapporto contiene informazioni inportanti che riguardano la vostra aqua potabile. Traducetelo, o parlate con una persona qualificata in grado di spiegarvelo.

Japanese

この情報は重要です。
翻訳を依頼してください。

Khmer (Cambodian)

របាយការណ៍នេះមានពត៌មានសំខាន់អំពីទឹកបរិភោគ ។ សូមបកប្រែឬពិគ្រោះជាមួយអ្នកដែលមើលយល់របាយការណ៍នេះ ។

Korean

이 안내는 매우 중요합니다.
본인을 위해 번역인을 사용하십시요.

Polish

Ta broszura zawiera wazne informacje dotyczace jakosci wody do picia. Przetlumacz zawartosc tej broszury lub skontaktuj sie z osoba ktora pomoze ci w zrozumieniu zawartych informacji.

Portuguese

Este relatório contém informações importantes sobre a água que você bebe. Traduza-o ou converse a respeito dele com alguém que entenda o documento.

Russian

Этот отчет содержит важную информацию о вашей питьевой воды. Переведите его или поговорите с тем, кто это понимает.

Serbian

Tagalog

Mahalaga ang impormasyong ito. Mangyaring ipasalin ito.

Thai

รายงานนี้ประกอบด้วยข้อมูลที่สำคัญเกี่ยวกับน้ำดื่มของคุณ หากคุณไม่สามารถเข้าใจเนื้อหา โปรดพูดคุยกับผู้ที่เข้าใจเนื้อหาในรายงานนี้

Urdu

اس رپورٹ میں آپ کے پینے کے پانی کے بارے میں اہم معلومات ہے۔ اس کا ترجمہ کریں، یا کسی ایسے شخص سے بات کریں جو اسے سمجھ سکے۔

Vietnamese

Chi tiết này thật quan trọng.
Xin nhờ người dịch cho quý vị.

APPENDIX G: Qualifications of Environmental Professionals

GINA WILDER, EP
PROJECT MANAGER

PROFESSIONAL EDUCATION
A.A. Liberal Arts, College of Southern Idaho, Twin Falls, ID, 2000
B.S. Biological Science, Environmental Science and Chemistry, Washington State University, Pullman, WA, 2002

CERTIFICATIONS/QUALIFICATIONS
- Environmental Professional (EP) in Accordance with ASTM E1527-13
- OSHA 40-Hour Hazardous Waste Operations and Emergency Response Certification with Annual Refresher
- Introduction to the Incident Command System (ICS 100), 2013
- HM 181 126F DOT Training, 2013
- Asbestos Awareness Training, 2013

SELECTED EXPERIENCE
Ms. Wilder has over thirteen years of experience in the environmental and property condition due diligence industry. She has conducted environmental site assessments (ESAs) and property condition assessments (PCAs) for a wide range of local and national clients, including banks, agency lenders, investment banks, casinos, law firms, Native American tribal leaders, and property owners. The properties she has evaluated have included commercial portfolios (including those undergoing construction), mobile home parks, multifamily residential, medical facilities, hotels, casinos, and single-and multi-tenant properties. In addition, she has provided construction monitoring services and energy audits for a variety of projects in the United States. Ms. Wilder managed a team of five community involvement coordinators and three drafters while acting as the assistant project manager for one of the largest Superfund sites in the United States while working closely with the U.S. Army Corps of Engineers (USACE) and the Environmental Protection Agency (EPA) to successfully remove asbestos-containing materials and restore removal areas. Ms. Wilder is also a member of the board of directors of a 501 (C)(3) non-profit and volunteers for animal rescue groups.

PROFESSIONAL ORGANIZATIONS
- Society of Manufacturing Engineers

RESUME

GINA B. COLETTA, E.P.
NATIONAL PRACTICE LEADER

PROFESSIONAL EDUCATION

St. Olaf College, Northfield, Minnesota, Bachelor of Arts in Biology, 1994

CERTIFICATIONS / QUALIFICATIONS

- EPA Environmental Professional
- HUD PCNA Training Addressing Accessibility in Capital Needs Assessments - Identifying Accessibility Problems and Remedies, US Department of Housing and Urban Development, Washington, DC
- MN/AHERA Certified Asbestos Building Inspector NIOSH
- #582, Phase Contrast Microscopy Certification 40 Hour
- HAZWOPER
- Asbestos Management Planner
- Phase II ESA Procedures and Reporting Training, Nova Training Center
- HUD-MAP Training, Minneapolis HUD Offices
- Termite and Wood Destroying Pests Training, Nova Training Center

SELECTED EXPERIENCE

Ms. Coletta is the National Practice Leader of the Environmental Assessment Departments for all Nova offices. As the National Practice Leader, Ms. Coletta has a working knowledge of ASTM, AAI, each client's environmental due diligence requirements, including national lenders, bankers, brokers, insurance companies, real estate companies, HUD MAP, and, accordingly, ensures the adherence to their requirements, thereby ensuring and maintaining high client quality. She is responsible for the development and implementation of the Client specific reports. She manages and directs investigations for national and local clients, is a head technical reviewer of environmental reports, and is a client liaison. Furthermore, Ms. Coletta is responsible for mentoring of all new ESA field staff.

Ms. Coletta provides environmental and technical advice on real estate transactions for private and commercial, residential, industrial, and government subsidized properties. Projects range from single properties to multi-site, multi-state portfolios. Ms. Coletta has over twenty-four (24) years' experience in the environmental/ architectural due diligence field, and has performed and managed thousands of Phase I ESA projects during her career, including, but not limited to management of multi-site portfolios for a multitude of clients, in accordance with ASTM E1527, the USEPA All Appropriate Inquiry rules, Fannie Mae Delegated Underwriting Standards, Freddie Mac guidelines, HUD guidelines, and other client specific scopes of work.

Ms. Coletta has conducted numerous Property Condition Assessments for multifamily residential housing properties, commercial properties including, but not limited to, retail facilities and office buildings throughout the country, in accordance with ASTM 2018, Fannie Mae and Freddie Mac guidelines.

She has performed and directed numerous asbestos building surveys. She has also conducted noise analyses and electromagnetic frequency assessments. She is proficient in mold and radon testing investigations.

PROJECT MANAGEMENT/MULTI-SITE PORTFOLIOS:

Managed several large multi-site portfolios, including, but not limited to: a 150-site portfolio of manufactured homes; several large portfolios of resort properties throughout the United States; a large portfolio of hospital and health care facilities, and a multi-hotel site portfolio. Developed scopes of work, mentored field personnel, and identified environmental risks. Tasks completed that are typical for portfolio management include: excellent written and verbal communication skills, effective communication of environmental risks, findings and conclusions and providing effective risk-based results for multiple demanding client groups.

Appendix IS-4

Methane Investigation Report

October 19, 2022
J4327

Brigid Williams
Development Manager
ONNI GROUP
1031 S. Broadway, Suite 400
Los Angeles, CA 90015
D: 213-457-7489
C: 213-712-4467
bwilliams@onni.com

METHANE
SPECIALISTS

5210 Lewis Road
Suite 1
Agoura Hills, California 91301

TEL: 805.987.5356
FAX: 805.987.3968

methanespecialists.com

Subject:	Methane Investigation Report
Scope of Work:	Construction of a 46 story high-rise with (4) levels of underground parking
Project Address:	5350 Wilshire Blvd., Los Angeles, CA 90036
Findings:	This project does require a methane mitigation system

Methane Specialists is pleased to submit this report with the results of our subsurface methane investigation for the above-mentioned project. The main purpose of the investigation was to measure sub-surface concentrations of methane at the subject site to determine site-specific methane mitigation requirements prescribed by the City of Los Angeles Department of Building and Safety. This investigation was conducted in accordance with our proposal dated 9-30, 2022.

Project Information

The proposed project is to construct a forty-six (46) story high-rise with four (4) levels of underground parking. Probes were bored down to clear at least 1 foot above refusal and groundwater levels for gas readings to remain unaffected by water vapor. Groundwater was not met while drilling down at either probe set. Refusal was met twenty (20) feet below surface grade (bsg). A geotechnical report was not provided to us before the writing of this report.

The site is within a City of Los Angeles designated Methane Zone. (Source: ZIMAS Parcel Profile Report (enclosed)).

City of Los Angeles Methane Requirements

Requirements for control of methane intrusion in the City of Los Angeles are specified in Division 71 Methane Seepage Regulations Section 91.7101 of the Los Angeles Municipal Code ("Division 71"). Since the project is within the methane zone, the Department of Building and Safety has the authority to withhold permits for construction unless detailed plans for adequate protection against methane are submitted.

The level of methane protection required depends upon the "design methane concentration," which is defined in Division 71 as "the highest concentration of methane gas found during site testing." Site testing is required to determine the design concentration unless the developer accepts the most stringent methane mitigation requirements ("Level V"). If site testing is performed (e.g., to document that a lower level of mitigation is justified), then it must follow the protocols published by the Department of Building and Safety, "Site Testing Standards for Methane" (P/BC 2020-101, January 1, 2020).

P/SC 2002-101 prescribes a three-step process for methane evaluation:

(1) Scheduling site testing either before or 30 days after any site grading;
(2) Conducting shallow soil gas tests (not less than 4 feet bgs); and
(3) Installing and using multiple-depth gas probe sets where the highest concentrations of soil gases are expected to be found

For the second step, P/BC 2020-101 requires one sampling location for every 10,000 square feet, or portion thereof, of site area with a minimum of two shallow soil gas probe locations. Since the parcel area is approximately 59,168.0 square feet, six (6) shallow sampling locations were required.

The third step in the City's methane evaluation process is to collect a minimum of two samples at multiple depths regardless of the total parcel area, and at least one per every 20,000 square feet. We therefore needed three (3) multi-depth gas probe sets.

Test locations needed to be cleared for the presence of underground utilities. Methane Specialists notified Underground Service Alert of Southern California to mark the site for underground utilities. The utilities were marked and cleared prior to performing the methane investigation at the subject site.

Shallow Soil Gas Probe Testing

Following P/BC 2020-101 requirements, six (6) shallow methane probes (SP-1, SP-2, SP-3, SP-4, SP-5 and SP-6), were installed at a depth of 4 feet bsg at separate locations of the site (see attached Probe Location Map). Methane Specialists conducted the drilling and installation of the shallow soil gas probes and performed the soil gas analyses. The shallow gas probes were installed and sampled on 10-12-2022. Methane Specialists used a direct push drill rig to

hydraulically drive a 1.50 inch rod into the ground to a depth of approximately 4 feet bsg. A ¼" polyethylene probe was then inserted into the boreholes. Approximately one foot of sand was placed in the boreholes above and below the tubing to provide a sampling area. Hydrated bentonite crumbles were then placed above the sand in the boreholes to form a seal.

For the field data collection, Methane Specialists measured these probes for methane, oxygen and carbon monoxide with a RKI Eagle. The RKI Eagle is a portable, four gas-sampling instrument. The methane-reporting limit for the RKI Eagle is 500 ppmv. The RKI Eagle was calibrated prior to the start of the survey each day. The unit is regularly calibrated against standard calibrant samples by trained Methane Specialists staff members.

The probe pressure was measured with a Dwyer Magnehelic Differential Pressure Gauge with a minimum scale division of 0.1 inch of water (H2O).

Multiple-Depth Gas Probe Set Testing

Based on the results of this test, City Guidelines require that one multiple-depth probe be installed for every 20,000 square feet of site area where the highest concentration of soil gas is found, with a minimum of two multiple gas probes regardless of the total area of the site. Since the total parcel area is approximately 59,168.0 square feet, Methane Specialists installed the required three (3) multiple depth probes near the locations of the (SP-1, SP-2 and SP-3) shallow test probes.

The three (3) multi-depth gas probes sets were installed using direct push drilling equipment. Methane Specialists conducted the drilling and installation of the multi-depth gas probes. The (DP-1, DP-2 and DP-3) multiple-depth gas probes were drilled and installed on the same day 10-12-2022 and in the same manner as the shallow gas probes except that the probes were installed in a triple well cluster terminating at 5 feet, 10 feet and 20 feet bsg. Refusal was met twenty (20) feet below surface grade (bsg). At each probe depth, approximately one foot of sand was placed in the borehole around the probe. Hydrated bentonite chips were then placed into the borehole above the sand to form a seal. Another foot of sand followed by bentonite was then added at the next sampling elevation.

Methane Specialists conducted the sampling and analysis. Two sequential sets of gas samples, separated by a minimum of 24 hours, were collected at each combination of location and depth following placement of the gas probe sets. The first set of samples was collected on 10-12-2022 and the second set was collected on 10-13-2022.

For the field data collection, Methane Specialists measured these probes for methane, oxygen and carbon monoxide with a RKI Eagle. The RKI Eagle is a portable, four gas-sampling instrument. The methane-reporting limit for the RKI Eagle is 500 ppmv. The RKI Eagle was calibrated prior to the start of the survey each day. The unit is regularly calibrated against standard calibrant samples by trained Methane Specialists staff members. The probe pressure

was measured with a Dwyer Magnehelic Differential Pressure Gauge with a minimum scale division of 0.1 inch of water (H2O).

After completion of the Gas Probe tests, the gas probes were abandoned on 10-13-2022. Boreholes were backfilled with either bentonite grout or hydrated bentonite chips.

Results of Shallow Gas Probe and Multiple Gas Probe Analysis

The attached Form 1 shows the results of the shallow and the multiple depth deep gas probe sets.

Recommendations

In summary, for this project located in the Methane Zone, detectable levels were not encountered while testing at this site. Therefore, according to Table 1A (enclosed), for the Methane Zone, this project falls under Design Level II, with less than 2 inches of water-column gas-pressure. In accordance with said Methane Code Table 1A, project does require a methane mitigation system.

Disclaimer

All discussion in this report is based on information provided by the client, as well as data and conditions, as they existed at the time and date of testing at the site. Should any detail, or condition, change from that original information, then, re-consideration of the conclusions in this report could become justified. Methane Specialists cannot be held accountable for relevant information not provided. Nor can Methane Specialists be held accountable for the consequences of changes in the project scope, or of project site conditions.

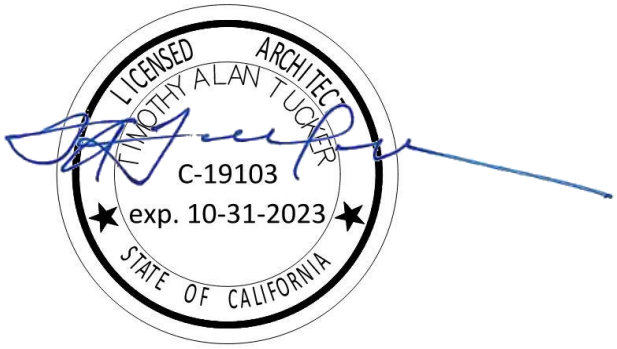
This report has been prepared for the sole use of the client, exclusively, for the completion of the subject project, alone. No other application, or interpretation, of this report is to be granted, or implied, or otherwise made, without first obtaining direct, written permission, exclusively from Methane Specialists.

Limitations and Conditions

The findings, conclusions, and recommendations contained in this report are based upon our understanding of on-site conditions as described in previous sections of this report and referenced documents. Any new information or change in existing conditions, with respect to the site, buildings, proposed construction, soil gas, or other factors should be brought immediately to the attention of Methane Specialists. If information related to Methane Specialists or further field observation by Methane Specialists, reveal unanticipated or changed conditions, we reserve the right to make alterations or additions to the original recommendations.

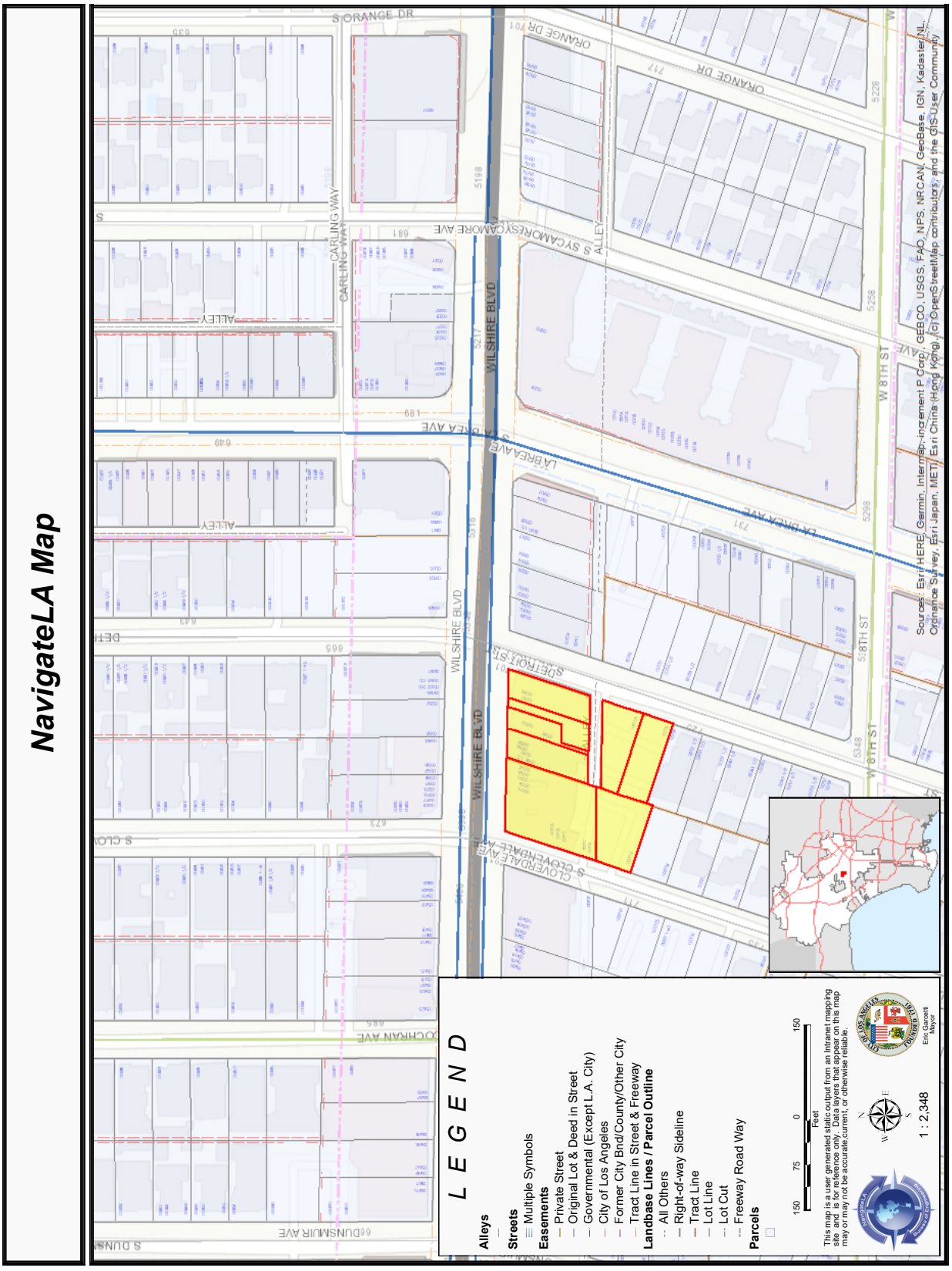
Respectfully,
Methane Specialists

Timothy A. Tucker, Architect (C-19103)



Attachments:
Exhibit 1: Site Location Map
Exhibit 2: Probe Locations Map
Exhibit 3: Typical Methane Probe Set Detail
Exhibit 4: Form 1 – Certificate of Compliance for Methane and Test Data
Exhibit 5: Table 1A - Mitigation Requirements for Methane Zone
Exhibit 6: Parcel Profile Report

Exhibit 1 - Site Location Map



Address: 5350 Wilshire Blvd., Los Angeles, CA 90036

Date: 10-19-22

Job: 4327

METHANE
SPECIALISTS

5210 Lewis Road,
Suite 1,
Agoura Hills, CA - 91301

TEL: 805.987.5356

methanespecialists.com

Exhibit 2 - Probe Location Map



LEGEND
DP=DEEP PROBE
SP=SHALLOW PROBE

14'x14' space required on all sides for testing

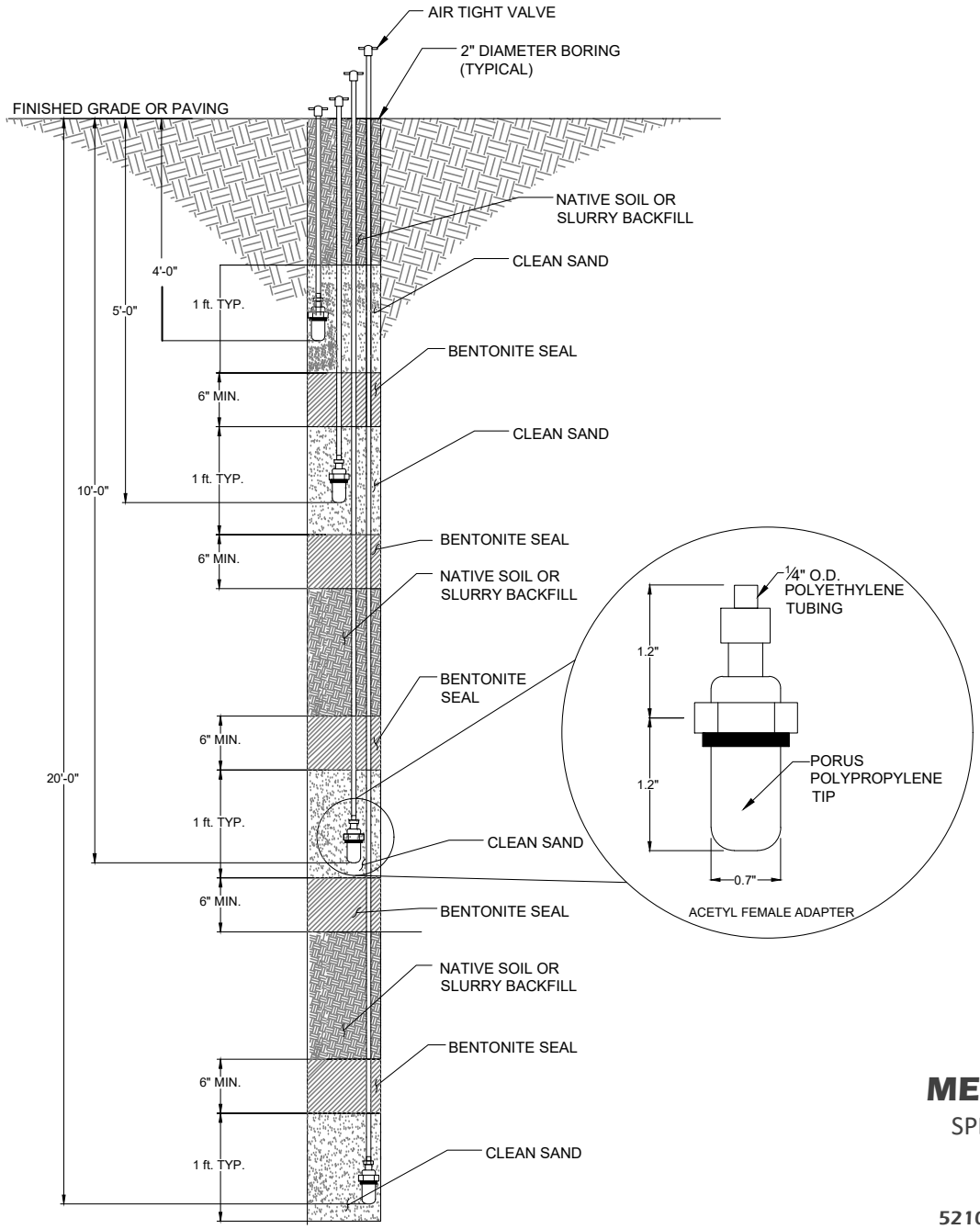
Address: 5350 W. Wilshire Blvd Los Angeles, CA 90036

Date: 10-19-2022

Job: 4327

METHANE SPECIALISTS
5210 Lewis Road,
Suite 1,
Agoura Hills, CA - 91301
TEL: 805.987.5356
methanespecialists.com

Exhibit 3



METHANE
SPECIALISTS

5210 Lewis Road
Suite 1
Agoura Hills, CA 91301

TEL: 805.987.5356
FAX: 805.987.3968

methanespecialists.com

TEMPORARY MULTI-STAGE GAS MONITORING PROBES FOR METHANE

FORM 1 - CERTIFICATE OF COMPLIANCE FOR METHANE TEST DATA

Part 1: Certification Sheet

Job #: 4327

Site Address: 5350 Wilshire Blvd., Los Angeles, CA 90036

Legal Description: Tract: (Reference attached summary) Lot: Block:

Building Use: 46 story high-rise with (4) levels of underground parking

Architect=s, Engineer=s or Geologist=s Stamp:

Name of Architect, Engineer, or Geologist:

Mailing Address: Methane Specialists
5210 Lewis Road, Suite 1
Agoura Hills, CA 91301

Telephone: (805) 987-5356



Name of Testing Laboratory: Methane Specialists

City Test Lab License #: 24876

Telephone: (805) 987-5356

I hereby certify that I have tested the above site for the purpose of methane mitigation and that all procedures were conducted by a City of Los Angeles licensed testing agency in conformity with the requirements of the LADBS Information Bulletin P/BC 2020-101. Where the inspection and testing of all or part of the work above is delegated, full responsibility shall be assumed by the architect, engineer or geologist whose signature is affixed thereon.

Signed: _____ date 10-19-2022

Required Data:

_ Project is in the (Methane Zone) or (Methane Buffer Zone).

_ Depth of ground water observed during testing: not met feet below the Impervious Membrane.

_ Depth of Historical High Ground Water Table Elevation*: unknown feet below the Impervious Membrane.

_ Design Methane Concentration**: 500 parts per million in volume (ppmv). *(i.e.: 1% LEL)*

_ Design Methane Pressure***: < 2.0 inches of water column.

_ Site Design Level: (Level I, Level II, Level III, Level IV, Level V) with _____ inches of water column.

De-watering:

_ De-watering (is) (is not) required per Section 7104.3.7. *Subject to Final Geotech Report.*

_ Pump discharge rate not provided cubic feet per minute per reference geology or soil report: _____ dated _____.

Additional Investigation:

_ Additional investigation (was) (was not) conducted. *(by Methane Specialists)*

Latest Grading on Site:

_ Date of last grading on site (was) (was not) more than 30 days before Site Testing.

_ See Attached explanation of the effect on soil gas survey results by grading operations.

Notes:

* Historical High Ground Water Table Elevation shall mean the highest recorded elevation of ground water table based on historical records and field investigations as determined by the engineer for the methane mitigation system.

** Design Methane Concentration shall mean the highest recorded measured methane concentration from either Shallow Soil Gas Test or any Gas Probe Set on the site.

*** Design Methane Pressure shall mean the highest total pressure measured from any Gas Probe Set on the site.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

ZIMAS	TRACT	BLOCK	LOT	AREA	ADDRESS
1	TR 3821	NONE	80	16747.3	706, 708, 710, 712 &714 S CLOVERDALE, 5368, 5370 5376, 5374 & 5366 W WILSHIRE BLVD
2	TR 4642	NONE	1	6054.1	5364, 5362, 5358, 5360 & 5364 1/2 W WILSHIRE BLVD
3	TR 4642	NONE	2	3100.9	5354 & 5356 W WILSHIRE BLVD
4	TR 4642	NONE	2	3204.3	NONE
5	TR 4642	NONE	3	5756.9	5350 & 5352 W WILSHIRE BLVD
6	TR 3821	NONE	79	8479.3	716 S CLOVERDALE AVE
7	TR 5691	NONE	1	6375.8	721 S DETROIT ST
8	TR 5691	NONE	2	6996.5	725 S DETROIT ST
				**	PUBLIC ALLEY DEDICATION NOT INCLUDED IN AREA CALCULATION
			TOTAL	**56715.1**	

FORM 1 (CONTINUED) - CERTIFICATE OF COMPLIANCE FOR METHANE TEST DATA

P/BC 2002-101

Part 2: Test Data - Shallow Soil Gas Test and Gas Probe Test

Site Address:
5350 Wilshire Blvd

Job #
4327

Description of Gas Analysis Instrument(s):

Instrument Name and Model: RKI Eagle Instrument Accuracy: 500 ppm/v

City of Los Angeles Testing License # 24876

Date	Time	Probe Set #	Stabilized CH4 ppm/v	Pressure	Probe Depth (feet)	Description / Comments
10/12/2022	11:20 AM	P1	ND	<0.1	20	
10/12/2022	11:25 AM	P1	ND	<0.1	10	
10/12/2022	11:30 AM	P1	ND	<0.1	5	
10/12/2022	11:35 AM	P1	ND	<0.1	4	
10/12/2022	11:39 AM	P2	ND	<0.1	20	
10/12/2022	11:45 AM	P2	ND	<0.1	10	
10/12/2022	11:50 AM	P2	ND	<0.1	5	
10/12/2022	11:55 AM	P2	ND	<0.1	4	
10/12/2022	12:00 PM	P3	ND	<0.1	20	
10/12/2022	12:05 PM	P3	ND	<0.1	10	
10/12/2022	12:10 PM	P3	ND	<0.1	5	
10/12/2022	12:20 PM	P3	ND	<0.1	4	
10/12/2022	12:35 PM	Sp4	ND	<0.1	4	
10/12/2022	12:40 PM	Sp5	ND	<0.1	4	
10/12/2022	12:44 PM	Sp6	ND	<0.1	4	
10/13/2022	11:25 AM	P1	ND	<0.1	20	
10/13/2022	11:30 AM	P1	ND	<0.1	10	
10/13/2022	11:35 AM	P1	ND	<0.1	5	
10/13/2022	11:40 AM	P1	ND	<0.1	4	
10/13/2022	11:50 AM	P2	ND	<0.1	20	
10/13/2022	11:55 AM	P2	ND	<0.1	10	
10/13/2022	12:00 PM	P2	ND	<0.1	5	
10/13/2022	12:10 PM	P2	ND	<0.1	4	
10/13/2022	12:15 PM	P3	ND	<0.1	20	
10/13/2022	12:20 PM	P3	ND	<0.1	10	
10/13/2022	12:25 PM	P3	ND	<0.1	5	
10/13/2022	12:30 PM	P3	ND	<0.1	4	
10/13/2022	12:45 PM	Sp4	ND	<0.1	4	
10/13/2022	12:50 PM	Sp5	ND	<0.1	4	
10/13/2022	12:55 PM	Sp6	ND	<0.1	4	

Date of Calibration	Time of Calibration	Groundwater Depth	Depth of Refusal
10/12/2022	11:00 AM	N/A	20'

Field Technician Name
Ramon Camacho

Table 1A - MITIGATION REQUIREMENTS FOR METHANE ZONE (See notes)

Site Design Level			Level I		Level II		Level III		Level IV		Level V
Design Methane Concentration (ppmv)			0 - 100		101 - 1,000		1,001 - 5,000		5,001 - 12,500		> 12,500
Design Methane Pressure (See note 1) (Inches of water column)			≤ 2"	> 2"	≤ 2"	> 2"	≤ 2"	> 2"	≤ 2"	> 2"	All Pressure
PASSIVE SYSTEM	De-watering System		X	X	X	X	X	X	X	X	X
	Sub-Slab Vent System	Perforated Horizontal Pipes	X	X	X	X	X	X	X	X	X
		Gravel Blanket Thickness Under Impervious Membrane	2"	2"	2"	3"	2"	3"	2"	4"	4"
		Gravel Thickness Surrounding Perforated Horizontal Pipes	2"	2"	2"	3"	2"	3"	2"	4"	4"
		Vent Risers	X	X	X	X	X	X	X	X	X
	Impervious Membrane		X	X	X	X	X	X	X	X	X
ACTIVE SYSTEM	Sub-Slab System	Mechanical Extraction System (See note 2)								X	X
	Lowest Occupied Space System	Gas Detection System (See note 3)		X		X	X	X	X	X	X
		Mechanical Ventilation (See notes 3, 4, 5)		X		X	X	X	X	X	X
		Alarm System		X		X	X	X	X	X	X
	Control Panel			X		X	X	X	X	X	X
MISC. SYSTEM	Trench Dam		X	X	X	X	X	X	X	X	X
	Conduit or Cable Seal Fitting		X	X	X	X	X	X	X	X	X
	Additional Vent Risers (See note 5)										X

NOTES FOR TABLES 1A AND 1B:

"x" = Indicates a required mitigation component

1. De-watering is not required when the maximum Historical High Ground Water Table Elevation, or projecterd post-construction ground water level, is more than 12 inches below the bottom of the Perforated Horizontal Pipes.
2. The Mechanical Extraction System shall be capabale of providing an equivalent of a complete change of air 20 minutes of the total volume of the Gravel Blanket.
3. The mechanical ventilation system shall be capable of providing an equivalent of one complete change of the lowest occupied space every 15 minutes.
4. Vent openings to comply with Item IV.B.4 on sheet 1 may be used in lieu of mechanical ventilation.
5. The total quantity of the installed Vent Risers shall be increased to twice the rate for the Passive System.

Exhibit 6

City of Los Angeles
Department of City Planning

10/19/2022
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

708 S CLOVERDALE AVE
710 S CLOVERDALE AVE
712 S CLOVERDALE AVE
714 S CLOVERDALE AVE
5368 W WILSHIRE BLVD
5376 W WILSHIRE BLVD
5374 W WILSHIRE BLVD
5366 W WILSHIRE BLVD
706 S CLOVERDALE AVE
5370 W WILSHIRE BLVD

ZIP CODES

90036

RECENT ACTIVITY

ZA-2022-7529-TOC-MCUP-SPR-CDO-VHCA
VTT-83768-CN-VHCA
ENV-2022-7530-EIR

CASE NUMBERS

CPC-2018-3731-GPA-ZC-HD-CDO
CPC-2003-1779-CDO-ZC
CPC-1986-823-GPC
CASE-2214
ORD-80695
ORD-58482
ORD-54822
ORD-46250
ORD-183497
ORD-176332
ORD-176331
ORD-165331-SA2128
ORD-129944
DIR-2015-4619-CDO
ZA-2019-4211-CUB-CDO
ZA-2019-3561-CUB-CUX-ZV
ZA-2012-218-CUB
ZA-2010-2498-CUB-CUX-ZV-ZAD
ZA-2007-5977-CUB
ZA-2007-2327-ZV
ZA-2003-934-CUB-CUX
ZA-2001-4293-CUB-CUX
ZA-1997-762-CUB
ZA-1996-199-CUB
ZA-1984-670-E
ENV-2019-4213-CE

Address/Legal Information	
PIN Number	132B181 17
Lot/Parcel Area (Calculated)	16,747.3 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID D2
	PAGE 633 - GRID D3
Assessor Parcel No. (APN)	5089002025
Tract	TR 3821
Map Reference	M B 42-15
Block	None
Lot	80
Arb (Lot Cut Reference)	None
Map Sheet	132B181
	135B181
Jurisdictional Information	
Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	Mid City West
Council District	CD 5 - Paul Koretz
Census Tract #	2151.02
LADBS District Office	Los Angeles Metro
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	[Q]C4-2-CDO
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2336 Community Design Overlay: Miracle Mile
	ZI-1117 MTA Right-of-Way (ROW) Project Area
	ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Regional Center Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	Miracle Mile
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None

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ENV-2019-3562-CE
ENV-2018-3732-EIR
ENV-2015-4620-CE
ENV-2012-217-CE
ENV-2011-1978-CE
ENV-2010-2499-CE
ENV-2007-5978-MND
ENV-2003-935-ND
ENV-2003-1780-ND
ENV-2001-4295-MND
MND-96-70-CUZ-CUB-CUX
MND-96-70-CUZ

RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 4
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	5
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5089002025
APN Area (Co. Public Works)*	0.383 (ac)
Use Code	1100 - Commercial - Store - One Story
Assessed Land Val.	$2,174,694
Assessed Improvement Val.	$1,079,807
Last Owner Change	05/06/2022
Last Sale Amount	$18,000,180
Tax Rate Area	67
Deed Ref No. (City Clerk)	None
Building 1	
Year Built	1926
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	21,113.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5089002025]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Seismic Hazards	

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Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	3.9843456
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5089002025]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Public Safety	
Police Information	
Bureau	West
Division / Station	Wilshire
Reporting District	735
Fire Information	
Bureau	South
Battallion	18
District / Fire Station	61
Red Flag Restricted Parking	No

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CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2018-3731-GPA-ZC-HD-CDO
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
	ZC-ZONE CHANGE
	HD-HEIGHT DISTRICT
	CDO-COMMUNITY DESIGN OVERLAY DISTRICT
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS
Case Number:	CPC-2003-1779-CDO-ZC
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT
	ZC-ZONE CHANGE
Project Descriptions(s):	ESTABLISHMENT OF A COMMUNITY DESIGN OVERLAY (CDO) ZONE THAT REQUIRES NEW DEVELOPMENT OR ALTERATIONS OF EXISTING DEVELOPMENT CONFORM TO DESIGN GUIDELINES OR STANDARDS. THE CDO INCLUDES ZONE CHANGES THAT WOULD PROHIBIT CERTAIN TYPES OF ACTIVITIES ALLOWED BY THE UNDERLYING ZONE AND RESTRICT THE DESIGN OF DEVELOPMENT IN THE AREA.
Case Number:	CPC-1986-823-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WILSHIRE AREA- COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT
Case Number:	DIR-2015-4619-CDO
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT
Project Descriptions(s):	CDO FOR (1) ILLUMINATED WALL SIGN IN THE MIRACLE MILE DISTRICT
Case Number:	ZA-2019-4211-CUB-CDO
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
	CDO-COMMUNITY DESIGN OVERLAY DISTRICT
Project Descriptions(s):	PURSUANT TO LAMC 12.24 W1, A CONDITIONAL USE PERMIT FOR THE CONTINUED SALE & DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR ONSITE CONSUMPTION & ADDITION OF A NEW OUTDOOR PATIO DINING AREA FOR A 4,780 SQ. FT. RESTAURANT SPACE WITH 129 SEATS. PURSUANT TO LAMC 11.5.7, A MINOR PROJECT PERMIT COMPLIANCE WITHIN THE MIRACLE MILE COMMUNITY DESIGN OVERLAY DISTRICT.
Case Number:	ZA-2019-3561-CUB-CUX-ZV
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
	CUX-ADULT ENTERTAINMENTS
	ZV-ZONE VARIANCE
Project Descriptions(s):	A CONDITIONAL USE PERMIT PURSUANT TO LAMC SECTION 12.24W1 AND 12.24W18 TO ALLOW THE SALE AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION WITH LIVE ENTERTAINMENT AND DANCING IN CONJUNCTION WITH AN EXISTING RESTAURANT, AND HOURS OF OPERATION OF 7AM TO 2AM, DAILY. A ZONE VARIANCE PURSUANT TO LAMC SECTION 12.27 TO ALLOW AN ARCADE USE WITHIN AN EXISTING RESTAURANT IN THE C4 ZONE.
Case Number:	ZA-2012-218-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	USE AND MAINTENANCE FOR ON-SITE CONSUMPTION OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED RESTAURANT HAVING THE PROPOSED OPERATING HOURS OF 10 AM TO 2 AM IN THE [Q] C4-2-CDO. TOTAL PATRON SEAT COUNT, INCLUDING PATIO AREA IS 81 (MAIN DINING IS 65 SEATS, PATIO IS 16 SEATS.)
Case Number:	ZA-2010-2498-CUB-CUX-ZV-ZAD
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
	CUX-ADULT ENTERTAINMENTS
	ZV-ZONE VARIANCE
	ZAD-ZA DETERMINATION (PER LAMC 12.27)
Project Descriptions(s):	CONDITIONAL USE TO PERMIT RENEWAL OF FULL LINE ALCOHOL FOR ON-SITE SERVICE FOR AN EXISTING RESTAURANT/NITECLUB WITH DANCING OCCUPANCY OF 700 OPERATING FROM 11AM TO 2AM MON-FRI AND 9AM TO 2AM SAT AND SUN. A ZONE VARIANCE TO PERMIT TWO POOL TABLES, PERMIT 4 ARCADE GAMES AND BUMPER POOL TABLE IN THE C4 ZONE A ZONING ADMINISTRATOR'S DETERMINATION TO PERMIT SHARED PARKING WITH THE ADJACENT "EL TORO".
Case Number:	ZA-2007-5977-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	ON-SITE SALES OF FULL LINE ALCOHOL FOR A RESTAURANT SEATING 110.

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Case Number:	ZA-2007-2327-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Descriptions(s):	A ZONE VARIANCE TO PERMIT THE ADDITION OF 3 POOL TABLES IN AN EXISTING BAR AND RESTAURANT WITH THE SAME HOURS OF OPERATION AND NO OTHER IMPROVEMENTS IN THE C4 ZONE.
Case Number:	ZA-2003-934-CUB-CUX
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL CUX-ADULT ENTERTAINMENTS
Project Descriptions(s):	ON-SITE ALCOHOL/RESTAURANT/DANCING/ENTERTAINMENT.
Case Number:	ZA-2001-4293-CUB-CUX
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL CUX-ADULT ENTERTAINMENTS
Project Descriptions(s):	TO PERMIT THE ESTABLISHMENT AND MAINTENANCE OF A 46-SEAT RESTAURANT SERVING A FULL LINE OF ALCOHOLIC BEVERAGES AND HAVING PATRON DANCING ON FRIDAY AND SATURDAY EVENINGS WITH RECORDED MUSIC.
Case Number:	ZA-1997-762-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	CONDITIONAL USE-SHARED PARKING FOR SHER-E PUNJAB CUISINE RESTAURANT WITH BEER AND WINE IN THE C4-2 ZONE.
Case Number:	ZA-1996-199-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	CONDITIONAL USE TO PERMIA A NIGHTCLUB, LIVE ENTERTAINMENT, SPECIAL EVENTS CATERING AND BANQUET FACILITY INCLUDING DANCING, LIVE MUSIC AND ON-SITE ALCOHOL SALES.
Case Number:	ZA-1984-670-E
Required Action(s):	E-PRIVATE STREET MODIFICATIONS (5TH REQUEST) E-- ALL OTHER CONDITIONAL USE CASES, INCLUDING RELATED VARIANCES
Project Descriptions(s):	
Case Number:	ENV-2019-4213-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	PURSUANT TO LAMC 12.24 W1, A CONDITIONAL USE PERMIT FOR THE CONTINUED SALE & DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR ONSITE CONSUMPTION & ADDITION OF A NEW OUTDOOR PATIO DINING AREA FOR A 4,780 SQ. FT. RESTAURANT SPACE WITH 129 SEATS. PURSUANT TO LAMC 11.5.7, A MINOR PROJECT PERMIT COMPLIANCE WITHIN THE MIRACLE MILE COMMUNITY DESIGN OVERLAY DISTRICT.
Case Number:	ENV-2019-3562-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	A CONDITIONAL USE PERMIT PURSUANT TO LAMC SECTION 12.24W1 AND 12.24W18 TO ALLOW THE SALE AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION WITH LIVE ENTERTAINMENT AND DANCING IN CONJUNCTION WITH AN EXISTING RESTAURANT, AND HOURS OF OPERATION OF 7AM TO 2AM, DAILY. A ZONE VARIANCE PURSUANT TO LAMC SECTION 12.27 TO ALLOW AN ARCADE USE WITHIN AN EXISTING RESTAURANT IN THE C4 ZONE.
Case Number:	ENV-2018-3732-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS
Case Number:	ENV-2015-4620-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CDO FOR (1) ILLUMINATED WALL SIGN IN THE MIRACLE MILE DISTRICT
Case Number:	ENV-2012-217-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	USE AND MAINTENANCE FOR ON-SITE CONSUMPTION OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED RESTAURANT HAVING THE PROPOSED OPERATING HOURS OF 10 AM TO 2 AM IN THE [Q] C4-2-CDO. TOTAL PATRON SEAT COUNT, INCLUDING PATIO AREA IS 81 (MAIN DINING IS 65 SEATS, PATIO IS 16 SEATS.)
Case Number:	ENV-2011-1978-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ON-SITE SALES OF FULL LINE ALCOHOL FOR A RESTAURANT SEATING 110.
Case Number:	ENV-2010-2499-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION

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Project Descriptions(s):	CONDITIONAL USE TO PERMIT RENEWAL OF FULL LINE ALCOHOL FOR ON-SITE SERVICE FOR AN EXISTING RESTAURANT/NITECLUB WITH DANCING OCCUPANCY OF 700 OPERATING FROM 11AM TO 2AM MON-FRI AND 9AM TO 2AM SAT AND SUN. A ZONE VARIANCE TO PERMIT TWO POOL TABLES, PERMIT 4 ARCADE GAMES AND BUMPER POOL TABLE IN THE C4 ZONE A ZONING ADMINISTRATOR'S DETERMINATION TO PERMIT SHARED PARKING WITH THE ADJACENT "EL TORO".
Case Number:	ENV-2007-5978-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	ON-SITE SALES OF FULL LINE ALCOHOL FOR A RESTAURANT SEATING 110.
Case Number:	ENV-2003-935-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	ON-SITE ALCOHOL/RESTAURANT/DANCING/ENTERTAINMENT.
Case Number:	ENV-2003-1780-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	ESTABLISHMENT OF A COMMUNITY DESIGN OVERLAY (CDO) ZONE THAT REQUIRES NEW DEVELOPMENT OR ALTERATIONS OF EXISTING DEVELOPMENT CONFORM TO DESIGN GUIDELINES OR STANDARDS. THE CDO INCLUDES ZONE CHANGES THAT WOULD PROHIBIT CERTAIN TYPES OF ACTIVITIES ALLOWED BY THE UNDERLYING ZONE AND RESTRICT THE DESIGN OF DEVELOPMENT IN THE AREA.
Case Number:	ENV-2001-4295-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	TO PERMIT THE ESTABLISHMENT AND MAINTENANCE OF A 46-SEAT RESTAURANT SERVING A FULL LINE OF ALCOHOLIC BEVERAGES AND HAVING PATRON DANCING ON FRIDAY AND SATURDAY EVENINGS WITH RECORDED MUSIC.
Case Number:	MND-96-70-CUZ-CUB-CUX
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES CUB-CONDITIONAL USE BEVERAGE-ALCOHOL CUX-ADULT ENTERTAINMENTS
Project Descriptions(s):	Data Not Available
Case Number:	MND-96-70-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

CASE-2214
ORD-80695
ORD-58482
ORD-54822
ORD-46250
ORD-183497
ORD-176332
ORD-176331
ORD-165331-SA2128
ORD-129944

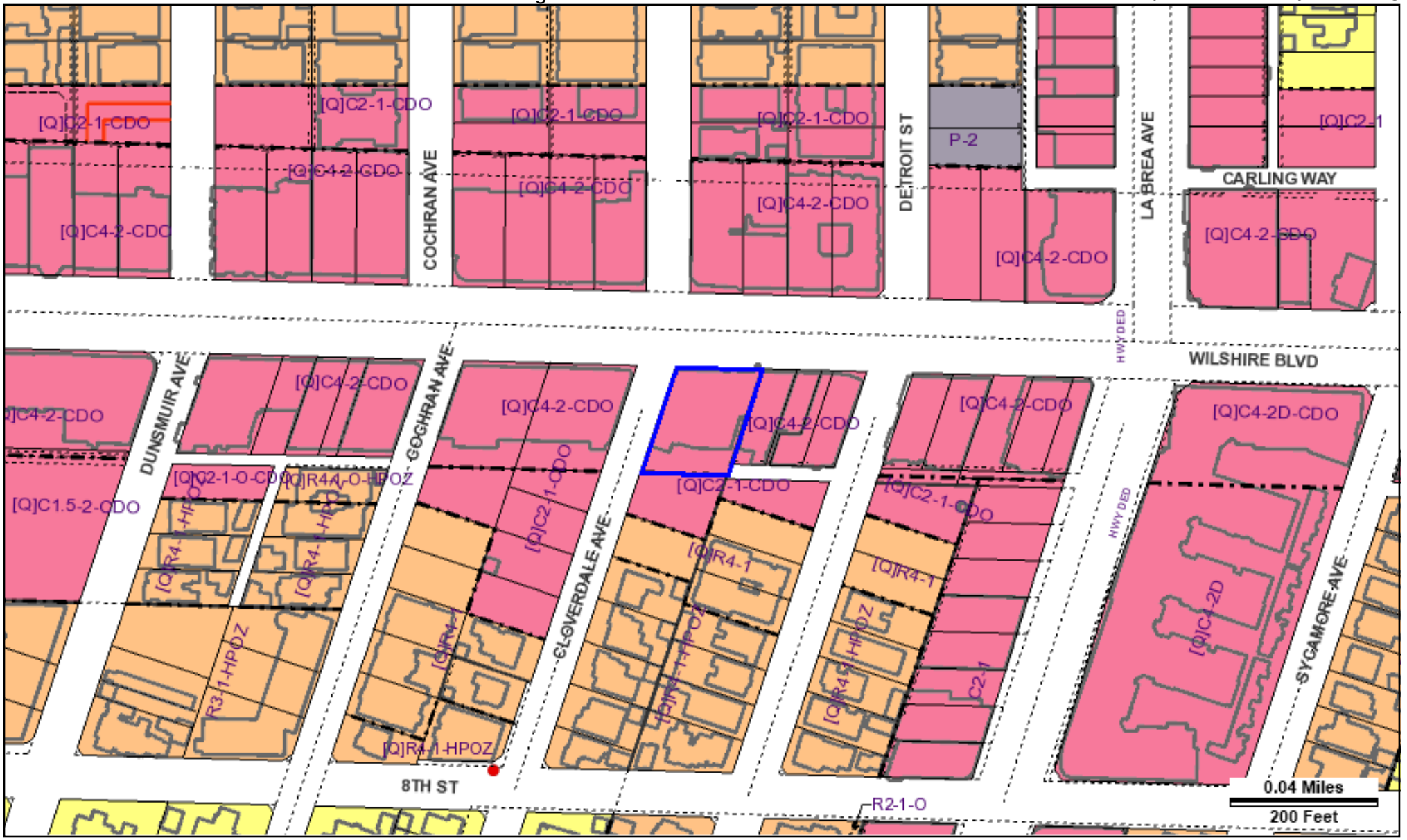
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ZIMAS PUBLIC

Generalized Zoning

10/19/2022

City of Los Angeles
Department of City Planning



Address: 5368 W WILSHIRE BLVD
APN: 5089002025
PIN #: 132B181 17

Tract: TR 3821
Block: None
Lot: 80
Arb: None

Zoning: [Q]C4-2-CDO
General Plan: Regional Center Commercial

N
W
E
S

CITY OF LOS ANGELES FOUNDED 1781

City of Los Angeles
Department of City Planning

10/19/2022
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

5364 W WILSHIRE BLVD
5362 W WILSHIRE BLVD
5358 W WILSHIRE BLVD
5360 W WILSHIRE BLVD
5364 1/2 W WILSHIRE BLVD

ZIP CODES

90036

RECENT ACTIVITY

ZA-2022-7529-TOC-MCUP-SPR-CDO-VHCA
VTT-83768-CN-VHCA
ENV-2022-7530-EIR

CASE NUMBERS

CPC-2018-3731-GPA-ZC-HD-CDO
CPC-2003-1779-CDO-ZC
CPC-1986-823-GPC
CASE-6185
ORD-80695
ORD-58482
ORD-54822
ORD-46250
ORD-183497
ORD-176332
ORD-176331
ORD-165331-SA2128
ORD-129944
DIR-2016-1153-CDO
ZA-2020-4756-CUB
ZA-2012-218-CUB
ZA-2010-2498-CUB-CUX-ZV-ZAD
ZA-2007-5977-CUB
ZA-2007-2327-ZV
ZA-2003-934-CUB-CUX
ZA-2001-4293-CUB-CUX
ZA-1997-762-CUB
ZA-1996-199-CUB
ZA-1984-670-E
ENV-2020-4757-CE
ENV-2018-3732-EIR
ENV-2016-1154-CE
ENV-2012-217-CE
ENV-2011-1978-CE
ENV-2010-2499-CE
ENV-2007-5978-MND

Address/Legal Information	
PIN Number	132B181 18
Lot/Parcel Area (Calculated)	6,054.1 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID D2
	PAGE 633 - GRID D3
Assessor Parcel No. (APN)	5089002026
Tract	TR 4642
Map Reference	M B 50-42/43
Block	None
Lot	1
Arb (Lot Cut Reference)	None
Map Sheet	132B181
	135B181
Jurisdictional Information	
Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	Mid City West
Council District	CD 5 - Paul Koretz
Census Tract #	2151.02
LADBS District Office	Los Angeles Metro
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	[Q]C4-2-CDO
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2336 Community Design Overlay: Miracle Mile
	ZI-1117 MTA Right-of-Way (ROW) Project Area
	ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Regional Center Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	Miracle Mile
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None

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ENV-2003-935-ND
ENV-2003-1780-ND
ENV-2001-4295-MND
PKG-4442

RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 4
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	5
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5089002026
APN Area (Co. Public Works)*	0.139 (ac)
Use Code	1100 - Commercial - Store - One Story
Assessed Land Val.	$787,834
Assessed Improvement Val.	$3,468,888
Last Owner Change	05/06/2022
Last Sale Amount	$18,000,180
Tax Rate Area	67
Deed Ref No. (City Clerk)	None
Building 1	
Year Built	1930
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	9,970.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5089002026]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Seismic Hazards	

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Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	4.0184832
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5089002026]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Public Safety	
Police Information	
Bureau	West
Division / Station	Wilshire
Reporting District	735
Fire Information	
Bureau	South
Battallion	18
District / Fire Station	61
Red Flag Restricted Parking	No

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CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2018-3731-GPA-ZC-HD-CDO
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
	ZC-ZONE CHANGE
	HD-HEIGHT DISTRICT
	CDO-COMMUNITY DESIGN OVERLAY DISTRICT
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS
Case Number:	CPC-2003-1779-CDO-ZC
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT
	ZC-ZONE CHANGE
Project Descriptions(s):	ESTABLISHMENT OF A COMMUNITY DESIGN OVERLAY (CDO) ZONE THAT REQUIRES NEW DEVELOPMENT OR ALTERATIONS OF EXISTING DEVELOPMENT CONFORM TO DESIGN GUIDELINES OR STANDARDS. THE CDO INCLUDES ZONE CHANGES THAT WOULD PROHIBIT CERTAIN TYPES OF ACTIVITIES ALLOWED BY THE UNDERLYING ZONE AND RESTRICT THE DESIGN OF DEVELOPMENT IN THE AREA.
Case Number:	CPC-1986-823-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WILSHIRE AREA- COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT
Case Number:	DIR-2016-1153-CDO
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT
Project Descriptions(s):	PER LAMC 13.08, A COMMUNITY DESIGN OVERLAY FOR THE INSTALLATION OF (1) SET OF ILLUMINATED CHANNEL LETTERS W/ RACEWAY
Case Number:	ZA-2020-4756-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	A CONDITIONAL USE PERMIT, PURSUANT TO THE PROVISIONS OF SECTION 12.24 W.1 OF THE LOS ANGELES MUNICIPAL CODE, TO PERMIT THE CONTINUED SALE OF A FULL-LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH AN EXISTING 1,900 SQ. FT. RESTAURANT WITH 37 INDOOR SEATS AND AN OUTSIDE PATIO AREA WITH 8 OUTDOOR SEATS HAVING THE HOURS OF OPERATION FOR ALCOHOL SALES FROM 10:00 AM TO 2:00 AM, DAILY, IN THE [Q] C4-2-CDO ZONE.
Case Number:	ZA-2012-218-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	USE AND MAINTENANCE FOR ON-SITE CONSUMPTION OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED RESTAURANT HAVING THE PROPOSED OPERATING HOURS OF 10 AM TO 2 AM IN THE [Q] C4-2-CDO. TOTAL PATRON SEAT COUNT, INCLUDING PATIO AREA IS 81 (MAIN DINING IS 65 SEATS, PATIO IS 16 SEATS.)
Case Number:	ZA-2010-2498-CUB-CUX-ZV-ZAD
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
	CUX-ADULT ENTERTAINMENTS
	ZV-ZONE VARIANCE
	ZAD-ZA DETERMINATION (PER LAMC 12.27)
Project Descriptions(s):	CONDITIONAL USE TO PERMIT RENEWAL OF FULL LINE ALCOHOL FOR ON-SITE SERVICE FOR AN EXISTING RESTAURANT/NITECLUB WITH DANCING OCCUPANCY OF 700 OPERATING FROM 11AM TO 2AM MON-FRI AND 9AM TO 2AM SAT AND SUN. A ZONE VARIANCE TO PERMIT TWO POOL TABLES, PERMIT 4 ARCADE GAMES AND BUMPER POOL TABLE IN THE C4 ZONE A ZONING ADMINISTRATOR'S DETERMINATION TO PERMIT SHARED PARKING WITH THE ADJACENT "EL TORO".
Case Number:	ZA-2007-5977-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	ON-SITE SALES OF FULL LINE ALCOHOL FOR A RESTAURANT SEATING 110.
Case Number:	ZA-2007-2327-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Descriptions(s):	A ZONE VARIANCE TO PERMIT THE ADDITION OF 3 POOL TABLES IN AN EXISTING BAR AND RESTAURANT WITH THE SAME HOURS OF OPERATION AND NO OTHER IMPROVEMENTS IN THE C4 ZONE.
Case Number:	ZA-2003-934-CUB-CUX
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
	CUX-ADULT ENTERTAINMENTS
Project Descriptions(s):	ON-SITE ALCOHOL/RESTAURANT/DANCING/ENTERTAINMENT.
Case Number:	ZA-2001-4293-CUB-CUX
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL

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	CUX-ADULT ENTERTAINMENTS
Project Descriptions(s):	TO PERMIT THE ESTABLISHMENT AND MAINTENANCE OF A 46-SEAT RESTAURANT SERVING A FULL LINE OF ALCOHOLIC BEVERAGES AND HAVING PATRON DANCING ON FRIDAY AND SATURDAY EVENINGS WITH RECORDED MUSIC.
Case Number:	ZA-1997-762-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	CONDITIONAL USE-SHARED PARKING FOR SHER-E PUNJAB CUISINE RESTAURANT WITH BEER AND WINE IN THE C4-2 ZONE.
Case Number:	ZA-1996-199-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	CONDITIONAL USE TO PERMIA A NIGHTCLUB, LIVE ENTERTAINMENT, SPECIAL EVENTS CATERING AND BANQUET FACILITY INCLUDING DANCING, LIVE MUSIC AND ON-SITE ALCOHOL SALES.
Case Number:	ZA-1984-670-E
Required Action(s):	E-PRIVATE STREET MODIFICATIONS (5TH REQUEST)
	E-- ALL OTHER CONDITIONAL USE CASES, INCLUDING RELATED VARIANCES
Project Descriptions(s):	
Case Number:	ENV-2020-4757-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	A CONDITIONAL USE PERMIT, PURSUANT TO THE PROVISIONS OF SECTION 12.24 W.1 OF THE LOS ANGELES MUNICIPAL CODE, TO PERMIT THE CONTINUED SALE OF A FULL-LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH AN EXISTING 1,900 SQ. FT. RESTAURANT WITH 37 INDOOR SEATS AND AN OUTSIDE PATIO AREA WITH 8 OUTDOOR SEATS HAVING THE HOURS OF OPERATION FOR ALCOHOL SALES FROM 10:00 AM TO 2:00 AM, DAILY, IN THE [Q] C4-2-CDO ZONE.
Case Number:	ENV-2018-3732-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS
Case Number:	ENV-2016-1154-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	PER LAMC 13.08, A COMMUNITY DESIGN OVERLAY FOR THE INSTALLATION OF (1) SET OF ILLUMINATED CHANNEL LETTERS W/ RACEWAY
Case Number:	ENV-2012-217-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	USE AND MAINTENANCE FOR ON-SITE CONSUMPTION OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED RESTAURANT HAVING THE PROPOSED OPERATING HOURS OF 10 AM TO 2 AM IN THE [Q] C4-2-CDO. TOTAL PATRON SEAT COUNT, INCLUDING PATIO AREA IS 81 (MAIN DINING IS 65 SEATS, PATIO IS 16 SEATS.)
Case Number:	ENV-2011-1978-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ON-SITE SALES OF FULL LINE ALCOHOL FOR A RESTAURANT SEATING 110.
Case Number:	ENV-2010-2499-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CONDITIONAL USE TO PERMIT RENEWAL OF FULL LINE ALCOHOL FOR ON-SITE SERVICE FOR AN EXISTING RESTAURANT/NITECLUB WITH DANCING OCCUPANCY OF 700 OPERATING FROM 11AM TO 2AM MON-FRI AND 9AM TO 2AM SAT AND SUN. A ZONE VARIANCE TO PERMIT TWO POOL TABLES, PERMIT 4 ARCADE GAMES AND BUMPER POOL TABLE IN THE C4 ZONE A ZONING ADMINISTRATOR'S DETERMINATION TO PERMIT SHARED PARKING WITH THE ADJACENT "EL TORO".
Case Number:	ENV-2007-5978-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	ON-SITE SALES OF FULL LINE ALCOHOL FOR A RESTAURANT SEATING 110.
Case Number:	ENV-2003-935-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	ON-SITE ALCOHOL/RESTAURANT/DANCING/ENTERTAINMENT.
Case Number:	ENV-2003-1780-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	ESTABLISHMENT OF A COMMUNITY DESIGN OVERLAY (CDO) ZONE THAT REQUIRES NEW DEVELOPMENT OR ALTERATIONS OF EXISTING DEVELOPMENT CONFORM TO DESIGN GUIDELINES OR STANDARDS. THE CDO INCLUDES ZONE CHANGES THAT WOULD PROHIBIT CERTAIN TYPES OF ACTIVITIES ALLOWED BY THE UNDERLYING ZONE AND RESTRICT THE DESIGN OF DEVELOPMENT IN THE AREA.
Case Number:	ENV-2001-4295-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	TO PERMIT THE ESTABLISHMENT AND MAINTENANCE OF A 46-SEAT RESTAURANT SERVING A FULL LINE OF ALCOHOLIC BEVERAGES AND HAVING PATRON DANCING ON FRIDAY AND SATURDAY EVENINGS WITH RECORDED MUSIC.

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DATA NOT AVAILABLE

CASE-6185
ORD-80695
ORD-58482
ORD-54822
ORD-46250
ORD-183497
ORD-176332
ORD-176331
ORD-165331-SA2128
ORD-129944
PKG-4442

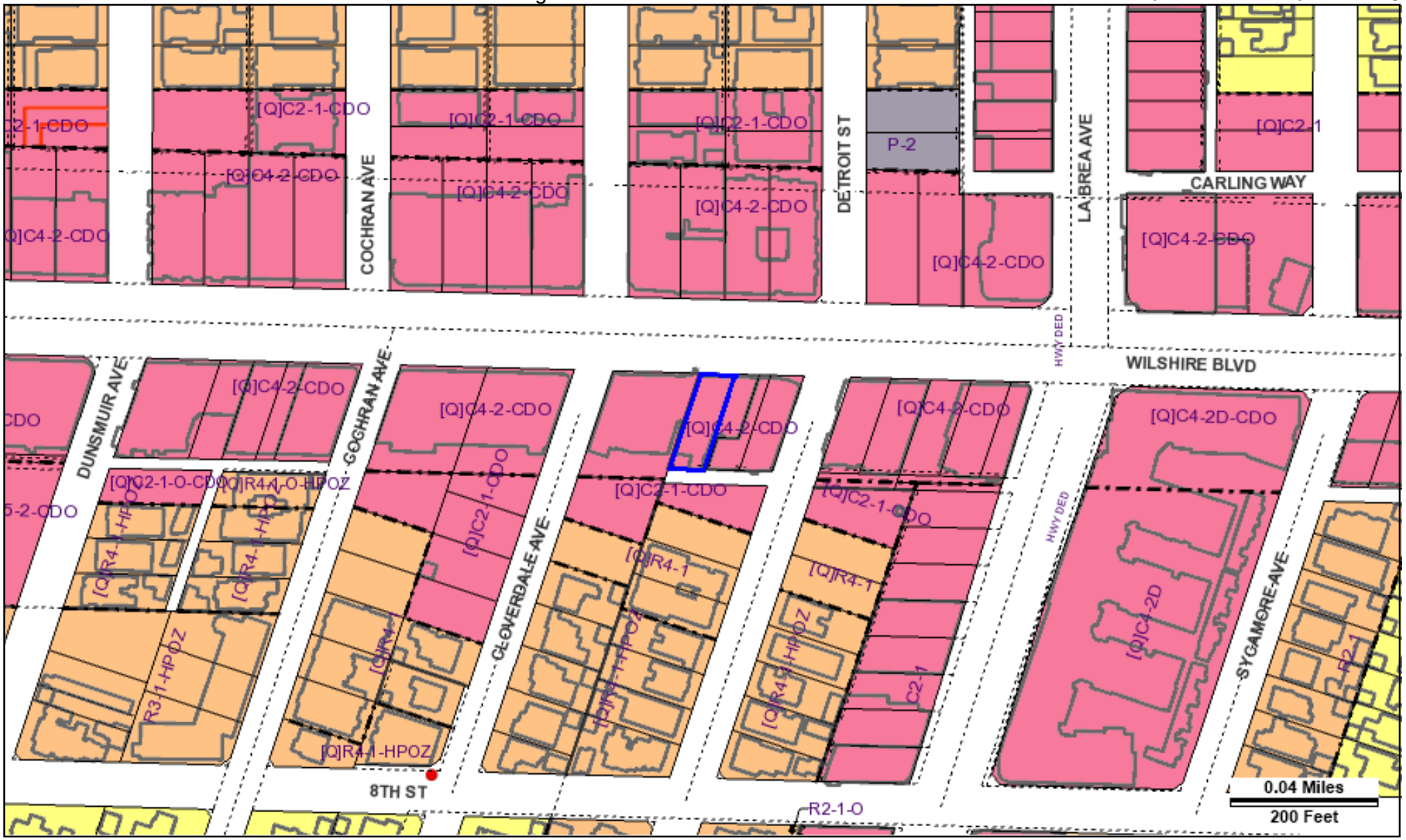
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ZIMAS PUBLIC

Generalized Zoning

10/19/2022

City of Los Angeles
Department of City Planning



Address: 5358 W WILSHIRE BLVD
APN: 5089002026
PIN #: 132B181 18

Tract: TR 4642
Block: None
Lot: 1
Arb: None

Zoning: [Q]C4-2-CDO
General Plan: Regional Center Commercial

N
W
E
S

CITY OF LOS ANGELES FOUNDED 1781

City of Los Angeles
Department of City Planning

10/19/2022
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

5354 W WILSHIRE BLVD

5356 W WILSHIRE BLVD

ZIP CODES

90036

RECENT ACTIVITY

ZA-2022-7529-TOC-MCUP-SPR-CDO-VHCA

VTT-83768-CN-VHCA

ENV-2022-7530-EIR

CASE NUMBERS

CPC-2018-3731-GPA-ZC-HD-CDO

CPC-2003-1779-CDO-ZC

CPC-1986-823-GPC

ORD-80695

ORD-58482

ORD-54822

ORD-46250

ORD-183497

ORD-176332

ORD-176331

ORD-165331-SA2128

ORD-129944

ZA-2007-644-CUB

ZA-2001-4293-CUB-CUX

ZA-1984-670-E

YV-19XX-239

ENV-2018-3732-EIR

ENV-2007-645-CE

ENV-2003-1780-ND

ENV-2001-4295-MND

PKG-4442

Address/Legal Information	
PIN Number	132B181 19
Lot/Parcel Area (Calculated)	3,100.9 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID D2
	PAGE 633 - GRID D3
Assessor Parcel No. (APN)	5089002002
Tract	TR 4642
Map Reference	M B 50-42/43
Block	None
Lot	2
Arb (Lot Cut Reference)	None
Map Sheet	132B181
	135B181
Jurisdictional Information	
Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	Mid City West
Council District	CD 5 - Paul Koretz
Census Tract #	2151.02
LADBS District Office	Los Angeles Metro
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	[Q]C4-2-CDO
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2336 Community Design Overlay: Miracle Mile
	ZI-1117 MTA Right-of-Way (ROW) Project Area
	ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Regional Center Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	Miracle Mile
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None

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RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 4
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	5
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5089002002
APN Area (Co. Public Works)*	0.068 (ac)
Use Code	010V - Residential - Single Family Residence - Vacant Land
Assessed Land Val.	$77,545
Assessed Improvement Val.	$0
Last Owner Change	05/06/2022
Last Sale Amount	$12,000,120
Tax Rate Area	67
Deed Ref No. (City Clerk)	75727
	6-897
	2-89
	2-415
	2-293
	0495352
Building 1	No data for building 1
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5089002002]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	

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Nearest Fault (Distance in km)	4.0306752
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5089002002]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes
Assessor Parcel No. (APN)	5089002002
Address	5354 WILSHIRE BLVD
Use Code	010V - Residential - Single Family Residence - Vacant Land
Notes	The property is subject to AB 1482 if the owner is a corporation, limited liability company with a corporate member, or real estate trust. Does not apply to owner-occupied duplexes & government-subsidized housing.
Housing Crisis Act Replacement Review	Yes
Public Safety	
Police Information	
Bureau	West
Division / Station	Wilshire
Reporting District	735
Fire Information	
Bureau	South
Battallion	18
District / Fire Station	61
Red Flag Restricted Parking	No

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CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2018-3731-GPA-ZC-HD-CDO
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
	ZC-ZONE CHANGE
	HD-HEIGHT DISTRICT
	CDO-COMMUNITY DESIGN OVERLAY DISTRICT
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS
Case Number:	CPC-2003-1779-CDO-ZC
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT
	ZC-ZONE CHANGE
Project Descriptions(s):	ESTABLISHMENT OF A COMMUNITY DESIGN OVERLAY (CDO) ZONE THAT REQUIRES NEW DEVELOPMENT OR ALTERATIONS OF EXISTING DEVELOPMENT CONFORM TO DESIGN GUIDELINES OR STANDARDS. THE CDO INCLUDES ZONE CHANGES THAT WOULD PROHIBIT CERTAIN TYPES OF ACTIVITIES ALLOWED BY THE UNDERLYING ZONE AND RESTRICT THE DESIGN OF DEVELOPMENT IN THE AREA.
Case Number:	CPC-1986-823-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WILSHIRE AREA- COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT
Case Number:	ZA-2007-644-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	A CONDITIONAL USE PURSUANT TO SECTION 12.24 W 1 OF THE LOS ANGELES MUNICIPAL CODE TO ALLOW THE ON-SITE SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING 1,200-SQUARE-FOOT RESTAURANT WITH 34 INTERIOR SEATS AND 8 PATIO SEATS FOR A TOTAL SEATING OF 42, HAVING HOURS OF OPERATION FROM 8:00 A.M. TO 9:00 P.M., WEDNESDAY THROUGH SATURDAY, AND 8:00 A.M. TO 6:30 P.M., ON MONDAY AND TUESDAY, AND PROVIDING AN 18-CAR PARKING, IN THE [Q]C4-2-CDO ZONE.
Case Number:	ZA-2001-4293-CUB-CUX
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
	CUX-ADULT ENTERTAINMENTS
Project Descriptions(s):	TO PERMIT THE ESTABLISHMENT AND MAINTENANCE OF A 46-SEAT RESTAURANT SERVING A FULL LINE OF ALCOHOLIC BEVERAGES AND HAVING PATRON DANCING ON FRIDAY AND SATURDAY EVENINGS WITH RECORDED MUSIC.
Case Number:	ZA-1984-670-E
Required Action(s):	E-PRIVATE STREET MODIFICATIONS (5TH REQUEST)
	E-- ALL OTHER CONDITIONAL USE CASES, INCLUDING RELATED VARIANCES
Project Descriptions(s):	
Case Number:	YV-19XX-239
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ENV-2018-3732-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS
Case Number:	ENV-2007-645-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	A CONDITIONAL USE PURSUANT TO SECTION 12.24 W 1 OF THE LOS ANGELES MUNICIPAL CODE TO ALLOW THE ON-SITE SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING 1,200-SQUARE-FOOT RESTAURANT WITH 34 INTERIOR SEATS AND 8 PATIO SEATS FOR A TOTAL SEATING OF 42, HAVING HOURS OF OPERATION FROM 8:00 A.M. TO 9:00 P.M., WEDNESDAY THROUGH SATURDAY, AND 8:00 A.M. TO 6:30 P.M., ON MONDAY AND TUESDAY, AND PROVIDING AN 18-CAR PARKING, IN THE [Q]C4-2-CDO ZONE.
Case Number:	ENV-2003-1780-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	ESTABLISHMENT OF A COMMUNITY DESIGN OVERLAY (CDO) ZONE THAT REQUIRES NEW DEVELOPMENT OR ALTERATIONS OF EXISTING DEVELOPMENT CONFORM TO DESIGN GUIDELINES OR STANDARDS. THE CDO INCLUDES ZONE CHANGES THAT WOULD PROHIBIT CERTAIN TYPES OF ACTIVITIES ALLOWED BY THE UNDERLYING ZONE AND RESTRICT THE DESIGN OF DEVELOPMENT IN THE AREA.
Case Number:	ENV-2001-4295-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	TO PERMIT THE ESTABLISHMENT AND MAINTENANCE OF A 46-SEAT RESTAURANT SERVING A FULL LINE OF ALCOHOLIC BEVERAGES AND HAVING PATRON DANCING ON FRIDAY AND SATURDAY EVENINGS WITH RECORDED MUSIC.

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

DATA NOT AVAILABLE

ORD-80695
ORD-58482
ORD-54822
ORD-46250
ORD-183497
ORD-176332
ORD-176331
ORD-165331-SA2128
ORD-129944
PKG-4442

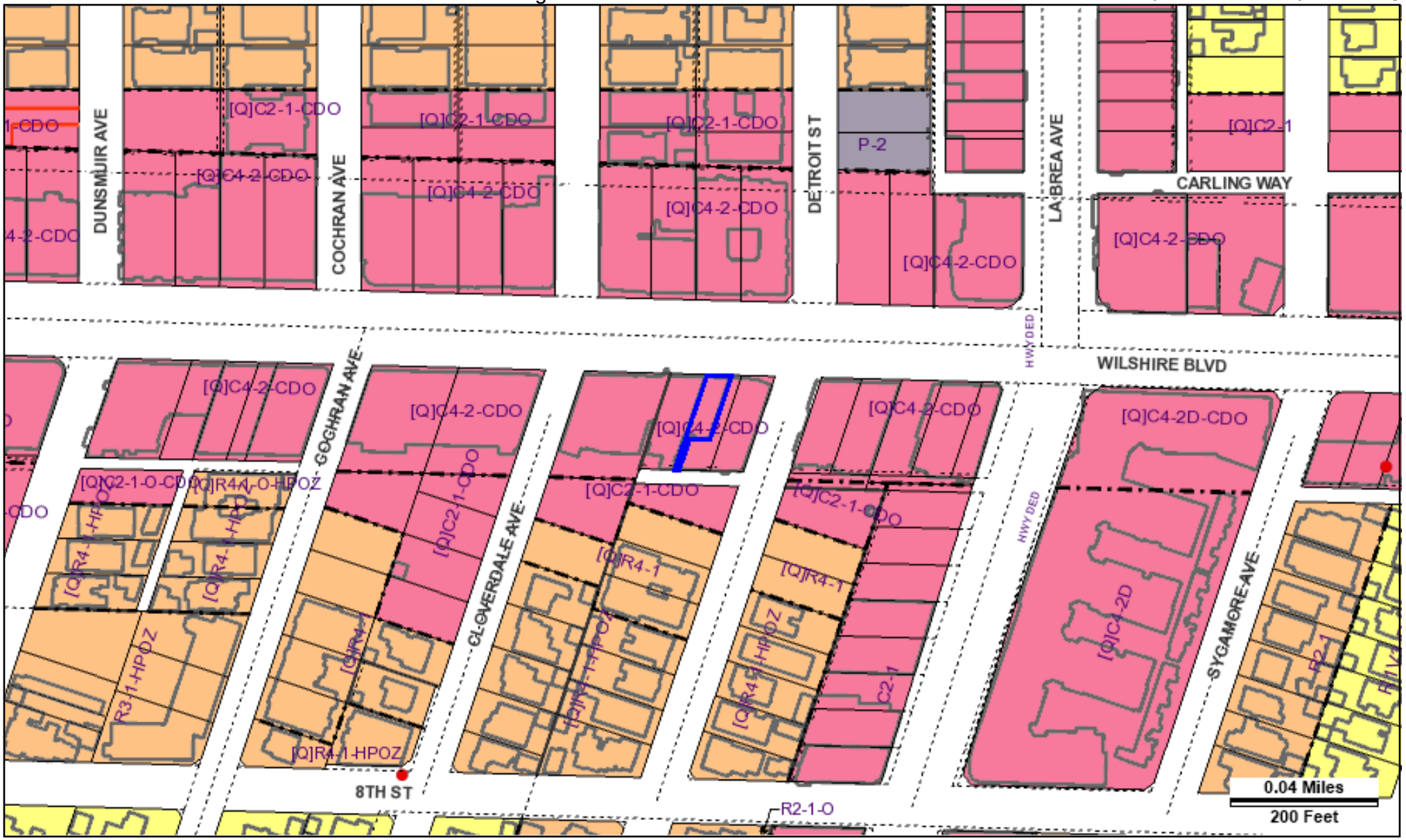
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ZIMAS PUBLIC

Generalized Zoning

10/19/2022

City of Los Angeles
Department of City Planning



Address: 5354 W WILSHIRE BLVD
APN: 5089002002
PIN #: 132B181 19

Tract: TR 4642
Block: None
Lot: 2
Arb: None

Zoning: [Q]C4-2-CDO
General Plan: Regional Center Commercial

N
W
E
S

CITY OF LOS ANGELES FOUNDED 1781

City of Los Angeles
Department of City Planning

10/19/2022
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

None

ZIP CODES

None

RECENT ACTIVITY

ZA-2022-7529-TOC-MCUP-SPR-CDO-VHCA
VTT-83768-CN-VHCA
ENV-2022-7530-EIR

CASE NUMBERS

CPC-2018-3731-GPA-ZC-HD-CDO
CPC-2003-1779-CDO-ZC
CPC-1986-823-GPC
ORD-80695
ORD-58482
ORD-54822
ORD-46250
ORD-183497
ORD-176332
ORD-176331
ORD-165331-SA2128
ORD-129944
ZA-2007-644-CUB
ZA-1984-670-E
YV-19XX-239
ENV-2018-3732-EIR
ENV-2007-645-CE
ENV-2003-1780-ND
PKG-4442

Address/Legal Information	
PIN Number	132B181 1293
Lot/Parcel Area (Calculated)	3,204.3 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID D2
	PAGE 633 - GRID D3
Assessor Parcel No. (APN)	5089002003
Tract	TR 4642
Map Reference	M B 50-42/43
Block	None
Lot	2
Arb (Lot Cut Reference)	None
Map Sheet	132B181
	135B181
Jurisdictional Information	
Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	Mid City West
Council District	CD 5 - Paul Koretz
Census Tract #	2151.02
LADBS District Office	Los Angeles Metro
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	[Q]C4-2-CDO
Zoning Information (ZI)	ZI-2336 Community Design Overlay: Miracle Mile
	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-1117 MTA Right-of-Way (ROW) Project Area
	ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Regional Center Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	Miracle Mile
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None

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RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 4
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	5
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5089002003
APN Area (Co. Public Works)*	0.209 (ac)
Use Code	1200 - Commercial - Store Combination - Store and Office Combination - One Story
Assessed Land Val.	$305,965
Assessed Improvement Val.	$124,776
Last Owner Change	05/06/2022
Last Sale Amount	$12,000,120
Tax Rate Area	67
Deed Ref No. (City Clerk)	75727
	6-897
	2-923
	2-89
	2-415
	0495352
Building 1	
Year Built	1937
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	16,568.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5089002003]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone

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High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	4.0321992
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5089002003]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Public Safety	
Police Information	
Bureau	West
Division / Station	Wilshire
Reporting District	735
Fire Information	
Bureau	South
Battallion	18
District / Fire Station	61
Red Flag Restricted Parking	No

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CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2018-3731-GPA-ZC-HD-CDO
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
	ZC-ZONE CHANGE
	HD-HEIGHT DISTRICT
	CDO-COMMUNITY DESIGN OVERLAY DISTRICT
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS
Case Number:	CPC-2003-1779-CDO-ZC
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT
	ZC-ZONE CHANGE
Project Descriptions(s):	ESTABLISHMENT OF A COMMUNITY DESIGN OVERLAY (CDO) ZONE THAT REQUIRES NEW DEVELOPMENT OR ALTERATIONS OF EXISTING DEVELOPMENT CONFORM TO DESIGN GUIDELINES OR STANDARDS. THE CDO INCLUDES ZONE CHANGES THAT WOULD PROHIBIT CERTAIN TYPES OF ACTIVITIES ALLOWED BY THE UNDERLYING ZONE AND RESTRICT THE DESIGN OF DEVELOPMENT IN THE AREA.
Case Number:	CPC-1986-823-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WILSHIRE AREA- COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT
Case Number:	ZA-2007-644-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	A CONDITIONAL USE PURSUANT TO SECTION 12.24 W 1 OF THE LOS ANGELES MUNICIPAL CODE TO ALLOW THE ON-SITE SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING 1,200-SQUARE-FOOT RESTAURANT WITH 34 INTERIOR SEATS AND 8 PATIO SEATS FOR A TOTAL SEATING OF 42, HAVING HOURS OF OPERATION FROM 8:00 A.M. TO 9:00 P.M., WEDNESDAY THROUGH SATURDAY, AND 8:00 A.M. TO 6:30 P.M., ON MONDAY AND TUESDAY, AND PROVIDING AN 18-CAR PARKING, IN THE [Q]C4-2-CDO ZONE.
Case Number:	ZA-1984-670-E
Required Action(s):	E-PRIVATE STREET MODIFICATIONS (5TH REQUEST)
	E-- ALL OTHER CONDITIONAL USE CASES, INCLUDING RELATED VARIANCES
Project Descriptions(s):	
Case Number:	YV-19XX-239
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ENV-2018-3732-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS
Case Number:	ENV-2007-645-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	A CONDITIONAL USE PURSUANT TO SECTION 12.24 W 1 OF THE LOS ANGELES MUNICIPAL CODE TO ALLOW THE ON-SITE SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING 1,200-SQUARE-FOOT RESTAURANT WITH 34 INTERIOR SEATS AND 8 PATIO SEATS FOR A TOTAL SEATING OF 42, HAVING HOURS OF OPERATION FROM 8:00 A.M. TO 9:00 P.M., WEDNESDAY THROUGH SATURDAY, AND 8:00 A.M. TO 6:30 P.M., ON MONDAY AND TUESDAY, AND PROVIDING AN 18-CAR PARKING, IN THE [Q]C4-2-CDO ZONE.
Case Number:	ENV-2003-1780-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	ESTABLISHMENT OF A COMMUNITY DESIGN OVERLAY (CDO) ZONE THAT REQUIRES NEW DEVELOPMENT OR ALTERATIONS OF EXISTING DEVELOPMENT CONFORM TO DESIGN GUIDELINES OR STANDARDS. THE CDO INCLUDES ZONE CHANGES THAT WOULD PROHIBIT CERTAIN TYPES OF ACTIVITIES ALLOWED BY THE UNDERLYING ZONE AND RESTRICT THE DESIGN OF DEVELOPMENT IN THE AREA.

DATA NOT AVAILABLE

ORD-80695

ORD-58482

ORD-54822

ORD-46250

ORD-183497

ORD-176332

ORD-176331

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

ORD-165331-SA2128
ORD-129944
PKG-4442

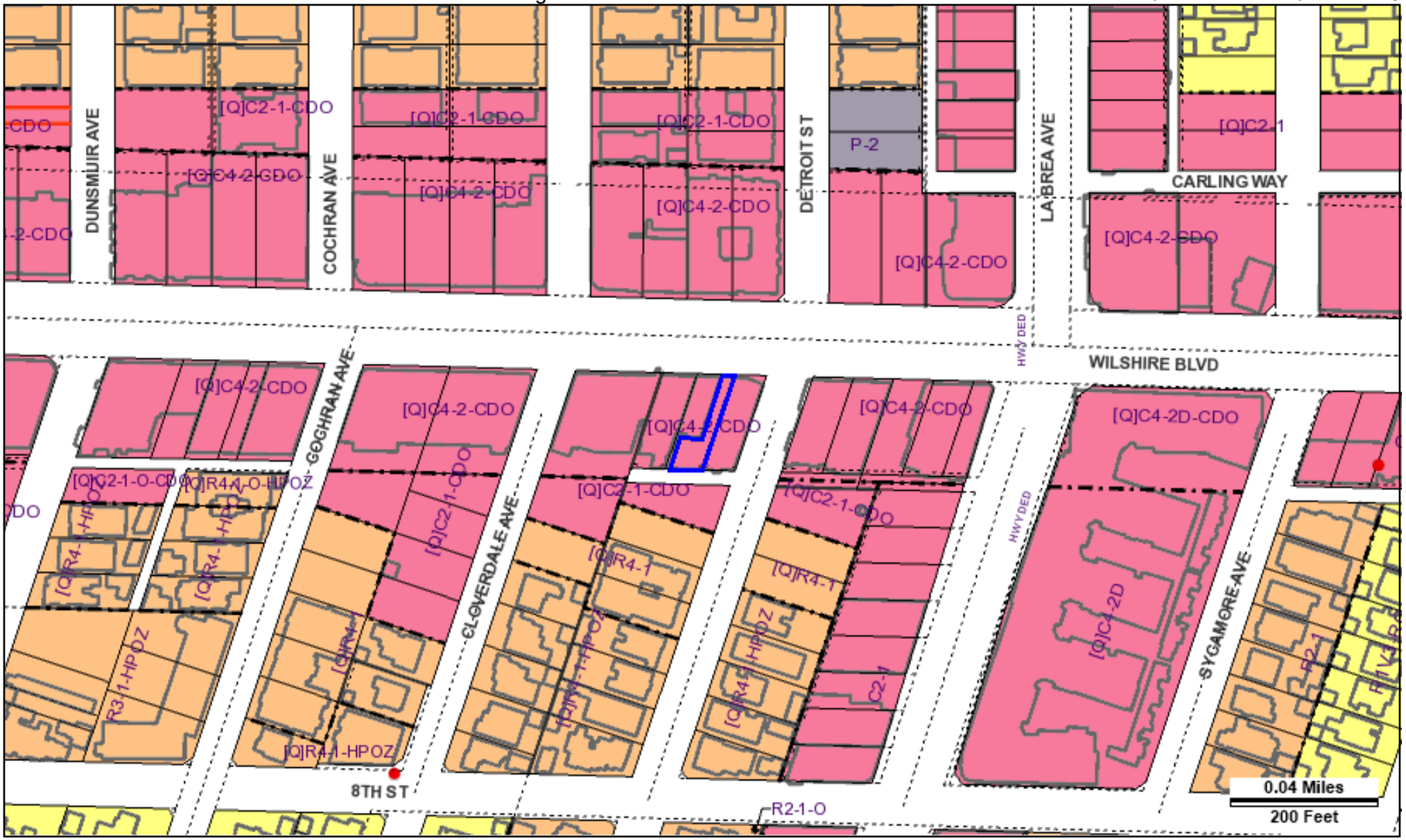
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ZIMAS PUBLIC

Generalized Zoning

10/19/2022

City of Los Angeles
Department of City Planning



Address: undefined
APN: 5089002003
PIN #: 132B181 1293

Tract: TR 4642
Block: None
Lot: 2
Arb: None

Zoning: [Q]C4-2-CDO
General Plan: Regional Center Commercial

N
W
E
S

CITY OF LOS ANGELES FOUNDED 1781

City of Los Angeles
Department of City Planning

10/19/2022
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

5350 W WILSHIRE BLVD

5352 W WILSHIRE BLVD

ZIP CODES

90036

RECENT ACTIVITY

ZA-2022-7529-TOC-MCUP-SPR-CDO-VHCA

VTT-83768-CN-VHCA

ENV-2022-7530-EIR

CASE NUMBERS

CPC-2018-3731-GPA-ZC-HD-CDO

CPC-2003-1779-CDO-ZC

CPC-1986-823-GPC

ORD-80695

ORD-58482

ORD-54822

ORD-46250

ORD-183497

ORD-176332

ORD-176331

ORD-165331-SA2128

ORD-129944

ZA-2007-644-CUB

ZA-1984-670-E

YV-19XX-239

ENV-2018-3732-EIR

ENV-2007-645-CE

ENV-2003-1780-ND

PKG-4442

Address/Legal Information	
PIN Number	132B181 20
Lot/Parcel Area (Calculated)	5,756.9 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID D2
	PAGE 633 - GRID D3
Assessor Parcel No. (APN)	5089002003
Tract	TR 4642
Map Reference	M B 50-42/43
Block	None
Lot	3
Arb (Lot Cut Reference)	None
Map Sheet	132B181
	135B181
Jurisdictional Information	
Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	Mid City West
Council District	CD 5 - Paul Koretz
Census Tract #	2151.02
LADBS District Office	Los Angeles Metro
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	[Q]C4-2-CDO
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2336 Community Design Overlay: Miracle Mile
	ZI-1117 MTA Right-of-Way (ROW) Project Area
	ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Regional Center Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	Miracle Mile
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 4
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	5
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5089002003
APN Area (Co. Public Works)*	0.209 (ac)
Use Code	1200 - Commercial - Store Combination - Store and Office Combination - One Story
Assessed Land Val.	$305,965
Assessed Improvement Val.	$124,776
Last Owner Change	05/06/2022
Last Sale Amount	$12,000,120
Tax Rate Area	67
Deed Ref No. (City Clerk)	75727
	6-897
	2-923
	2-89
	2-415
	0495352
Building 1	
Year Built	1937
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	16,568.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5089002003]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone

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High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	4.0434768
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5089002003]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Public Safety	
Police Information	
Bureau	West
Division / Station	Wilshire
Reporting District	735
Fire Information	
Bureau	South
Battallion	18
District / Fire Station	61
Red Flag Restricted Parking	No

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2018-3731-GPA-ZC-HD-CDO
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
	ZC-ZONE CHANGE
	HD-HEIGHT DISTRICT
	CDO-COMMUNITY DESIGN OVERLAY DISTRICT
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS
Case Number:	CPC-2003-1779-CDO-ZC
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT
	ZC-ZONE CHANGE
Project Descriptions(s):	ESTABLISHMENT OF A COMMUNITY DESIGN OVERLAY (CDO) ZONE THAT REQUIRES NEW DEVELOPMENT OR ALTERATIONS OF EXISTING DEVELOPMENT CONFORM TO DESIGN GUIDELINES OR STANDARDS. THE CDO INCLUDES ZONE CHANGES THAT WOULD PROHIBIT CERTAIN TYPES OF ACTIVITIES ALLOWED BY THE UNDERLYING ZONE AND RESTRICT THE DESIGN OF DEVELOPMENT IN THE AREA.
Case Number:	CPC-1986-823-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WILSHIRE AREA- COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT
Case Number:	ZA-2007-644-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	A CONDITIONAL USE PURSUANT TO SECTION 12.24 W 1 OF THE LOS ANGELES MUNICIPAL CODE TO ALLOW THE ON-SITE SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING 1,200-SQUARE-FOOT RESTAURANT WITH 34 INTERIOR SEATS AND 8 PATIO SEATS FOR A TOTAL SEATING OF 42, HAVING HOURS OF OPERATION FROM 8:00 A.M. TO 9:00 P.M., WEDNESDAY THROUGH SATURDAY, AND 8:00 A.M. TO 6:30 P.M., ON MONDAY AND TUESDAY, AND PROVIDING AN 18-CAR PARKING, IN THE [Q]C4-2-CDO ZONE.
Case Number:	ZA-1984-670-E
Required Action(s):	E-PRIVATE STREET MODIFICATIONS (5TH REQUEST)
	E-- ALL OTHER CONDITIONAL USE CASES, INCLUDING RELATED VARIANCES
Project Descriptions(s):	
Case Number:	YV-19XX-239
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ENV-2018-3732-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS
Case Number:	ENV-2007-645-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	A CONDITIONAL USE PURSUANT TO SECTION 12.24 W 1 OF THE LOS ANGELES MUNICIPAL CODE TO ALLOW THE ON-SITE SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING 1,200-SQUARE-FOOT RESTAURANT WITH 34 INTERIOR SEATS AND 8 PATIO SEATS FOR A TOTAL SEATING OF 42, HAVING HOURS OF OPERATION FROM 8:00 A.M. TO 9:00 P.M., WEDNESDAY THROUGH SATURDAY, AND 8:00 A.M. TO 6:30 P.M., ON MONDAY AND TUESDAY, AND PROVIDING AN 18-CAR PARKING, IN THE [Q]C4-2-CDO ZONE.
Case Number:	ENV-2003-1780-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	ESTABLISHMENT OF A COMMUNITY DESIGN OVERLAY (CDO) ZONE THAT REQUIRES NEW DEVELOPMENT OR ALTERATIONS OF EXISTING DEVELOPMENT CONFORM TO DESIGN GUIDELINES OR STANDARDS. THE CDO INCLUDES ZONE CHANGES THAT WOULD PROHIBIT CERTAIN TYPES OF ACTIVITIES ALLOWED BY THE UNDERLYING ZONE AND RESTRICT THE DESIGN OF DEVELOPMENT IN THE AREA.

DATA NOT AVAILABLE

ORD-80695

ORD-58482

ORD-54822

ORD-46250

ORD-183497

ORD-176332

ORD-176331

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ORD-165331-SA2128
ORD-129944
PKG-4442

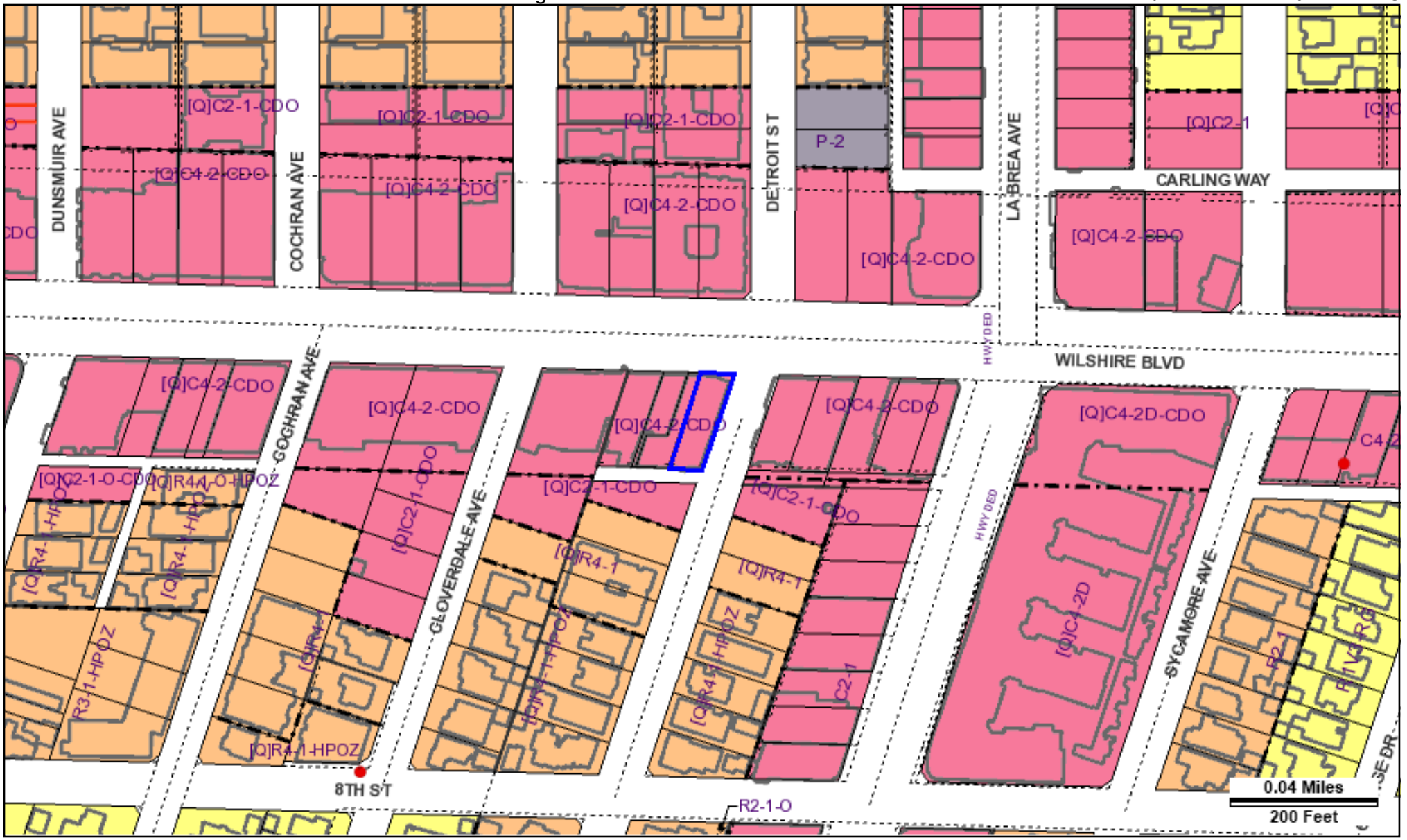
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ZIMAS PUBLIC

Generalized Zoning

10/19/2022

City of Los Angeles
Department of City Planning



Address: 5350 W WILSHIRE BLVD
APN: 5089002003
PIN #: 132B181 20

Tract: TR 4642
Block: None
Lot: 3
Arb: None

Zoning: [Q]C4-2-CDO
General Plan: Regional Center Commercial

N
W
E
S

City of Los Angeles
Department of City Planning

10/19/2022
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
716 S CLOVERDALE AVE

ZIP CODES
90036

RECENT ACTIVITY
ZA-2022-7529-TOC-MCUP-SPR-CDO-VHCA
VTT-83768-CN-VHCA
ENV-2022-7530-EIR

CASE NUMBERS
CPC-2018-3731-GPA-ZC-HD-CDO
CPC-2003-1779-CDO-ZC
CPC-1997-0051
CPC-1986-823-GPC
ORD-183497
ORD-176332-F
ORD-176331
ORD-174483-SA956
ORD-165331-SA2126
ZA-2012-218-CUB
ZA-2010-2498-CUB-CUX-ZV-ZAD
ZA-2007-5977-CUB
ZA-2007-2327-ZV
ZA-2003-934-CUB-CUX
ZA-2001-4293-CUB-CUX
ZA-19XX-9314
ZA-19XX-4959
ZA-19XX-4894
ZA-1996-199-CUB
ZA-1984-670-E
ZA-13207
ENV-2018-3732-EIR
ENV-2012-217-CE
ENV-2011-1978-CE
ENV-2010-2499-CE
ENV-2007-5978-MND
ENV-2003-935-ND
ENV-2003-1780-ND
ENV-2001-4295-MND

Address/Legal Information	
PIN Number	132B181 60
Lot/Parcel Area (Calculated)	8,479.3 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID D3
Assessor Parcel No. (APN)	5089002019
Tract	TR 3821
Map Reference	M B 42-15
Block	None
Lot	79
Arb (Lot Cut Reference)	None
Map Sheet	132B181
Jurisdictional Information	
Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	Mid City West
Council District	CD 5 - Paul Koretz
Census Tract #	2151.02
LADBS District Office	Los Angeles Metro
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	[Q]C2-1-CDO
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2336 Community Design Overlay: Miracle Mile
	ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Regional Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	Miracle Mile
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
RFA: Residential Floor Area District	None

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RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 4
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5089002019
APN Area (Co. Public Works)*	0.190 (ac)
Use Code	2700 - Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story
Assessed Land Val.	$192,136
Assessed Improvement Val.	$2,692
Last Owner Change	05/06/2022
Last Sale Amount	$18,000,180
Tax Rate Area	67
Deed Ref No. (City Clerk)	874667
	755686
	750159-60
	560888
	2246218
	2142553
	1875263
	178740
	1644603
	1547383
	1143137-38
	1001342
	0492183
	0174401
Building 1	
Year Built	0
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	5,500.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5089002019]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No

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Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	3.9712392
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5089002019]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Public Safety	
Police Information	
Bureau	West
Division / Station	Wilshire
Reporting District	735
Fire Information	
Bureau	South
Battallion	18
District / Fire Station	61
Red Flag Restricted Parking	No

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CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2018-3731-GPA-ZC-HD-CDO
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
	ZC-ZONE CHANGE
	HD-HEIGHT DISTRICT
	CDO-COMMUNITY DESIGN OVERLAY DISTRICT
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS
Case Number:	CPC-2003-1779-CDO-ZC
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT
	ZC-ZONE CHANGE
Project Descriptions(s):	ESTABLISHMENT OF A COMMUNITY DESIGN OVERLAY (CDO) ZONE THAT REQUIRES NEW DEVELOPMENT OR ALTERATIONS OF EXISTING DEVELOPMENT CONFORM TO DESIGN GUIDELINES OR STANDARDS. THE CDO INCLUDES ZONE CHANGES THAT WOULD PROHIBIT CERTAIN TYPES OF ACTIVITIES ALLOWED BY THE UNDERLYING ZONE AND RESTRICT THE DESIGN OF DEVELOPMENT IN THE AREA.
Case Number:	CPC-1997-0051
Required Action(s):	Data Not Available
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR WILSHIRE WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLANMAP AND TEXT
Case Number:	CPC-1986-823-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WILSHIRE AREA- COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT
Case Number:	ORD-176332-F
Required Action(s):	F-FENCE HEIGHT
Project Descriptions(s):	Data Not Available
Case Number:	ZA-2012-218-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	USE AND MAINTENANCE FOR ON-SITE CONSUMPTION OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED RESTAURANT HAVING THE PROPOSED OPERATING HOURS OF 10 AM TO 2 AM IN THE [Q] C4-2-CDO. TOTAL PATRON SEAT COUNT, INCLUDING PATIO AREA IS 81 (MAIN DINING IS 65 SEATS, PATIO IS 16 SEATS.)
Case Number:	ZA-2010-2498-CUB-CUX-ZV-ZAD
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
	CUX-ADULT ENTERTAINMENTS
	ZV-ZONE VARIANCE
	ZAD-ZA DETERMINATION (PER LAMC 12.27)
Project Descriptions(s):	CONDITIONAL USE TO PERMIT RENEWAL OF FULL LINE ALCOHOL FOR ON-SITE SERVICE FOR AN EXISTING RESTAURANT/NITECLUB WITH DANCING OCCUPANCY OF 700 OPERATING FROM 11AM TO 2AM MON-FRI AND 9AM TO 2AM SAT AND SUN. A ZONE VARIANCE TO PERMIT TWO POOL TABLES, PERMIT 4 ARCADE GAMES AND BUMPER POOL TABLE IN THE C4 ZONE A ZONING ADMINISTRATOR'S DETERMINATION TO PERMIT SHARED PARKING WITH THE ADJACENT "EL TORO".
Case Number:	ZA-2007-5977-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	ON-SITE SALES OF FULL LINE ALCOHOL FOR A RESTAURANT SEATING 110.
Case Number:	ZA-2007-2327-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Descriptions(s):	A ZONE VARIANCE TO PERMIT THE ADDITION OF 3 POOL TABLES IN AN EXISTING BAR AND RESTAURANT WITH THE SAME HOURS OF OPERATION AND NO OTHER IMPROVEMENTS IN THE C4 ZONE.
Case Number:	ZA-2003-934-CUB-CUX
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
	CUX-ADULT ENTERTAINMENTS
Project Descriptions(s):	ON-SITE ALCOHOL/RESTAURANT/DANCING/ENTERTAINMENT.
Case Number:	ZA-2001-4293-CUB-CUX
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
	CUX-ADULT ENTERTAINMENTS

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Project Descriptions(s):	TO PERMIT THE ESTABLISHMENT AND MAINTENANCE OF A 46-SEAT RESTAURANT SERVING A FULL LINE OF ALCOHOLIC BEVERAGES AND HAVING PATRON DANCING ON FRIDAY AND SATURDAY EVENINGS WITH RECORDED MUSIC.
Case Number:	ZA-19XX-9314
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-19XX-4959
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-19XX-4894
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-1996-199-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	CONDITIONAL USE TO PERMIA A NIGHTCLUB, LIVE ENTERTAINMENT, SPECIAL EVENTS CATERING AND BANQUET FACILITY INCLUDING DANCING, LIVE MUSIC AND ON-SITE ALCOHOL SALES.
Case Number:	ZA-1984-670-E
Required Action(s):	E-PRIVATE STREET MODIFICATIONS (5TH REQUEST) E-- ALL OTHER CONDITIONAL USE CASES, INCLUDING RELATED VARIANCES
Project Descriptions(s):	
Case Number:	ENV-2018-3732-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS
Case Number:	ENV-2012-217-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	USE AND MAINTENANCE FOR ON-SITE CONSUMPTION OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED RESTAURANT HAVING THE PROPOSED OPERATING HOURS OF 10 AM TO 2 AM IN THE [Q] C4-2-CDO. TOTAL PATRON SEAT COUNT, INCLUDING PATIO AREA IS 81 (MAIN DINING IS 65 SEATS, PATIO IS 16 SEATS.)
Case Number:	ENV-2011-1978-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ON-SITE SALES OF FULL LINE ALCOHOL FOR A RESTAURANT SEATING 110.
Case Number:	ENV-2010-2499-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CONDITIONAL USE TO PERMIT RENEWAL OF FULL LINE ALCOHOL FOR ON-SITE SERVICE FOR AN EXISTING RESTAURANT/NITECLUB WITH DANCING OCCUPANCY OF 700 OPERATING FROM 11AM TO 2AM MON-FRI AND 9AM TO 2AM SAT AND SUN. A ZONE VARIANCE TO PERMIT TWO POOL TABLES, PERMIT 4 ARCADE GAMES AND BUMPER POOL TABLE IN THE C4 ZONE A ZONING ADMINISTRATOR'S DETERMINATION TO PERMIT SHARED PARKING WITH THE ADJACENT "EL TORO".
Case Number:	ENV-2007-5978-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	ON-SITE SALES OF FULL LINE ALCOHOL FOR A RESTAURANT SEATING 110.
Case Number:	ENV-2003-935-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	ON-SITE ALCOHOL/RESTAURANT/DANCING/ENTERTAINMENT.
Case Number:	ENV-2003-1780-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	ESTABLISHMENT OF A COMMUNITY DESIGN OVERLAY (CDO) ZONE THAT REQUIRES NEW DEVELOPMENT OR ALTERATIONS OF EXISTING DEVELOPMENT CONFORM TO DESIGN GUIDELINES OR STANDARDS. THE CDO INCLUDES ZONE CHANGES THAT WOULD PROHIBIT CERTAIN TYPES OF ACTIVITIES ALLOWED BY THE UNDERLYING ZONE AND RESTRICT THE DESIGN OF DEVELOPMENT IN THE AREA.
Case Number:	ENV-2001-4295-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	TO PERMIT THE ESTABLISHMENT AND MAINTENANCE OF A 46-SEAT RESTAURANT SERVING A FULL LINE OF ALCOHOLIC BEVERAGES AND HAVING PATRON DANCING ON FRIDAY AND SATURDAY EVENINGS WITH RECORDED MUSIC.

DATA NOT AVAILABLE

ORD-183497

ORD-176331

ORD-174483-SA956

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ORD-165331-SA2126
ZA-13207

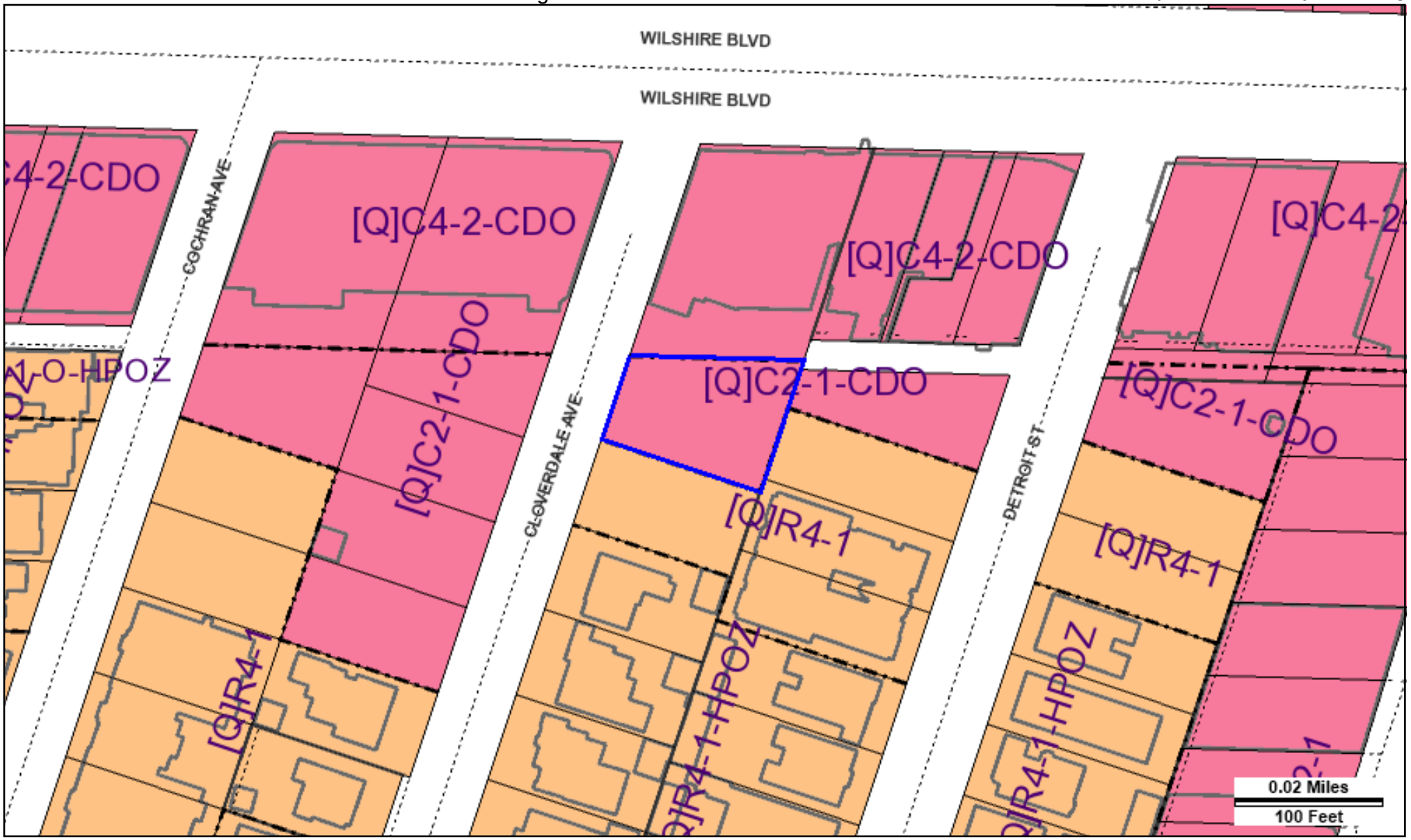
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ZIMAS PUBLIC

Generalized Zoning

10/19/2022

City of Los Angeles
Department of City Planning



Address: 716 S CLOVERDALE AVE
APN: 5089002019
PIN #: 132B181 60

Tract: TR 3821
Block: None
Lot: 79
Arb: None

Zoning: [Q]C2-1-CDO
General Plan: Regional Commercial

N
W
E
S

City of Los Angeles
Department of City Planning

10/19/2022
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

721 S DETROIT ST

ZIP CODES

90036

RECENT ACTIVITY

ZA-2022-7529-TOC-MCUP-SPR-CDO-VHCA
VTT-83768-CN-VHCA
ENV-2022-7530-EIR

CASE NUMBERS

CPC-2018-3731-GPA-ZC-HD-CDO
CPC-2003-1779-CDO-ZC
CPC-1997-0051
CPC-1986-823-GPC
ORD-183497
ORD-176332-F
ORD-176331
ORD-174483-SA956
ORD-165331-SA2126
ZA-2007-644-CUB
ZA-19XX-6947
ZA-1984-670-E
ZA-12150
ENV-2018-3732-EIR
ENV-2007-645-CE
ENV-2003-1780-ND
PKG-4442

Address/Legal Information	
PIN Number	132B181 62
Lot/Parcel Area (Calculated)	6,375.8 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID D3
Assessor Parcel No. (APN)	5089002004
Tract	TR 5691
Map Reference	M B 62-65
Block	None
Lot	1
Arb (Lot Cut Reference)	None
Map Sheet	132B181
Jurisdictional Information	
Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	Mid City West
Council District	CD 5 - Paul Koretz
Census Tract #	2151.02
LADBS District Office	Los Angeles Metro
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	[Q]C2-1-CDO
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2336 Community Design Overlay: Miracle Mile
	ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Regional Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	Miracle Mile
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
RFA: Residential Floor Area District	None

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RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 4
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5089002004
APN Area (Co. Public Works)*	0.142 (ac)
Use Code	2700 - Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story
Assessed Land Val.	$64,396
Assessed Improvement Val.	$195
Last Owner Change	05/06/2022
Last Sale Amount	$12,000,120
Tax Rate Area	67
Deed Ref No. (City Clerk)	8-956
	75726
	1462567
Building 1	
Year Built	0
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	6,100.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5089002004]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	

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Nearest Fault (Distance in km)	4.0078152
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5089002004]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Public Safety	
Police Information	
Bureau	West
Division / Station	Wilshire
Reporting District	735
Fire Information	
Bureau	South
Battallion	18
District / Fire Station	61
Red Flag Restricted Parking	No

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CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2018-3731-GPA-ZC-HD-CDO
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
	ZC-ZONE CHANGE
	HD-HEIGHT DISTRICT
	CDO-COMMUNITY DESIGN OVERLAY DISTRICT
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS
Case Number:	CPC-2003-1779-CDO-ZC
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT
	ZC-ZONE CHANGE
Project Descriptions(s):	ESTABLISHMENT OF A COMMUNITY DESIGN OVERLAY (CDO) ZONE THAT REQUIRES NEW DEVELOPMENT OR ALTERATIONS OF EXISTING DEVELOPMENT CONFORM TO DESIGN GUIDELINES OR STANDARDS. THE CDO INCLUDES ZONE CHANGES THAT WOULD PROHIBIT CERTAIN TYPES OF ACTIVITIES ALLOWED BY THE UNDERLYING ZONE AND RESTRICT THE DESIGN OF DEVELOPMENT IN THE AREA.
Case Number:	CPC-1997-0051
Required Action(s):	Data Not Available
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR WILSHIRE WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLANMAP AND TEXT
Case Number:	CPC-1986-823-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WILSHIRE AREA- COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT
Case Number:	ORD-176332-F
Required Action(s):	F-FENCE HEIGHT
Project Descriptions(s):	Data Not Available
Case Number:	ZA-2007-644-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	A CONDITIONAL USE PURSUANT TO SECTION 12.24 W 1 OF THE LOS ANGELES MUNICIPAL CODE TO ALLOW THE ON-SITE SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING 1,200-SQUARE-FOOT RESTAURANT WITH 34 INTERIOR SEATS AND 8 PATIO SEATS FOR A TOTAL SEATING OF 42, HAVING HOURS OF OPERATION FROM 8:00 A.M. TO 9:00 P.M., WEDNESDAY THROUGH SATURDAY, AND 8:00 A.M. TO 6:30 P.M., ON MONDAY AND TUESDAY, AND PROVIDING AN 18-CAR PARKING, IN THE [Q]C4-2-CDO ZONE.
Case Number:	ZA-19XX-6947
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-1984-670-E
Required Action(s):	E-PRIVATE STREET MODIFICATIONS (5TH REQUEST)
	E-- ALL OTHER CONDITIONAL USE CASES, INCLUDING RELATED VARIANCES
Project Descriptions(s):	
Case Number:	ENV-2018-3732-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS
Case Number:	ENV-2007-645-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	A CONDITIONAL USE PURSUANT TO SECTION 12.24 W 1 OF THE LOS ANGELES MUNICIPAL CODE TO ALLOW THE ON-SITE SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING 1,200-SQUARE-FOOT RESTAURANT WITH 34 INTERIOR SEATS AND 8 PATIO SEATS FOR A TOTAL SEATING OF 42, HAVING HOURS OF OPERATION FROM 8:00 A.M. TO 9:00 P.M., WEDNESDAY THROUGH SATURDAY, AND 8:00 A.M. TO 6:30 P.M., ON MONDAY AND TUESDAY, AND PROVIDING AN 18-CAR PARKING, IN THE [Q]C4-2-CDO ZONE.
Case Number:	ENV-2003-1780-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	ESTABLISHMENT OF A COMMUNITY DESIGN OVERLAY (CDO) ZONE THAT REQUIRES NEW DEVELOPMENT OR ALTERATIONS OF EXISTING DEVELOPMENT CONFORM TO DESIGN GUIDELINES OR STANDARDS. THE CDO INCLUDES ZONE CHANGES THAT WOULD PROHIBIT CERTAIN TYPES OF ACTIVITIES ALLOWED BY THE UNDERLYING ZONE AND RESTRICT THE DESIGN OF DEVELOPMENT IN THE AREA.

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DATA NOT AVAILABLE

ORD-183497

ORD-176331

ORD-174483-SA956

ORD-165331-SA2126

ZA-12150

PKG-4442

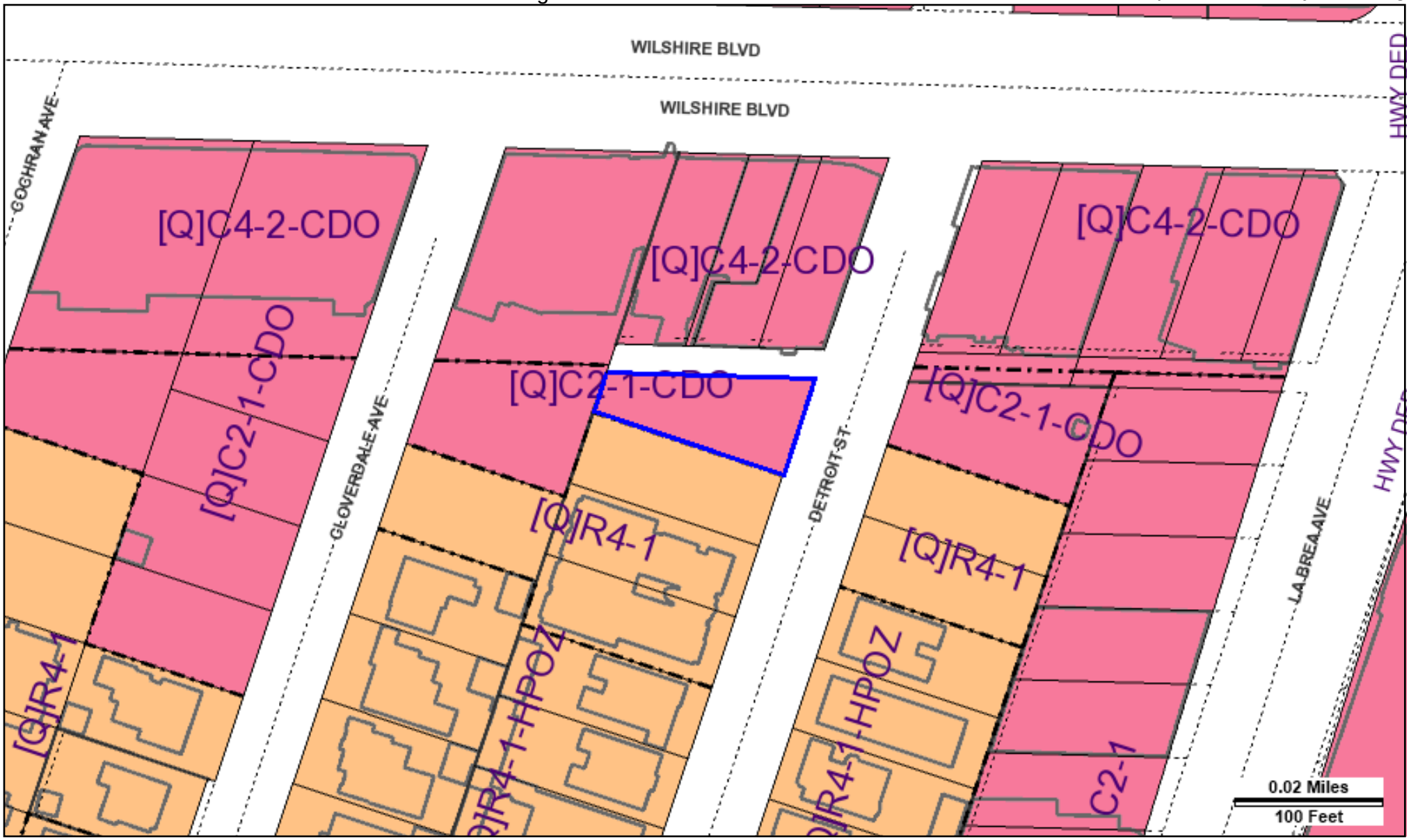
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ZIMAS PUBLIC

Generalized Zoning

10/19/2022

City of Los Angeles
Department of City Planning



Address: 721 S DETROIT ST
APN: 5089002004
PIN #: 132B181 62

Tract: TR 5691
Block: None
Lot: 1
Arb: None

Zoning: [Q]C2-1-CDO
General Plan: Regional Commercial

N
W
E
S

City of Los Angeles
Department of City Planning

10/19/2022
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

725 S DETROIT ST

ZIP CODES

90036

RECENT ACTIVITY

ZA-2022-7529-TOC-MCUP-SPR-CDO-VHCA

VTT-83768-CN-VHCA

ENV-2022-7530-EIR

CASE NUMBERS

CPC-2018-3731-GPA-ZC-HD-CDO

CPC-1986-823-GPC

ORD-183497

ORD-165331-SA2124

ZA-19XX-6947

ZA-1984-670-E

ZA-12150

ENV-2018-3732-EIR

PKG-4442

Address/Legal Information	
PIN Number	132B181 74
Lot/Parcel Area (Calculated)	6,696.5 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID D3
Assessor Parcel No. (APN)	5089002005
Tract	TR 5691
Map Reference	M B 62-65
Block	None
Lot	2
Arb (Lot Cut Reference)	None
Map Sheet	132B181
Jurisdictional Information	
Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	Mid City West
Council District	CD 5 - Paul Koretz
Census Tract #	2151.02
LADBS District Office	Los Angeles Metro
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	[Q]R4-1
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	High Medium Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No

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SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 4
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5089002005
APN Area (Co. Public Works)*	0.154 (ac)
Use Code	2700 - Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story
Assessed Land Val.	$85,949
Assessed Improvement Val.	$195
Last Owner Change	05/06/2022
Last Sale Amount	$12,000,120
Tax Rate Area	67
Deed Ref No. (City Clerk)	8-956
	75726
	2-683
	1462567
	1293098
Building 1	
Year Built	0
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	6,450.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5089002005]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Seismic Hazards	

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Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	3.9965376
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
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Tsunami Inundation Zone	No
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Business Improvement District	None
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5089002005]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Public Safety	
Police Information	
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Division / Station	Wilshire
Reporting District	735
Fire Information	
Bureau	South
Battallion	18
District / Fire Station	61
Red Flag Restricted Parking	No

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Case Number:	ZA-19XX-6947
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-1984-670-E
Required Action(s):	E-PRIVATE STREET MODIFICATIONS (5TH REQUEST)
	E-- ALL OTHER CONDITIONAL USE CASES, INCLUDING RELATED VARIANCES
Project Descriptions(s):	
Case Number:	ENV-2018-3732-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS

DATA NOT AVAILABLE

ORD-183497

ORD-165331-SA2124

ZA-12150

PKG-4442

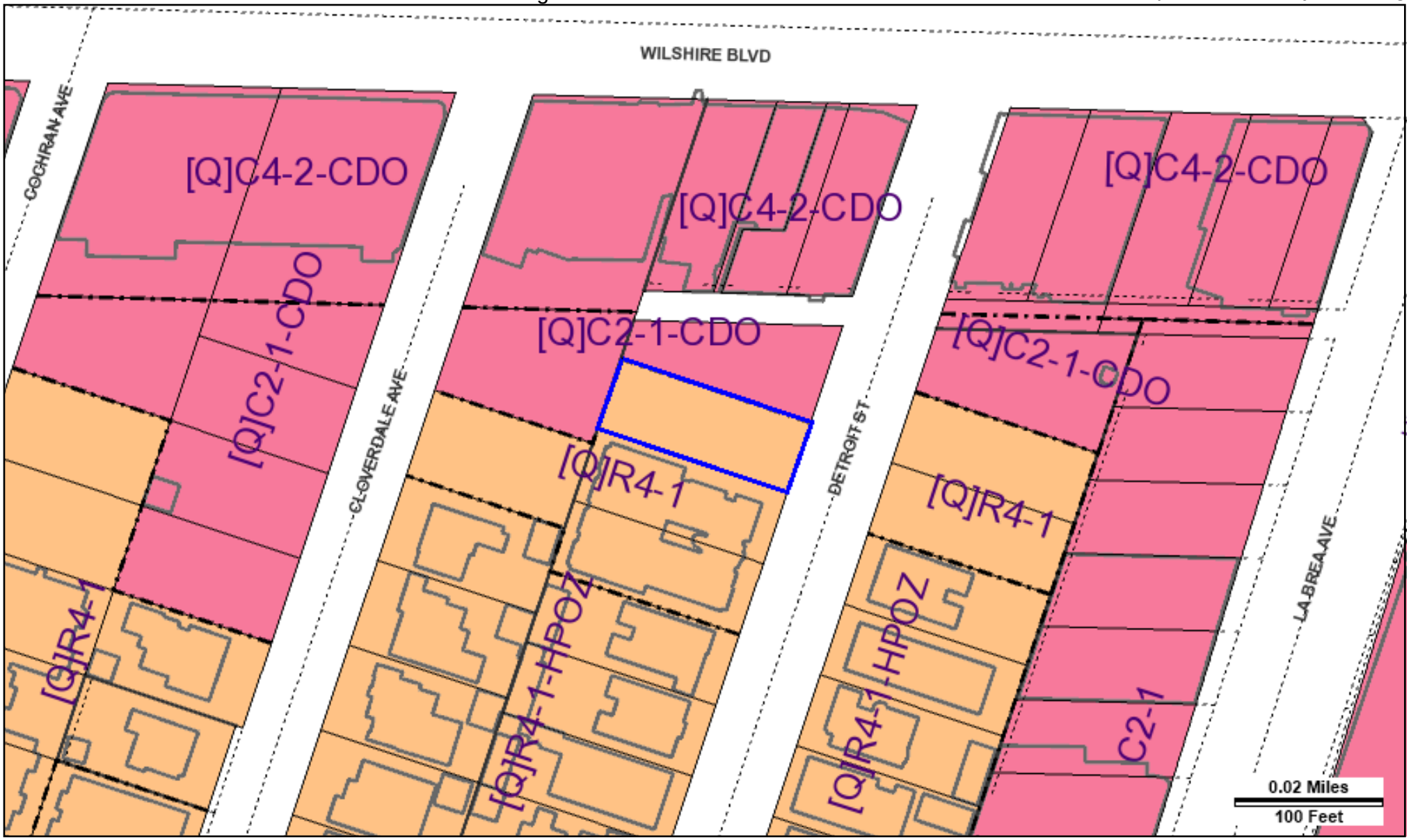
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ZIMAS PUBLIC

Generalized Zoning

10/19/2022

City of Los Angeles
Department of City Planning



Address: 725 S DETROIT ST
APN: 5089002005
PIN #: 132B181 74

Tract: TR 5691
Block: None
Lot: 2
Arb: None

Zoning: [Q]R4-1
General Plan: High Medium Residential

N
W
E
S

Appendix IS-5

Hydrology and Water Resources
Technical Report

700 S Flower St, Suite 2100, Los Angeles, CA 90017, 213.418-0201.
kpff.com

708 CLOVERDALE
(706-716 CLOVERDALE AVE., 5350-5376 WILSHIRE BLVD., 721 & 725 DETROIT ST., LOS ANGELES, CA)

HYDROLOGY & WATER RESOURCES TECHNICAL REPORT
FEBRUARY 21, 2023

PREPARED BY:

KPFF Consulting Engineers

700 S Flower St, Suite 2100

Los Angeles, CA 90017

(213) 418-0201

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1. INTRODUCTION

1.1. PROJECT LOCATION AND EXISTING ON-SITE USES:

The Site is located at 706-716 Cloverdale Avenue, 5350-5376 Wilshire Boulevard, 721 & 725 Detroit Street in Los Angeles, California. The Site is a reported 1.36 acres in size and is further identified by County of Los Angeles Assessor's Parcel Numbers 5089-002-002, -003, -004, -005, -019, -025, and -026. The site is currently developed with three existing commercial store buildings that encompasses approximately 30,000 sf of the site. The remainder is composed of an existing parking lot. Access to the Site is provided by a driveway from S Detroit Street and from Cloverdale Avenue which both provide access to the existing parking lot. Electricity, potable water and sanitary sewer service is provided to the area by the City of Los Angeles. Natural gas is supplied to the area by the Southern California Gas Company.

1.2. PROJECT DESCRIPTION

The Wilshire and Cloverdale Project (Project) is a mixed-use development comprised of residential and commercial uses with associated parking located on an approximately 59,168 gross square foot (1.47 acre) site located at 5350–5376 Wilshire Boulevard, 708–716 Cloverdale Avenue, and 721–725 Detroit Street (Project Site) within the Wilshire Community Plan Area of the City of Los Angeles (City). The Project proposes to utilize the City's Transit Oriented Communities (TOC) Guidelines and would develop a residential tower that would accommodate up to 419 residential units, including 47 Extremely Low Income affordable units (Residential Tower). The Residential Tower would also include 2,645 square feet of restaurant floor area within the ground floor adjacent to the residential entrance. As part of the Project, existing commercial buildings along the Wilshire Boulevard frontage would be retained and would provide approximately 42,092 square feet of commercial uses. In addition, approximately 6,137 square feet of existing building area that was an addition to the southwestern portion of the commercial building along Wilshire Boulevard would be removed. Approximately 377 residential parking spaces and 66 commercial parking spaces would be provided within four levels of below grade parking and five levels of above grade parking. In addition, approximately 182 bicycle parking spaces would be provided. Upon completion, the Project would result in a total floor area of approximately 420,201 square feet. When including mechanical levels, an emergency helipad, and above grade parking levels, the Residential Tower would be comprised of 46 levels with a height of approximately 530 feet. The Residential Tower would also include approximately 26,583 square feet of common open space, as well as 20,950 square feet of private open space.

1.3. SCOPE OF WORK

This report provides a description of the existing site conditions and analyzes the Project's potential impacts to surface water hydrology, surface water quality, groundwater level, and groundwater quality.

2. REGULATORY FRAMEWORK

2.1. SURFACE WATER HYDROLOGY

County of Los Angeles Hydrology Manual

Per the City of Los Angeles (City) Special Order No. 007-1299, December 3, 1999, the City has adopted the Los Angeles County (County) Department of Public Works Hydrology Manual as its basis of design for storm drainage facilities. The 2006 LACDPW Hydrology Manual requires projects to have drainage facilities that meet the Urban Flood level of protection. The Urban Flood is runoff from a 25-year frequency design storm falling on a saturated watershed. A 25-year frequency design storm has a probability of 1/25 of being equaled or exceeded in any year. Areas with sump conditions are required to have a storm drain conveyance system capable of conveying flow from a 50-year storm event.[1] The County also limits the allowable discharge into existing storm drain facilities based on the municipal separate storm sewer systems (MS4) Permit, which is enforced on all new developments that discharge directly into the County's storm drain system. Any proposed drainage improvements of County owned storm drain facilities such as catch basins and storm drain lines require review and approval from the County Flood Control District department.

Los Angeles Municipal Code

Any proposed drainage improvements within the street right of way or any other property owned by or under the control of the City requires the approval of a B-permit (Section 62.105, Los Angeles Municipal Code (LAMC)). Under the B-permit process, storm drain installation plans are subject to review and approval by the City of Los Angeles Department of Public Works, Bureau of Engineering. Additionally, any connections to the City's storm drain system from a private property to a City catch basin or a underground storm drain pipe requires a storm drain connection permit from the City of Los Angeles Department of Public Works, Bureau of Engineering.

2.2. SURFACE WATER QUALITY

Clean Water Act

The Clean Water Act was first introduced in 1948 as the Water Pollution Control Act. The Clean Water Act authorizes Federal, state, and local entities to cooperatively create

[1] Los Angeles County Department of Public Works Hydrology Manual, January 2006, http://ladpw.org/wrd/publication/index.cfm, accessed January 24, 2020.

comprehensive programs for eliminating or reducing the pollution of state waters and tributaries. The primary goals of the Clean Water Act are to restore and maintain the chemical, physical, and biological integrity of the nation's waters and to make all surface waters fishable and swimmable. As such, the Clean Water Act forms the basic national framework for the management of water quality and the control of pollutant discharges. The Clean Water Act also sets forth a number of objectives in order to achieve the above-mentioned goals. These objectives include regulating pollutant and toxic pollutant discharges; providing for water quality that protects and fosters the propagation of fish, shellfish and wildlife; developing waste treatment management plans; and developing and implementing programs for the control of non-point sources of pollution.[2]

Since its introduction, major amendments to the Clean Water Act have been enacted (e.g., 1961, 1966, 1970, 1972, 1977, and 1987). Amendments enacted in 1970 created the U.S. Environmental Protection Agency (USEPA), while amendments enacted in 1972 deemed the discharge of pollutants into waters of the United States from any point source unlawful unless authorized by a USEPA National Pollutant Discharge Elimination System (NPDES) permit. Amendments enacted in 1977 mandated development of a "Best Management Practices" Program at the state level and provided the Water Pollution Control Act with the common name of "Clean Water Act," which is universally used today. Amendments enacted in 1987 required the USEPA to create specific requirements for discharges.

In response to the 1987 amendments to the Clean Water Act and as part of Phase I of its NPDES permit program, the USEPA began requiring NPDES permits for: (1) municipal separate storm sewer systems (MS4) generally serving, or located in, incorporated cities with 100,000 or more people (referred to as municipal permits); (2) 11 specific categories of industrial activity (including landfills); and (3) construction activity that disturbs five acres or more of land. Phase II of the USEPA's NPDES permit program, which went into effect in early 2003, extended the requirements for NPDES permits to: (1) numerous small municipal separate storm sewer systems,[3] (2) construction sites of one to five acres, and (3) industrial facilities owned or operated by small municipal separate storm sewer systems. The NPDES permit program is typically administered by individual authorized states.

---

[2] Non-point sources of pollution are carried through the environment via elements such as wind, rain, or stormwater and are generated by diffuse land use activities (such as runoff from streets and sidewalks or agricultural activities) rather than from an identifiable or discrete facility.

[3] A small municipal separate storm sewer system (MS4) is any MS4 not already covered by the Phase I program as a medium or large MS4. The Phase II Rule automatically covers on a nationwide basis all small MS4s located in "urbanized areas" as defined by the Bureau of the Census (unless waived by the NPDES permitting authority), and on a case-by-case basis those small MS4s located outside of urbanized areas that the NPDES permitting authority designates.

In 2008, the USEPA published draft Effluent Limitation Guidelines (ELGs) for the construction and development industry. On December 1, 2009 the EPA finalized its 2008 Effluent Guidelines Program Plan.

In California, the NPDES stormwater permitting program is administered by the State Water Resources Control Board (SWRCB). The SWRCB was created by the Legislature in 1967. The joint authority of water distribution and water quality protection allows the Board to provide protection for the State's waters, through its nine Regional Water Quality Control Boards (RWQCBs). The RWQCBs develop and enforce water quality objectives and implement plans that will best protect California's waters, acknowledging areas of different climate, topography, geology, and hydrology. The RWQCBs develop "basin plans" for their hydrologic areas, issue waste discharge requirements, enforce action against stormwater discharge violators, and monitor water quality.[4]

Federal Anti-Degradation Policy

The Federal Anti-degradation Policy (40 Code of Federal Regulations 131.12) requires states to develop statewide anti-degradation policies and identify methods for implementing them. Pursuant to the Code of Federal Regulations (CFR), state anti-degradation policies and implementation methods shall, at a minimum, protect and maintain (1) existing in-stream water uses; (2) existing water quality, where the quality of the waters exceeds levels necessary to support existing beneficial uses, unless the state finds that allowing lower water quality is necessary to accommodate economic and social development in the area; and (3) water quality in waters considered an outstanding national resource.

California Porter-Cologne Act

The Porter-Cologne Water Quality Control Act established the legal and regulatory framework for California's water quality control. The California Water Code authorizes the SWRCB to implement the provisions of the CWA, including the authority to regulate waste disposal and require cleanup of discharges of hazardous materials and other pollutants.

As discussed above, under the California Water Code (CWC), the State of California is divided into nine RWQCBs, governing the implementation and enforcement of the CWC and CWA. The Project Site is located within Region 4, also known as the Los Angeles Region. Each RWQCB is required to formulate and adopt a Basin Plan for its region. This Plan must adhere to the policies set forth in the CWC and established by the SWRCB. The RWQCB is also given authority to include within its regional plan water discharge prohibitions applicable to particular conditions, areas, or types of waste.

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[4] Los Angeles Regional Water Quality Control Board. LARWQCB Basin Plan. April 2019. <https://www.epa.gov/laws-regulations/summary-clean-water-act>., accessed January 24, 2020.

California Anti-Degradation Policy

The California Anti-degradation Policy, otherwise known as the *Statement of Policy with Respect to Maintaining High Quality Water in California* was adopted by the SWRCB (State Board Resolution No. 68-16) in 1968. Unlike the Federal Anti-degradation Policy, the California Anti-degradation Policy applies to all waters of the State, not just surface waters. The policy states that whenever the existing quality of a water body is better than the quality established in individual Basin Plans, such high quality shall be maintained and discharges to that water body shall not unreasonably affect present or anticipated beneficial use of such water resource.

California Toxic Rule

In 2000, the EPA promulgated the California Toxic Rule, which establishes water quality criteria for certain toxic substances to be applied to waters in the State. The EPA promulgated this rule based on the EPA's determination that the numeric criteria are necessary in the State to protect human health and the environment. The California Toxic Rule establishes acute (i.e., short-term) and chronic (i.e., long-term) standards for bodies of water such as inland surface waters and enclosed bays and estuaries that are designated by the Los Angeles RWQCB (LARWQCB) as having beneficial uses protective of aquatic life or human health.

Board Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties

As required by the California Water Code, the LARWQCB has adopted a plan entitled "Water Quality Control Plan, Los Angeles Region: Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties" (Basin Plan). Specifically, the Basin Plan designates beneficial uses for surface and groundwaters, sets narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and conform to the State's anti-degradation policy, and describes implementation programs to protect all waters in the Los Angeles Region. In addition, the Basin Plan incorporates (by reference) all applicable State and Regional Board plans and policies and other pertinent water quality policies and regulations. Those of other agencies are referenced in appropriate sections throughout the Basin Plan.[5]

The Basin Plan is a resource for the LARWQCB and others who use water and/or discharge wastewater in the Los Angeles Region. Other agencies and organizations involved in environmental permitting and resource management activities also use the Basin Plan. Finally, the Basin Plan provides valuable information to the public about local water quality issues.

NPDES Permit Program

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[5] Los Angeles Regional Water Quality Control Board. LARWQCB Basin Plan. April 2019. <http://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/> accessed January 24, 2020.

The NPDES permit program was first established under authority of the CWA to control the discharge of pollutants from any point source into the waters of the United States. As indicated above, in California, the NPDES stormwater permitting program is administered by the SWRCB through its nine RWQCBs.

The General Permit

SWRCB Order No. 2012-0006-DWQ known as "The General Permit" was adopted on July 17, 2012. This NPDES permit establishes a risk-based approach to stormwater control requirements for construction projects by identifying three project risk levels. The main objectives of the General Permit are to:

1. Reduce erosion;
2. Minimize or eliminate sediment in stormwater discharges;
3. Prevent materials used at a construction site from contacting stormwater;
4. Implement a sampling and analysis program;
5. Eliminate unauthorized non-stormwater discharges from construction sites;
6. Implement appropriate measures to reduce potential impacts on waterways both during and after construction of projects; and
7. Establish maintenance commitments on post-construction pollution control measures.

California mandates all construction activities disturbing more than one acre of land to develop and implement Stormwater Pollution Prevention Plans (SWPPP). The SWPPP documents the selection and implementation of Best Management Practices (BMPs) for a specific construction project, charging owners with stormwater quality management responsibilities. A construction site subject to the General Permit must prepare and implement a SWPPP that meets the requirements of the General Permit.[6, 7]

Los Angeles County Municipal Storm Water System (MS4) Permit

As described above, USEPA regulations require that MS4 permittees implement a program to monitor and control pollutants being discharged to the municipal system from both industrial and commercial projects that contribute a substantial pollutant load to the MS4.

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[6] State Water Resources Control Board. State Water Resources Control Board. July 2012, http://www.swrcb.ca.gov/water_issues/programs/npdes/.

[7] USEPA. U.S. Environmental Protection Agency - NPDES. July 2012, https://www.epa.gov/npdes.

On November 8, 2012, the LARWQCB adopted Order No. R4-2012-0175 under the CWA and the Porter-Cologne Act. This Order is the NPDES permit or MS4 permit for municipal stormwater and urban runoff discharges within Los Angeles County. The requirements of this Order (the "Permit") cover 84 cities and most of the unincorporated areas of Los Angeles County. Under the Permit, the Los Angeles County Flood Control District (LACFCD) is designated as the Principal Permittee. The Permittees are the 84 Los Angeles County cities (including the City of Los Angeles) and Los Angeles County. Collectively, these are the "Co-Permittees". The Principal Permittee helps to facilitate activities necessary to comply with the requirements outlined in the Permit but is not responsible for ensuring compliance of any of the Permittees.

Stormwater Quality Management Program (SQMP)

In compliance with the Permit, the Co-Permittees are required to implement a stormwater quality management program (SQMP) with the goal of accomplishing the requirements of the Permit and reducing the amount of pollutants in stormwater runoff. The SWMP requires the County of Los Angeles and the 84 incorporated cities to:

- Implement a public information and participation program to conduct outreach on storm water pollution;
- Control discharges at commercial/industrial facilities through tracking, inspecting, and ensuring compliance at facilities that are critical sources of pollutants;
- Implement a development planning program for specified development projects;
- Implement a program to control construction runoff from construction activity at all construction sites within the relevant jurisdictions;
- Implement a public agency activities program to minimize storm water pollution impacts from public agency activities; and
- Implement a program to document, track, and report illicit connections and discharges to the storm drain system.

The Permit contains the following provisions for implementation of the SQMP by the Co-Permittees:

1. General Requirements:
    - Each permittee is required to implement the SQMP in order to comply with applicable stormwater program requirements.
    - The SQMP shall be implemented and each permittee shall implement additional controls so that discharge of pollutants is reduced.

2. Best Management Practice Implementation:

    - Permittees are required to implement the most effective combination of BMPs for stormwater/urban runoff pollution control. This should result in the reduction of storm water runoff.

3. Revision of the SQMP:

    - Permittees are required to revise the SQMP in order to comply with requirements of the RWQCB while complying with regional watershed requirements and/or waste load allocations for implementation of Total Maximum Daily Loads (TMDLs) for impaired waterbodies.

4. Designation and Responsibilities of the Principal Permittee:

    The Los Angeles County Flood Control District is designated as the Principal Permittee who is responsible for:

    - Coordinating activities that comply with requirements outlined in the NPDES Permit;

    - Coordinating activities among Permittees;

    - Providing personnel and fiscal resources for necessary updates to the SQMP;

    - Providing technical support for committees required to implement the SQMP; and

    - Implementing the Countywide Monitoring Program required under this Order and assessing the results of the monitoring program.

5. Responsibilities of Co-Permittees:

    Each Co-Permittee is required to comply with the requirements of the SQMP as applicable to the discharges within its geographical boundaries. These requirements include:

    - Coordinating among internal departments to facilitate the implementation of the SQMP requirements in an efficient way;

    - Participating in coordination with other internal agencies as necessary to successfully implement the requirements of the SQMP; and

    - Preparing an annual Budget Summary of expenditures for the storm water management program by providing an estimated breakdown of expenditures for different areas of concern, including budget projections for the following year.

6. Watershed Management Committees (WMCs):

    - Each WMC shall be comprised of a voting representative from each Permittee in the Watershed Management Area (WMA).

    - Each WMC is required to facilitate exchange of information between co-permittees, establish goals and deadlines for WMAs, prioritize pollution control measures, develop and update adequate information, and recommend appropriate revisions to the SQMP.

7. Legal Authority:

    - Co-Permittees are granted the legal authority to prohibit non-storm water discharges to the storm drain system including discharge to the MS4 from various development types.

City of Los Angeles Water Quality Compliance Master Plan for Urban Runoff

On March 2, 2007, City Council Motion 07-0663 was introduced by the City of Los Angeles City Council to develop a water quality master plan with strategic directions for planning, budgeting and funding to reduce pollution from urban runoff in the City of Los Angeles. The Water Quality Compliance Master Plan for Urban Runoff was developed by the Bureau of Sanitation, Watershed Protection Division in collaboration with stakeholders to address the requirements of this Council Motion. The primary goal of the Water Quality Compliance Master Plan for Urban Runoff is to help meet water quality regulations. Implementation of the Water Quality Compliance Master Plan for Urban Runoff is intended over the next 20 to 30 years to result in cleaner neighborhoods, rivers, lakes and bays, augmented local water supply, reduced flood risk, more open space, and beaches that are safe for swimming. The Water Quality Compliance Master Plan for Urban Runoff also supports the Mayor and Council's efforts to make Los Angeles the greenest major city in the nation.

- The Water Quality Compliance Master Plan for Urban Runoff identifies and describes the various watersheds in the City, summarizes the water quality conditions of the City's waters, identifies known sources of pollutants, describes the governing regulations for water quality, describes the BMPs that are being implemented by the City, discusses existing TMDL Implementation Plans and Watershed Management Plans. Additionally, the Water Quality Compliance Master Plan for Urban Runoff provides an implementation strategy that includes the following three initiatives to achieve water quality goals:

- Water Quality Management Initiative, which describes how Water Quality Management Plans for each of the City's watershed and TMDL-specific Implementation Plans will be developed to ensure compliance with water quality regulations.

- The Citywide Collaboration Initiative, which recognizes that urban runoff management and urban (re)development are closely linked, requiring collaborations of many City agencies. This initiative requires the development of City policies, guidelines, and ordinances for green and sustainable approaches for urban runoff management.

- The Outreach Initiative, which promotes public education and community engagement with a focus on preventing urban runoff pollution.

- The Water Quality Compliance Master Plan for Urban Runoff includes a financial plan that provides a review of current sources of revenue, estimates costs for water quality compliance, and identifies new potential sources of revenue.

City of Los Angeles Stormwater Program

The City of Los Angeles supports the policies of the General Permit and the Los Angeles County NPDES permit through the *Development Best Management Practices Handbook. Part A Construction Activities,* 3rd Edition, and associated ordinances were adopted in September 2004. *Part B Planning Activities*, 4th Edition was adopted in June 2011. The Handbook provides guidance for developers in complying with the requirements of the Development Planning Program regulations of the City's Stormwater Program. Compliance with the requirements of this manual is required by City of Los Angeles Ordinance No. 173,494. The handbook and ordinances also have specific minimum BMP requirements for all construction activities and require dischargers whose construction projects disturb one acre or more of soil to prepare a SWPPP and file a Notice of Intent (NOI) with the SWRCB. The NOI informs the SWRCB of a particular project and results in the issuance of a Waste Discharger Identification (WDID) number, which is needed to demonstrate compliance with the General Permit.

The City of Los Angeles implements the requirement to incorporate stormwater BMPs through the City's plan review and approval process. During the review process, project plans are reviewed for compliance with the City's General Plan, zoning ordinances, and other applicable local ordinances and codes, including storm water requirements. Plans and specifications are reviewed to ensure that the appropriate BMPs are incorporated to address storm water pollution prevention goals. The Standard Urban Stormwater Mitigation Plan (SUSMP) provisions that are applicable to new residential and commercial developments include, but are not limited to, the following:[8]

- Peak Storm Water Runoff Discharge Rate: Post-development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increased peak storm water discharge rate will result in increased potential for downstream erosion;

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[8] City of Los Angeles Stormwater Program website, http://www.lastormwater.org/green-la/standard-urban-stormwater-mitigation-plan/; accessed January 27, 2020.

- Provide storm drain system Stenciling and Signage (only applicable if a catch basin is built on-site);

- Properly design outdoor material storage areas to provide secondary containment to prevent spills;

- Properly design trash storage areas to prevent off-site transport of trash;

- Provide proof of ongoing BMP Maintenance of any structural BMPs installed;

Design Standards for Structural or Treatment control BMPs:

- Conserve natural and landscaped areas;

- Provide planter boxes and/or landscaped areas in yard/courtyard spaces;

- Properly design trash storage areas to provide screens or walls to prevent off-site transport of trash;

- Provide proof on ongoing BMP maintenance of any structural BMPs installed;

Design Standards for Structural or Treatment Control BMPs:

- Post-construction treatment control BMPs are required to incorporate, at minimum, either a volumetric or flow based treatment control design or both, to mitigate (infiltrate, filter or treat) storm water runoff.

In addition, project applicants subject to the SUSMP requirements must select source control and, in most cases, treatment control BMPs from the list approved by the RWQCB. The BMPs must control peak flow discharge to provide stream channel and over bank flood protection, based on flow design criteria selected by the local agency. Further, the source and treatment control BMPs must be sufficiently designed and constructed to collectively treat, infiltrate, or filter stormwater runoff from one of the following:

- The 85th percentile 24-hour runoff event determined as the maximized capture stormwater volume for the area, from the formula recommended in *Urban Runoff Quality Management, WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87, (1998)*;

- The volume of annual runoff based on unit basin storage water quality volume, to achieve 80 percent or more volume treatment by the method recommended in *California Stormwater Best Management Practices Handbook—Industrial/ Commercial, (1993)*;

- The volume of runoff produced from a 0.75-inch storm event, prior to its discharge to a stormwater conveyance system; or

- The volume of runoff produced from a historical-record based reference 24-hour rainfall criterion for "treatment" (0.75-inch average for the Los Angeles County area) that achieves approximately the same reduction in pollutant loads achieved by the 85th percentile 24-hour runoff event.

Los Angeles Municipal Code

Section 64.70 of the LAMC sets forth the City's Stormwater and Urban Runoff Pollution Control Ordinance. The ordinance prohibits the discharge of the following into any storm drain system:

- Any liquids, solids, or gases which by reason of their nature or quantity are flammable, reactive, explosive, corrosive, or radioactive, or by interaction with other materials could result in fire, explosion or injury.

- Any solid or viscous materials, which could cause obstruction to the flow or operation of the storm drain system.

- Any pollutant that injures or constitutes a hazard to human, animal, plant, or fish life, or creates a public nuisance.

- Any noxious or malodorous liquid, gas, or solid in sufficient quantity, either singly or by interaction with other materials, which creates a public nuisance, hazard to life, or inhibits authorized entry of any person into the storm drain system.

- Any medical, infectious, toxic or hazardous material or waste.

Additionally, unless otherwise permitted by a NPDES permit, the ordinance prohibits industrial and commercial developments from discharging untreated wastewater or untreated runoff into the storm drain system. Furthermore, the ordinance prohibits trash or any other abandoned objects/materials from being deposited such that they could be carried into the storm drains. Lastly, the ordinance not only makes it a crime to discharge pollutants into the storm drain system and imposes fines on violators, but also gives City public officers the authority to issue citations or arrest business owners or residents who deliberately and knowingly dump or discharge hazardous chemicals or debris into the storm drain system.

Earthwork activities, including grading, are governed by the Los Angeles Building Code, which is contained in LAMC, Chapter IX, Article 1. Specifically, Section 91.7013 includes regulations pertaining to erosion control and drainage devices, and Section 91.7014 includes general construction requirements, as well as requirements regarding flood and mudflow protection.

Standard Urban Stormwater Mitigation Plan (SUSMP)

Under the Los Angeles County Municipal NPDES Permit, permittees are required to implement a development planning program to address storm water pollution. These programs require project applicants for certain types of projects to implement Standard Urban Stormwater Mitigation Plans (SUSMP) throughout the operational life of their projects. The purpose of SUSMP is to reduce the discharge of pollutants in storm water by outlining BMPs which must be incorporated into the design plans of new development and redevelopment. A project is subject to SUSMP if it falls under one of the categories listed below:

1. Single-family hillside homes;
2. Ten or more unit homes (including single family homes, multifamily homes, condominiums, and apartments);
3. Automotive service facilities;
4. Restaurants;
5. 100,000 or more square-feet of impervious surface in industrial/commercial development;
6. Retail gasoline outlet;
7. Parking lots with 5,000 square feet or more of surface area or with 25 or more parking spaces;
8. Redevelopment projects in subject categories that meet redevelopment thresholds;
9. Location within or directly adjacent to or discharging directly to an environmentally sensitive area if the discharge is likely to impact a sensitive biological species or habitat and the development creates 2,500 square feet or more of impervious surface.

Low Impact Development – City of LA (LID)

In October 2011, the City of Los Angeles passed an ordinance (Ordinance No. 181899) amending LAMC Chapter VI, Article 4.4, Sections 64.70.01 and 64.72 to expand the applicability of the existing SUSMP requirements by imposing rainwater Low Impact Development (LID) strategies on projects that require building permits. The LID ordinance became effective on May 12, 2012.

On Nov 8, 2012, the Los Angeles Regional Water Quality Control Board (Regional Board or RWQCB) adopted Order No. RA-2012-0175 the NPDES Stormwater Permit (Permit) for the County of Los Angeles and cities within (NPDES No. CAS004001). The Permit was issued to Los Angeles County Flood Control District, the county of Los Angeles, and 84 incorporated cities within the coastal watersheds of Los Angeles County to reduce pollutants discharged from their Municipal Separate Storm Sewer Systems (MS4) to the

Maximum Extent Practicable (MEP) statutory standard. On December 28, 2012 the Order became effective. The requirement to implement the Permit is based on federal and state statutes, including Section 402(p) of the Federal Clean Water Act, Section 6217 of the Coastal Zone Act Reauthorization Amendments (CZARA) of 1990, and the California Water Code. The Federal Clean Water Act amendments of 1987 established a framework for regulating stormwater discharges from municipal, industrial, and construction activities under the NPDES program. The primary objectives of the stormwater program requirements are to:

- Effectively prohibit non-stormwater discharges, and
- Reduce the discharge of pollutants from stormwater conveyance systems to the MEP statutory standard.

LID is a stormwater management strategy that seeks to mitigate the impacts of increases in runoff and stormwater pollution as close to its source as possible. LID comprises a set of site design approaches and Best Management Practices (BMPs) that promote the use of natural systems for infiltration, evapotranspiration, and use of stormwater. These LID practices can effectively remove nutrients, bacteria, and metals from stormwater while reducing the volume and intensity of stormwater flows. With respect to urban development and redevelopment projects, it can be applied onsite to mimic the site's predevelopment drainage characteristics. Through the use of various infiltration techniques, LID is geared towards minimizing surface area that produces large amounts of runoff and does not allow water to infiltrate into the ground. Where infiltration is infeasible, the use of bioretention, rain gardens, vegetated rooftops, and rain barrels that will store, evaporate, detain, and/or treat runoff can be used.[9]

In November 2011, the City adopted the Stormwater LID Ordinance (Ordinance #181899) with the stated purpose of:

The intent of the City of Los Angeles LID standards is to:

- Require the use of LID practices in future developments and redevelopments to encourage the beneficial use of rainwater and urban runoff;
- Reduce stormwater/urban runoff while improving water quality;
- Promote rainwater harvesting;
- Reduce offsite runoff and provide increased groundwater recharge;
- Reduce erosion and hydrologic impacts downstream; and

[9] City of Los Angeles. "Planning and Land Development Handbook for Low Impact Development (LID)." May, 2016

- Enhance the recreational and aesthetic values in our communities.

The recently adopted NPDES Permit also adopts Low Impact Development principals and requires development and redevelopment projects to incorporate similar requirements as those outlined in the City's LID Ordinance. Under the City's LID Ordinance, stormwater mitigation is required for a much larger number of development and redevelopment projects.

2.3. GROUNDWATER

Board Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties

As required by the California Water Code, the LARWQCB has adopted the Basin Plan. Specifically, the Basin Plan designates beneficial uses for surface and ground waters, sets narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and conform to the State's anti-degradation policy, and describes implementation programs to protect all waters in the Los Angeles Region. In addition, the Basin Plan incorporates (by reference) all applicable State and Regional Board plans and policies and other pertinent water quality policies and regulations. Those of other agencies are referenced in appropriate sections throughout the Basin Plan.

The Basin Plan is a resource for the Regional Board and others who use water and/or discharge wastewater in the Los Angeles Region. Other agencies and organizations involved in environmental permitting and resource management activities also use the Basin Plan. Finally, the Basin Plan provides valuable information to the public about local water quality issues.

Safe Drinking Water Act (SDWA)

The Federal Safe Drinking Act, established in 1974, sets drinking water standards throughout the country and is administered by the USEPA. The drinking water standards established in the SDWA, as set forth in the Code of Federal Regulations (CFR), are referred to as the National Primary Drinking Water Regulations (Primary Standards, Title 40, CFR Part 141) and the National Secondary Drinking Water Regulations (Second Standards, 40 CFR Part 143). California passed its own Safe Drinking Water Act in 1986 that authorizes the State's Department of Health Services (DHS) to protect the public from contaminants in drinking water by establishing maximum contaminants levels (MCLs), as set forth in the CCR, Title 22, Division 4, Chapter 15, that are at least as stringent as those developed by the USEPA, as required by the federal Safe Drinking Water Act.

California Water Plan

The California Water Plan (the Plan) provides a framework for water managers, legislators, and the public to consider options and make decisions regarding California's water future. The Plan, which is updated every five years, presents basic data and information on California's water resources including water supply evaluations and assessments of agricultural, urban, and environmental water uses to quantify the gap between water

supplies and uses. The Plan also identifies and evaluates existing and proposed statewide demand management and water supply augmentation programs and projects to address the State's water needs.

The goal for the California Water Plan Update is to meet Water Code requirements, receive broad support among those participating in California's water planning, and be a useful document for the public, water planners throughout the state, legislators and other decision-makers.

3. ENVIRONMENTAL SETTING

3.1. SURFACE WATER HYDROLOGY

3.1.1. REGIONAL

The Project Site is located within the Ballona Creek Watershed (Watershed) in the Los Angeles Basin. The Watershed covers approximately 130 square miles in the coastal plain of the Los Angeles Basin. Its boundaries are the Santa Monica Mountains to the north, the Harbor Freeway (110) to the east, and the Baldwin Hills to the south. The watershed includes the cities of Beverly Hills, West Hollywood, portions of the cities of Los Angeles, Culver City, Inglewood and Santa Monica, unincorporated areas of Los Angeles County, and areas under the jurisdiction of Caltrans.

The watershed is highly developed: residential (59%), vacant/open space (17%), and commercial (14%) are the predominant land uses. Overall, 49% of the watershed is covered by roads, rooftops and other impervious surfaces.

Ballona Creek flows as an open channel for just under 10 miles from mid-Los Angeles (south of Hancock Park) through Culver City, reaching the Pacific Ocean at Playa del Rey (Marina del Rey Harbor).

The Estuary portion (from Centinela Avenue to the outlet) is soft bottomed, while the remainder of the creek is lined in concrete. Ballona Creek is fed by a network of underground storm drains, which reaches north into Beverly Hills and West Hollywood. Major tributaries of the Creek and Estuary include Centinela Creek, Sepulveda Channel, and Benedict Canyon Channel.

The average dry weather flow at the Watershed's terminus in Playa del Rey is 25 cubic feet per second – a slow, steady flow. The average wet weather flow is ten times higher, or even more during large storms.[10] Refer to Figure 1 for Ballona Creek Watershed Map.

3.1.2. LOCAL

There is an existing 24-inch underground storm drain pipe located along 8th Street that flows towards the east. Two catch basins located at the intersection of 8th Street and S Detroit Street connects to this underground storm drain line. There are two catch basins

[10] City of Los Angeles Stormwater Program website, https://www.ladpw.org/wmd/watershed/bc/

located at the intersection of 8th Street and S Cloverdale Avenue that connects to an existing 27-inch underground storm drain pipe. It then connects to a 45-inch underground storm drain main located along La Brea Avenue that flows also toward to the southwest. All of these pipes and catch basins system are owned and maintained by the City of Los Angeles.

Stormwater runoff from the Project Site will discharge toward the offsite catch basins and underground storm drain pipes that convey stormwater through various underground pipe networks into the Ballona Creek. The Ballona Creek flows generally southward, ultimately discharging into the Pacific Ocean at the Santa Monica Bay. The Ballona Creek was designed to discharge up to approximately 71,400 cubic feet of stormwater per second from a 50-year frequency storm event.[11]

3.1.3. ON SITE

The subject site is in downtown Los Angeles bounded by Wilshire Blvd, S Cloverdale Ave., S Detroit St, and the southern property line. The northern portion of the site is occupied by one story commercial store buildings. The southern portion of the site is occupied by an asphalt parking lot. The total site area is approximately 59,200 square feet.

Based on the existing site orientation and location of the storm drain pipes, it has been assumed that the site discharges toward S Detroit St., S Detroit St. There does not appear to be any storm drain lines along S Detroit Ave, so storm water sheet flows south along S Detroit Stand ultimately discharges to the storm drain main in 8th Street.

See attached Figure 2 for existing on-site drainage pattern and Figure 4 for hydrology calculations.

Table 1 below shows existing volumetric flow rate generated by the 50-year storm event.

Table 1- Existing Drainage Stormwater Runoff Calculations		
Drainage Area	Area (Acres)	Q50 (cfs) (volumetric flow rate measured in cubic feet per second)
Entire Site	1.36	4.16

3.2. SURFACE WATER QUALITY

3.2.1. REGIONAL

As stated above, the Project Site lies within the Ballona Creek Watershed. Constituents of concern listed for Ballona Creek under California's Clean Water Act Section 303(d) List include cadmium (sediment), trash, coliform bacteria, copper (dissolved), lead, Escherichia (E.Coli), selenium, sediment toxicity, Shellfish Harvesting Advisory, silver, toxicity,

[11] <http://www.ladpw.org/wmd/watershed/bc/>; accessed January 27, 2020.

viruses (Enteric), and zinc. No TMDL data have been recorded by EPA for this waterbody[12].

3.2.2. LOCAL

In general, urban stormwater runoff occurs following precipitation events, with the volume of runoff flowing into the drainage system depending on the intensity and duration of the rain event. Contaminants that may be found in stormwater from developed areas include sediments, trash, bacteria, metals, nutrients, organics and pesticides. The source of contaminants includes surface areas where precipitation falls, as well as the air through which it falls. Contaminants on surfaces such as roads, maintenance areas, parking lots, and buildings, which are usually contained in dry weather conditions, may be carried by rainfall runoff into drainage systems. The City of Los Angeles typically installs catch basins with screens to capture debris before entering the storm drain system. In addition, the City conducts routine street cleaning operations, as well as periodic cleaning and maintenance of catch basins, to reduce stormwater pollution within the City.

3.2.3. ON SITE

The existing commercial store buildings were roughly built in 1930's. Based on the year those buildings were built, it is assumed, the Project Site currently does not implement Best Management Practices (BMPs). As it has been explained earlier in this report, it has been assumed that the site discharges toward S Detroit St. and ultimately discharges into 8th Street.

It appears that the runoff water does not get treated on site before get discharged to main storm drain facility. Please see Figure 2 for existing drainage exhibit.

3.3. GROUNDWATER HYDROLOGY

3.3.1. REGIONAL

Groundwater use for domestic water supply is a major beneficial use of groundwater basins in Los Angeles County. The City of Los Angeles overlies the Los Angeles Coastal Plain Groundwater Basin (Basin). The Basin is comprised of the Hollywood, Santa Monica, Central, and West Coast Groundwater Subbasins. Groundwater flow in the Basin is generally south-southwesterly and may be restricted by natural geological features. Replenishment of groundwater basins occurs mainly by percolation of precipitation throughout the region via permeable surfaces, spreading grounds, and groundwater migration from adjacent basins, as well as injection wells designed to pump freshwater

[12] 2012 Waterbody Report for Ballona Creek, https://iaspub.epa.gov/waters10/attains_waterbody.control?p_au_id=CAR4051501019990202085021&p_cycle=2012; accessed January 27, 2020.

along specific seawater barriers to prevent the intrusion of salt water. Refer to Figure 5 for the groundwater basin exhibit.

3.3.2. LOCAL

The Project Site specifically overlies northeastern portion of the Central Subbasin. The Central Subbasin is bounded on the north by a surface divide called the La Brea high, and on the northeast and east by emergent less permeable Tertiary rocks of the Elysian, Repetto, Merced, and Puente Hills. The southeast boundary between Central Basin and Orange County Groundwater Basin roughly follows Coyote Creek, which is a regional drainage province boundary. The southwest boundary is formed by the Newport Inglewood fault system and the associated folded rocks of the Newport Inglewood uplift. The Los Angeles and San Gabriel Rivers drain inland basins and pass across the surface of the Central Basin on their way to the Pacific Ocean.[13]

Groundwater in the Subbasin is replenished by percolation of precipitation and stream flow from the Santa Monica Mountains to the north. Over time, urbanization has decreased the amount of pervious surfaces limiting natural recharge through direct percolation. The natural safe yield of the Subbasin is estimated to be approximately 3,000 acre-feet per year (AFY).

3.3.3. ON-SITE

The entire existing site is approximately 98% impervious. Stormwater runoff leaves the site to S Detroit St. by a curb drain at the south-east corner of the site or sheet flow along a valley gutter to the east of the site. Therefore, the existing site does not have any impact to ground water. Refer to Figure 2 for the existing on-site drainage pattern.

Based on, Geotechnical investigation prepared for the project site, review of the Seismic Hazard Zone Report for the Hollywood Quadrangle (CGS, 1998), the historically highest groundwater level beneath the site is estimated to be about 10 feet below the ground surface. Furthermore, the geotechnical report recommends that a design ground water level of 10 feet below ground surface be used.

It should be recognized that groundwater levels can fluctuate over time, depending on seasonal rainfall and other influences (i.e., irrigation). Furthermore, there may be a potential for perched water to occur locally in sandy zones of the alluvial deposits above the static groundwater level. In addition, recent changes in policies for the use of stormwater infiltration could result in changing seepage conditions at shallow depths across the region.[14]

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[13] Coastal Plain of Los Angeles Groundwater Basin, Central Subbasin, <https://water.ca.gov/-/media/DWR-Website/Web-Pages/Programs/Groundwater-Management/Bulletin-118/Files/2003-Basin-Descriptions/4_011_04_CentralSubbasin.pdf>

[14] GeoPentech. Geotechnical Investigation Report Proposed Mixed-Use Development 708 S Colverdale Avenue. Project No.: 22010A, May 6, 2022.

3.4. GROUNDWATER QUALITY

3.4.1. REGIONAL

As stated above, the City of Los Angeles overlies the Los Angeles Coastal Plain Groundwater Basin, which falls under the jurisdiction of the Los Angeles Regional Water Quality Control Board (LARWQCB). According to LARWQCB's Basin Plan, objectives applying to all ground waters of the region include bacteria, chemical constituents and radioactivity, mineral quality, nitrogen (nitrate, nitrite), and taste and odor.[15]

3.4.2. LOCAL

As stated above, the Project Site specifically overlies the Central Subbasin. Based upon LARWQCB's Basin Plan, constituents of concern listed for the Central Subbasin include boron, chloride, sulfate, and Total Dissolved Solids (TDS)

3.4.3. ON-SITE

The existing Project Site is fully improved with the existing buildings and mostly paved hardscape surfaces, and therefore does not substantially contribute to groundwater recharge. Therefore, the existing Project Site does not contribute to groundwater pollution or otherwise adversely impact groundwater quality.

4. SIGNIFICANCE THRESHOLDS

In accordance with the significance thresholds described by CEQA, the Project has been analyzed for potential impacts on hydrology, water quality, and groundwater. This report includes an analysis of the Project with respect to the CEQA thresholds listed below.

4.1. SURFACE WATER HYDROLOGY

Appendix G of the State of California's CEQA Guidelines provides a set of sample questions that address impacts with regard to surface water hydrology. These questions are as follows:

Would the project:

- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site;

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[15] Los Angeles Regional Water Quality Control Board, Basin Plan, March 2013, <http://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/electronics_documents/Final%20Chapter%203%20Text.pdf> accessed April 20, 2022.

- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in flooding on- or off-site;

- Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff

- Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map;

- Place within a 100-year flood hazard area structures which would impede or redirect flood flows;

- Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as result of the failure of levee or dam;

In the context of these questions from Appendix G of the CEQA Guidelines, the City of Los Angeles CEQA Thresholds Guide (*L.A. CEQA Thresholds Guide*) states that a project would normally have a significant impact on surface water hydrology if it would:

- Cause flooding during the projected 50-year developed storm event, which would have the potential to harm people or damage property or sensitive biological resources;

- Substantially reduce or increase the amount of surface water in a water body; or

- Result in a permanent, adverse change to the movement of surface water sufficient to produce a substantial change in the current or direction of water flow.

4.2. SURFACE WATER QUALITY

Appendix G of the CEQA Guidelines provides a set of sample questions that address impacts with regard to surface water quality. These questions are as follows:

Would the project:

- Violate any water quality standard or waste discharge requirements; or
- Otherwise substantially degrade water quality.

In the context of the above questions from Appendix G, the *L.A. CEQA Thresholds Guide* states that a project would normally have a significant impact on surface water quality if it would result in discharges that would create pollution, contamination or nuisance, as defined in Section 13050 of the California Water Code (CWC) or that cause regulatory

standards to be violated, as defined in the applicable NPDES stormwater permit or Water Quality Control Plan for the receiving water body.

The CWC includes the following definitions:

- "Pollution" means an alteration of the quality of the waters of the state to a degree which unreasonably affects either of the following: 1) the waters for beneficial uses or 2) facilities which serve these beneficial uses. "Pollution" may include "Contamination".
- "Contamination" means an impairment of the quality of the waters of the state by waste to a degree, which creates a hazard to the public health through poisoning or though the spread of disease. "Contamination" includes any equivalent effect resulting from the disposal of waste, whether or not waters of the state are affected.
- "Nuisance" means anything which meets all of the following requirements: 1) is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property; 2) affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal; and 3) occurs during, or as a result of, the treatment or disposal of wastes.[16]

4.3. GROUNDWATER HYDROLOGY

Appendix G of the CEQA Guidelines provides a sample question that addresses impacts with regard to groundwater. This question is as follows:

Would the project:

- Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or lowering of the local groundwater table;

In the context of the above question from Appendix G, the *L.A. CEQA Thresholds Guide* states that a project would normally have a significant impact on groundwater if it would:

- Change potable water levels sufficiently to:
    - Reduce the ability of a water utility to use the groundwater basin for public water supplies, conjunctive use purposes, storage of imported water, summer/winter peaking, or to respond to emergencies and drought;
    - Reduce yields of adjacent wells or well fields (public or private); or
    - Adversely change the rate or direction of flow of groundwater; or

[16] City of Los Angeles.LA. CEQA Thresholds Guide. 2006 https://planning.lacity.org/eir/CrossroadsHwd/deir/files/references/A07.pdf

- Result in demonstrable and sustained reduction of groundwater recharge capacity.

4.4. GROUNDWATER QUALITY

With respect to groundwater quality, and in the context of the above question from Appendix G pertaining to groundwater, the *L.A. CEQA Thresholds Guide* states that a project would normally have a significant impact on groundwater quality if it would:

- Affect the rate or change the direction of movement of existing contaminants;
- Expand the area affected by contaminants;
- Result in an increased level of groundwater contamination (including that from direct percolation, injection or salt water intrusion); or
- Cause regulatory water quality standards at an existing production well to be violated, as defined in the California Code of Regulations (CCR), Title 22, Division 4, and Chapter 15 and in the Safe Drinking Water Act.

5. METHODOLOGY

5.1. SURFACE WATER HYDROLOGY

The Project Site is located within the City of Los Angeles, and drainage collection, treatment and conveyance are regulated by the City. Per the City's Special Order No. 007-1299, December 3, 1999, the City has adopted the Los Angeles County Department of Public Works (LACDPW) Hydrology Manual as its basis of design for storm drainage facilities. The LACDPW Hydrology Manual requires projects to have drainage facilities that meet the Urban Flood level of protection. The Urban Flood is runoff from a 25-year frequency design storm falling on a saturated watershed. A 25-year frequency design storm has a probability of 1/25 of being equaled or exceeded in any year. The *L.A. CEQA Thresholds Guide*, however, establishes the 50-year frequency design storm event as the threshold to analyze potential impacts on surface water hydrology as a result of development. To provide a more conservative analysis, this report analyzes the larger storm event threshold, i.e., the 50-year frequency design storm event.

The Modified Rational Method was used to calculate storm water runoff. The "peak" (maximum value) runoff for a drainage area is calculated using the formula, **Q = CIA**

Where,

Q = Volumetric flow rate (cfs)
C = Runoff coefficient (dimensionless)
I = Rainfall Intensity at a given point in time (in/hr)
A = Basin area (acres)

The Modified Rational Method assumes that a steady, uniform rainfall rate will produce maximum runoff when all parts of the basin area are contributing to outflow. This occurs

when the storm event lasts longer than the time of concentration. The time of concentration (Tc) is the time it takes for rain in the most hydrologically remote part of the basin area to reach the outlet.

The method assumes that the runoff coefficient (C) remains constant during a storm. The runoff coefficient is a function of both the soil characteristics and the percentage of impervious surfaces in the drainage area.

LACDPW has developed a time of concentration calculator, Hydrocalc, to automate time of concentration calculations as well as the peak runoff rates and volumes using the Modified Rational Method design criteria as outlined in the Hydrology Manual. The data input requirements include: sub-area size, soil type, land use, flow path length, flow path slope and rainfall isohyet. The Hydrocalc Calculator was used to calculate the storm water peak runoff flow rate for the Project conditions by evaluating an individual sub-area independent of all adjacent subareas. See Figure 4 for the Hydrocalc Calculator results and Figure 7 for the Isohyet Map.

5.2. SURFACE WATER QUALITY

5.2.1. CONSTRUCTION

Construction BMPs will be designed and maintained as part of the implementation of the SWPPP in compliance with the General Permit. The SWPPP shall begin when construction commences, before any site clearing and grubbing or demolition activity. During construction, the SWPPP will be referred to regularly and amended as changes occur throughout the construction process. The Notice of Intent (NOI), Amendments to the SWPPP, Annual Reports, Rain Event Action Plans (REAPs), and Non-Compliance Reporting will be posted to the State's SMARTS website in compliance with the requirements of the General Permit.

5.2.2. OPERATION

The Project will meet the requirements of the City's LID standards.[17] Under section 3.1.3. of the LID Manual, post-construction stormwater runoff from a new development must be infiltrated, evapotranspirated, captured and used, and/or treated through high efficiency BMPs onsite for at least the volume of water produced by the greater of the 85th percentile storm or the 0.75 inch storm event. The LID Manual prioritized the selection of BMPs used to comply with stormwater mitigation requirement. The order of priority is:

1. Infiltration Systems
2. Stormwater Capture and Use

[17] The Development Best Management Practices Handbook, Part B Planning Activities, 5th edition was adopted by the City of Los Angeles, Board of Public Works on July 1, 2011 to reflect Low Impact Development (LID) requirements that took effect May 12, 2012.

3. High Efficient Biofiltration/Bioretention Systems
4. Combination of Any of the Above

Feasibility screening delineated in the LID manual is applied to determine which BMP will best suit the Project. Specifically, LID guidelines require that infiltration systems maintain at least 10 feet of clearance to the groundwater, property line, and any building structure. Per the Project Geotechnical Report, groundwater was encountered at depths ranging between 36 and 65 feet beneath the existing ground surface.

The historic high groundwater level is about 10 feet below the ground surface. Hence, taking the historic high groundwater level and the Project's planned excavation for the building footings, infiltration is not considered feasible.

Therefore, stormwater capture and use will likely be required. Approximately 8,500 square feet of landscaping would be required to justify the feasibility of a stormwater Capture and Use system per LID guidelines. The storage volume of 34,256 gallon is required for capturing the runoff water from the roof and surface drains, for feeding landscaped areas. However, if capture and use is later determined to not be feasible, the Project would then be required to implement High Efficiency Biofiltration/Bioretention Systems. In that case, 2,936 square feet of Biofiltration Planter would be required on the structure. See Figure 6 for LID calculations.

According to the City's LID Handbook, all cisterns shall be sized to capture the runoff generated from the greater of the 85th percentile storm and the 0.75-inch storm event at a minimum:

Vdesign (gallons) = (85th percentile or 0.75 inch * 7.48 gallons/cubic foot) * Catchment Area (sq. ft.)

Where:

Catchment Area = (Impervious Area x 0.9) + [(Pervious Area + Undeveloped Area) x 0.1]

For catchment areas given in acres, multiply the above equation by 43,560 sq. ft./acre.

5.3. GROUNDWATER

The significance of this Project as it relates to the level of the underlying groundwater table of the Central Subbasin Groundwater Basin included a review of the following considerations:

Analysis and Description of the Project's Existing Condition

- Identification of the Central Subbasin as the underlying groundwater basin, and description of the level, quality, direction of flow, and existing uses for the water;

- Description of the location, existing uses, production capacity, quality, and other pertinent data for spreading grounds and potable water wells in the vicinity (usually within a one-mile radius), and;

- Area and degree of permeability of soils on the Project Site, and;

Analysis of the Proposed Project Impact on Groundwater Level

- Description of the rate, duration, location and quantity of extraction, dewatering, spreading, injection, or other activities;

- The projected reduction in groundwater resources and any existing wells in the vicinity (usually within a one-mile radius); and

- The projected change in local or regional groundwater flow patterns.

In addition, this report discusses the impact of both existing and proposed activities at the Project Site on the groundwater quality of the underlying Central Subbasin.

Short-term groundwater quality impacts could potentially occur during construction of the Project as a result of soil or shallow groundwater being exposed to construction materials, wastes, and spilled materials. These potential impacts are qualitatively assessed.

6. PROJECT IMPACT ANALYSIS

6.1. CONSTRUCTION

6.1.1. SURFACE WATER HYDROLOGY

The subject site is in downtown Los Angeles bounded by Wilshire Blvd, S Cloverdale Ave., S Detroit St, and the southern property line. The northern portion of the site is occupied by one story commercial store buildings. The southern portion of the site is occupied by an asphalt parking lot. The total site area is approximately 59,200 square feet.

Construction activities for the Project include demolition of a portion of the existing buildings, demolition of the asphalt parking lot, site clearing, and excavation associated with the installation of the subterranean parking levels and foundations.

It is anticipated that approximately 115,796 cubic yards of soil would need to be exported as a result of the construction of the subterranean basement levels and foundations. These activities will temporarily expose the underlying soils and may make the Project Site temporarily more permeable. Also, exposed and stockpiled soils could be subject to wind and conveyance into nearby storm drains during storm events. In addition, on-site watering activities to reduce airborne dust could contribute to pollutant loading in runoff.

However, as the construction site would be greater than one acre, the Project would be required to obtain coverage under the NPDES General Construction stormwater permit. In accordance with the requirements of this permit, the Project would implement a SWPPP that specifies BMPs and erosion control measures to be used during construction to manage runoff flows and prevent pollution. BMPs would be designed to reduce runoff and pollutant levels in runoff during construction. The NPDES and SWPPP measures are designed to (and would in fact) contain and treat, as necessary, stormwater or construction watering on the Project site so runoff does not impact off-site drainage facilities or receiving waters. Construction activities are temporary and flow directions and runoff volumes during construction will be controlled.

In addition, the Project will comply with all applicable City grading permit regulations, plans, and inspections to reduce sedimentation and erosion. Thus, through compliance with NPDES General Construction Permit requirements, implementation of BMPs, and compliance with applicable City grading regulations, the Project would not substantially alter the Project Site drainage patterns in a manner that would result in substantial erosion or siltation. The Project would not result in a permanent adverse change to the movement of surface water. Therefore, construction-related impacts to surface water hydrology would be less than significant.

6.1.2. SURFACE WATER QUALITY

Construction activities such as earth moving, maintenance of construction equipment, handling of construction materials, and dewatering, can contribute to pollutant loading in stormwater runoff.

However, as previously discussed, construction contractors disturbing greater than one acre of soil would be required to obtain coverage under the NPDES General Construction Permit (order No. 2012-0006-DWQ). In accordance with the requirements of the permit, the Project Applicants would prepare and implement a site-specific SWPPP adhering to the California Stormwater Quality Association (CASQA) BMP Handbook. The SWPPP would specify BMPs to be used during construction. BMPs would include but not be limited to: erosion control, sediment control, non-stormwater management, and materials management BMPs. Refer to Exhibit 1 for typical SWPPP BMPs to be implemented during construction of the Project.

The Project is expected to require dewatering during construction. Dewatering operations are practices that discharge non-stormwater, such as groundwater, that must be removed from a work location to proceed with construction into the drainage system. Discharges from dewatering operations can contain high levels of fine sediments, which if not properly treated, could lead to exceedance of the NPDES requirements. During construction, temporary pumps and filtration would be utilized in compliance with the NPDES permit. The temporary system would comply with all relevant NPDES requirements related to construction and discharges from dewatering operations.

With implementation of the Erosion Control Plan, site-specific BMPs would reduce or eliminate the discharge of potential pollutants from stormwater runoff. In addition, the Project Applicant would be required to comply with City grading permit regulations and inspections to reduce sedimentation and erosion. Construction of the Project would not result in discharge that would cause: (1) pollution which would alter the quality of the water of the State (i.e., Ballona Creek) to a degree which unreasonably affects beneficial uses of the waters; (2) contamination of the quality of the water of the State by waste to a degree which creates a hazard to the public health through poisoning or through the spread of diseases; or (3) nuisance that would be injurious to health; affect an entire community or neighborhood, or any considerable number of persons; and occurs during or as a result of the treatment or disposal of wastes. Furthermore, construction of the Project would not result in discharges that would cause regulatory standards to be violated in the Los Angeles River Watershed. Therefore, temporary construction-related impacts on surface water quality would be less than significant.

6.1.3. GROUNDWATER HYDROLOGY

As stated above, construction activities for the Project would include the demolition of the asphalt parking lot, site clearing, and excavation associated with the installation of the subterranean parking levels and foundations, and hardscape and landscape around the structure. As described in the Geotechnical Investigation[18] prepared for the Project Site, groundwater was observed at 36 to 65 feet below ground surface. During construction, temporary dewatering would occur if required. The temporary system would comply with all relevant NPDES requirements related to construction and discharges from dewatering operations. Similar to the Construction General Permit, in order to be authorized to discharge under this Permit, the developer must submit a NOI to discharge groundwater generated from dewatering operations during construction. Due to the operation of dewatering systems being temporary, local groundwater hydrology in the immediate vicinity of the Site is minimally affected. The purpose of dewatering operations is for the protection of both existing and proposed building structures. Due to the limited and temporary nature of temporary dewatering operations, regional impacts to groundwater flow and level are not considered to be significant. Therefore, as Project development would not adversely impact the rate or direction of flow of groundwater and no water supply wells would be affected, the Project would not result in a significant impact on groundwater hydrology during construction.

6.1.4. GROUNDWATER QUALITY

As discussed above, the Project would include excavations for the installations of the subterranean parking levels and building foundations. The Project would also result in a net export of existing soil material. Although not anticipated at the Project Site, any contaminated soils found would be captured within that volume of excavated material,

[18] GeoPentech. Geotechnical Investigation Report Proposed Mixed-Use Development 708 S Colverdale Avenue. Project No.: 22010A, May 6, 2022.

removed from the Project Site, and remediated at an approved disposal facility in accordance with regulatory requirements.

During on-site grading and building construction, hazardous materials, such as fuels, paints, solvents, and concrete additives, could be used and would therefore require proper management and, in some cases, disposal. The management of any resultant hazardous wastes could increase the opportunity for hazardous materials releases into groundwater. Compliance with all applicable federal, state, and local requirements concerning the handling, storage and disposal of hazardous waste, would reduce the potential for the construction of the Project to release contaminants into groundwater that could affect existing contaminants, expand the area or increase the level of groundwater contamination, or cause a violation of regulatory water quality standards at an existing production well. Due to compliance with measures as listed above and the implementation of BMPs, though there are groundwater production wells or public water supply wells within one mile of the Project Site, construction activities would not be anticipated to affect existing wells. Therefore, the Project would not result in any substantial increase in groundwater contamination through hazardous materials releases and impacts on groundwater quality would be less than significant.

6.2. OPERATION

6.2.1. SURFACE WATER HYDROLOGY

The project site is expected to slightly decrease the overall percentage of impervious area from the current condition of the project site. The project will develop a building and paved area creating a post-project condition of approximately 95% impervious surface area. Due to LID requirement, project is required to provide at least equivalent of 5% of the site, for biofiltration planter for treating the runoff water.

Accordingly, there is no incremental increase in the imperviousness of the project site. Therefore, peak flow rates would not increase and the runoff volumes into the existing storm drain system would not increase.

Table 2 below shows the existing and proposed peak flow rates stormwater runoff calculations for the 50-year frequency design storm event. A comparison of the pre and post peak flow rates indicates no increase in stormwater runoff and the flow rate in the post-project condition. Consequently, the Project would not cause flooding during the 50-year developed storm event, would not create runoff which would exceed the capacity of existing or planned drainage systems, would not require construction of new stormwater drainage facilities or expansion of existing facilities, would not substantially reduce or increase the amount of surface water in a water body, or result in a permanent adverse change to the movement of surface water. As such, operation of the Project would result in a less than significant impact on surface water hydrology.

Table 2 – Existing and Proposed Stormwater Runoff Calculations				
Drainage Area	Project Site Area (Acres)[b]	Pre-Project Q_{50} (cfs)[a]	Post-Project Q_{50} (cfs)[a]	Incremental Increase from Existing to Proposed Condition
Entire Site	1.36	4.16	4.15	0%
(a) peak volumetric flow rate measured in cubic feet per second				

The LID requirements for the Project Site would outline the stormwater treatment post-construction BMPs required to control pollutants associated with storm events up to the 85th percentile storm event. The Project BMPs will mitigate the stormwater runoff quality and quantity.

Lastly, no water bodies are located on or within the immediate vicinity of the Project Site, and as such, the Project would not substantially reduce or increase the amount of surface water in a local water body. The Project peak flow rate of stormwater runoff discharging to the Ballona Creek will remain the same (the local receiving water).

The Project would not cause flooding during the 50-year developed storm event, would not create runoff which would exceed the capacity of existing or planned drainage systems, would not require construction of new stormwater drainage facilities or expansion of existing facilities, would not substantially reduce or increase the amount of surface water in a water body, or result in a permanent adverse change to the movement of surface water. Therefore, potential operational impacts to site surface water hydrology would be less than significant.

The Project Site is not located within a 100-year flood plain or within an area that could be impacted by a seiche, tsunami or mudflow. Dam safety regulations are the primary means of reducing damage or injury due to inundation occurring from dam failure. The California Division of Safety of Dams regulates the siting, design, construction, and periodic review of all dams in the State. In addition, the Los Angeles Department of Water and Power (LADWP) operate the dam and mitigate the potential for overflow and seiche hazard through control of water levels and dam wall height. These measures include seismic retrofits and other related dam improvements completed under the requirements of the 1972 State Dam Safety Act. The City's Local Hazard Mitigation Plan,[19] which was adopted in July 2011, provides a list of existing programs, proposed activities and specific projects that may assist the City of Los Angeles in reducing risk and preventing loss of life and property damage from natural and human-caused hazards, including dam failure. The Hazard Mitigation Plan evaluation of dam failure vulnerability classifies dam failure as a moderate risk rating. Therefore, considering the above information and risk reduction

[19] City of Los Angeles Emergency Management Department, *Local Hazard Mitigation Plan,* July 1, 2011.

projects, the risk of flooding from inundation by a seiche or dam failure is considered low and impacts are less than significant.

6.2.2. SURFACE WATER QUALITY

The Project Site will not increase concentrations of the items listed as constituents of concern for the Ballona Creek Watershed.

Under section 3.1.3. of the LID Manual, post-construction stormwater runoff from new projects must be infiltrated, evapotranspirated, captured and used, and/or treated through high efficiency BMPs onsite for the volume of water produced by the 85th percentile storm event. As indicated in section 5.2.2. of this report, stormwater capture and use will likely be required. A storage tank/s with a volume of 34,256 gallons is required for capturing the runoff water from the roof and surface drains, for feeding approximately 8,500 square feet landscape areas. The stormwater will be pumped to the landscape planters from storage tank, for irrigation. If high efficiency biofiltration/bioretention is selected instead, roof/surface drains, cisterns, and 2,936 sf of on-site biofiltration planter area, would be provided. Any excess rainfall volume will be conveyed to the adjacent streets by means of curb drain outlets.

The Project will implement either Capture and Use System or Biofiltration Planters for managing stormwater runoff in accordance with current LID requirements.

Operation of the Project would not result in discharges that would cause: (1) pollution which would alter the quality of the waters of the State (i.e., Los Angeles River) to a degree which unreasonably affects beneficial uses of the waters; (2) contamination of the quality of the waters of the State by waste to a degree which creates a hazard to the public health through poisoning or through the spread of diseases; or (3) nuisance that would be injurious to health; affect an entire community or neighborhood, or any considerable number of persons; and occurs during or as a result of the treatment or disposal of wastes.

As is typical of most urban developments, stormwater runoff from the Project Site has the potential to introduce pollutants into the stormwater system. Anticipated and potential pollutants generated by the Project include sediment, nutrients, pesticides, metals, pathogens, and oil and grease. The pollutants listed above would be mitigated through the implementation of approved LID BMPs.

Furthermore, operation of the Project would not result in discharges that would cause regulatory standards to be violated. A portion of the Project Site will be allocated to stormwater mitigation, in compliance with LID BMP requirements, to control and treat stormwater runoff to mitigate the 85th percentile storm event. The installed BMP systems will be designed with an internal bypass overflow system to prevent upstream flooding during major storm events. Implementation of LID BMPs will mitigate operational impacts on surface water quality.

6.2.3. GROUNDWATER HYDROLOGY

Regarding groundwater recharge, the entire Project Site is virtually impervious in the existing condition, and there is minimal groundwater recharge potential. The Project will develop hardscape and structures that cover approximately 95% of the Project Site with impervious surfaces and is not anticipated to have any impact on the groundwater recharge potential. As stated above, any stormwater that bypasses the BMP systems would discharge to an approved discharge point in the public right-of-way and not result in infiltration of a large amount of rainfall that would affect groundwater hydrology, including the direction of groundwater flow. Therefore, the Project's potential impact on groundwater recharge is less than significant.

As discussed above, the Project would include excavations for the installation of the building footings. The Project would also result in a net export of existing soil material. Although not anticipated at the Project Site, any contaminated soils found would be captured within that volume of excavated material, removed from the Project Site, and remediated at an approved disposal facility in accordance with regulatory requirements.

As described in the Geotechnical Investigation Report prepared by GeoPentech for the Project Site, the historic groundwater level in the vicinity of the Project site was estimated to be about 10 feet below grade. Based on the subterranean nature of the proposed structure and the conditions encountered during site exploration, it is expected that groundwater would be encountered during construction of the below-grade levels. Permanent dewatering operations would occur if required. Permanent dewatering operations utilized are to be in compliance with all relevant NPDES requirements related to dewatering operations. In addition, any dewatered groundwater shall be reinjected into the ground. Therefore, operation of the project would result in a less than significant impact on groundwater hydrology, including groundwater levels.

During on-site grading and building construction, hazardous materials, such as fuels, paints, solvents, and concrete additives, could be used and would therefore require proper management and, in some cases, disposal. The management of any resultant hazardous wastes could increase the opportunity for hazardous materials releases into groundwater. Compliance with all applicable federal, state, and local requirements concerning the handling, storage and disposal of hazardous waste, would reduce the potential for the construction of the Project to release contaminants into groundwater that could affect existing contaminants, expand the area or increase the level of groundwater contamination, or cause a violation of regulatory water quality standards at an existing production well. Due to compliance with measures as listed above and the implementation of BMPs, though there are groundwater production wells or public water supply wells within one mile of the Project Site, construction activities would not be anticipated to affect existing wells. Therefore, the Project would not result in any substantial increase in groundwater contamination through hazardous materials releases and impacts on groundwater quality would be less than significant.

6.2.4. GROUNDWATER QUALITY

The Project does not include the installation of water wells, or any extraction or recharge system that is in the vicinity of the coast, an area of known groundwater contamination or seawater intrusion, a municipal supply well or spreading ground facility.

Operational activities which could affect groundwater quality include hazardous material spills and leaking underground storage tanks. No underground storage tanks are currently operated or will be operated by the Project. The Project would not expand any potential areas of contamination, increasing the level of contamination, or cause regulatory water quality standard violations, as defined in the California Code of Regulations, Title 22, Division 4, Chapter 15 and the Safe Drinking Water Act.

The Project is not anticipated to result in releases or spills of contaminants that could reach a groundwater recharge area or spreading ground or otherwise reach groundwater through percolation. The Project does not involve drilling to or through a clean or contaminated aquifer. Therefore, the Project's potential impact on groundwater recharge is less than significant.

6.3. Cumulative Impact Analysis

6.3.1. Surface Water Hydrology

The geographic context for the cumulative impact analysis on surface water hydrology is the Ballona Creek Watershed. In accordance with City requirements, the Project and related projects would be required to implement BMPs to manage stormwater runoff in accordance with LID guidelines. Furthermore, the City of Los Angeles Department of Public Works reviews projects on a case-by-case basis to ensure sufficient local and regional infrastructure is available to accommodate stormwater runoff. Therefore, potential cumulative impacts associated with the Project on surface water hydrology would be less than significant.

6.3.2. Surface Water Quality

Future growth in the Ballona Creek Watershed would be subject to NPDES requirements relating to water quality for both construction and operation. The Project Site is located in a highly urbanized area and it is anticipated that future development projects would also be subject to LID requirements. The Project would comply with all applicable laws, rules and regulations, so cumulative impacts to surface water quality would be less than significant.

6.3.3. Groundwater Hydrology

The geographic context for the cumulative impact analysis on groundwater level is the Central Subbasin.

The Project will develop hardscape, structures, and landscape over structure that cover a majority of the development footprint with impervious surfaces, however there will also be permeable surfaces developed as well. The Project would include capture and use and/or

biofiltration systems that would capture the first flush or first 0.75-inch of rainfall from any 50 year storm event. The capture and use systems are designed to capture a small storm events or the first 0.75-inch of rainfall for any storm event per City requirements and will be designed with an internal bypass to prevent upstream flooding in the scenario of a large storm event. In that scenario the stormwater bypasses the capture and use systems would discharge to an approved discharge point in the public right-of-way and not result in infiltration of a large amount of rainfall to the underlying soils. Hence, stormwater discharges from the Project Site, or the limited onsite infiltration of stormwater, would not adversely impact groundwater hydrology. Therefore, operation of the Project would have a less than significant impact on groundwater hydrology.

The Projects is located in a highly urbanized area so any potential reduction or increase in groundwater would be minimal in the context of the regional groundwater basin. Therefore, cumulative impacts to groundwater hydrology would be less than significant.

6.3.4. GROUNDWATER QUALITY

Future growth in the Central Subbasin would be subject to LARWQCB requirements relating to groundwater quality. The Project would not expand any potential areas of contamination, increasing the level of contamination, or cause regulatory water quality standard violations, as defined in the California Code of Regulations, Title 22, Division 4, Chapter 15 and the Safe Drinking Water Act. The Project would comply with all applicable laws, rules and regulations, so cumulative impacts to surface water quality would be less than significant.

7. LEVEL OF SIGNIFICANCE

Based on the analysis contained in this report, no significant impacts have been identified for surface water hydrology, surface water quality, groundwater hydrology or groundwater quality for this Project.

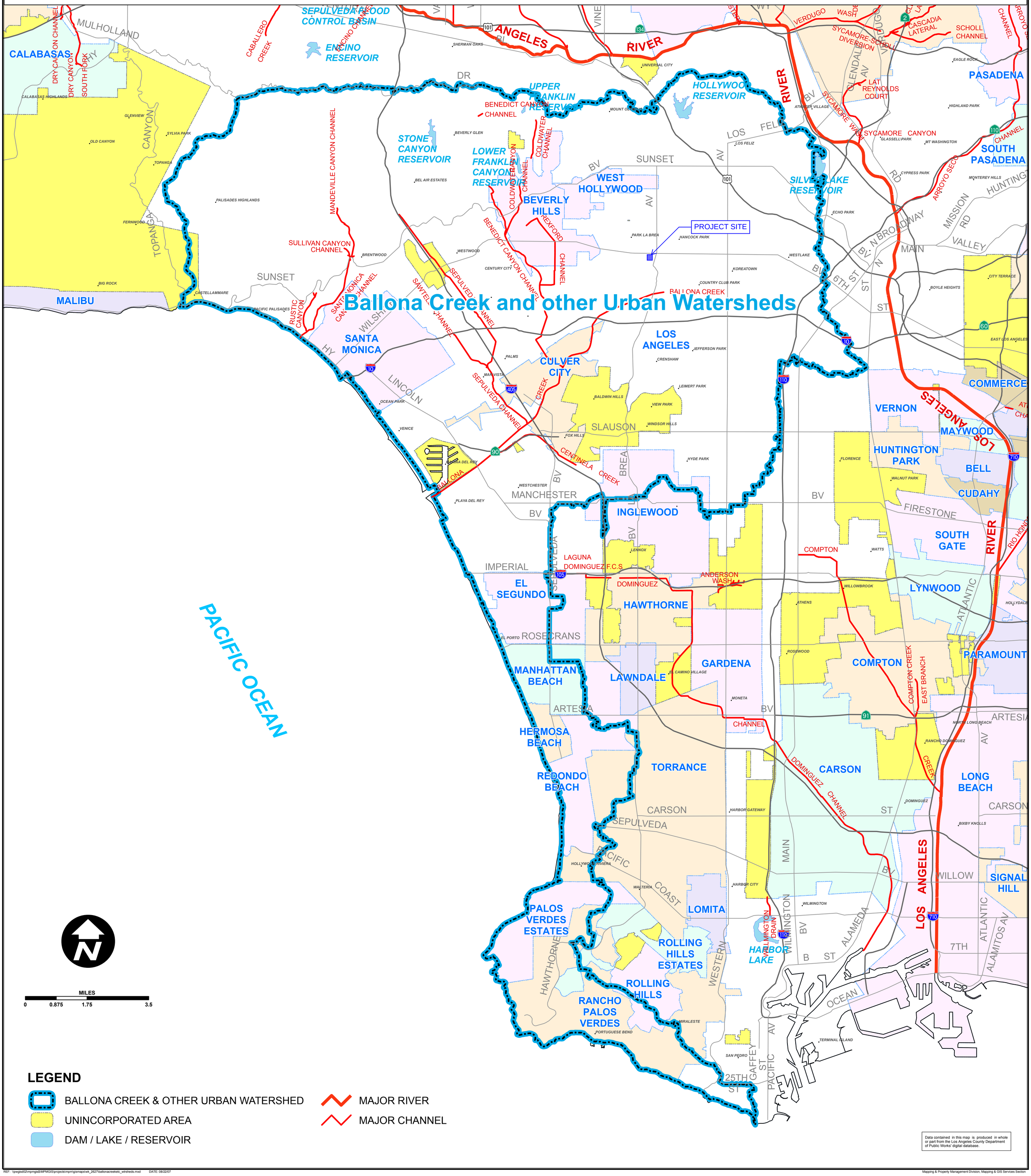
APPENDIX

FIGURE 1 - BALLONA CREEK WATERSHED MAP

COUNTY OF LOS ANGELES

BALLONA CREEK & OTHER URBAN WATERSHEDS

Ballona Creek and other Urban Watersheds



LEGEND

- BALLONA CREEK & OTHER URBAN WATERSHED
- UNINCORPORATED AREA
- DAM / LAKE / RESERVOIR
- MAJOR RIVER
- MAJOR CHANNEL

Data contained in this map is produced in whole or part from the Los Angeles County Department of Public Works' digital database.

FIGURE 2 - EXISTING DRAINAGE EXHIBIT

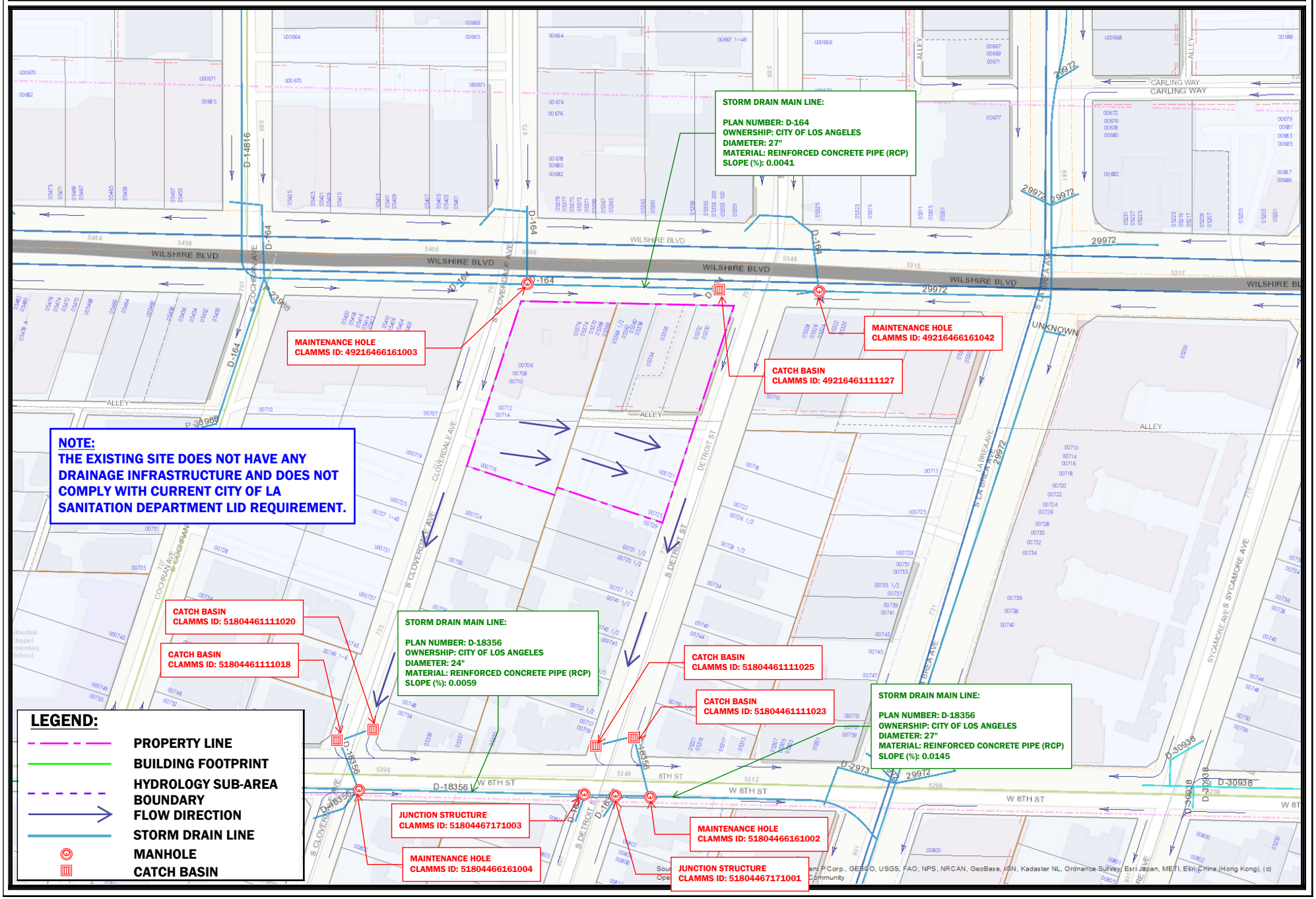


FIGURE 3 - PROPOSED DRAINAGE EXHIBIT

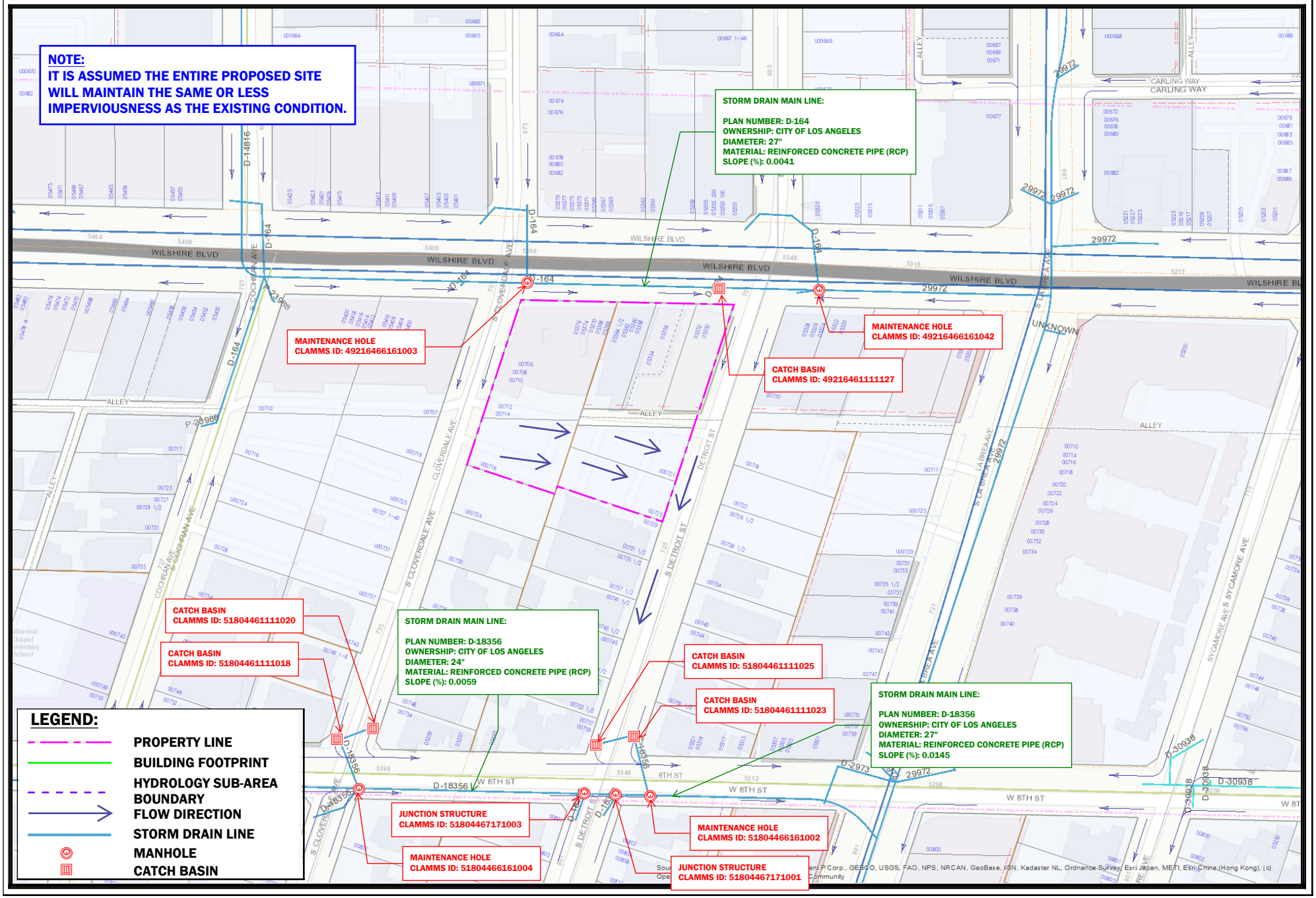


FIGURE 4 - HYDRO-CALC HYDROLOGY RESULTS FOR EXISTING AND PROPOSED SITE

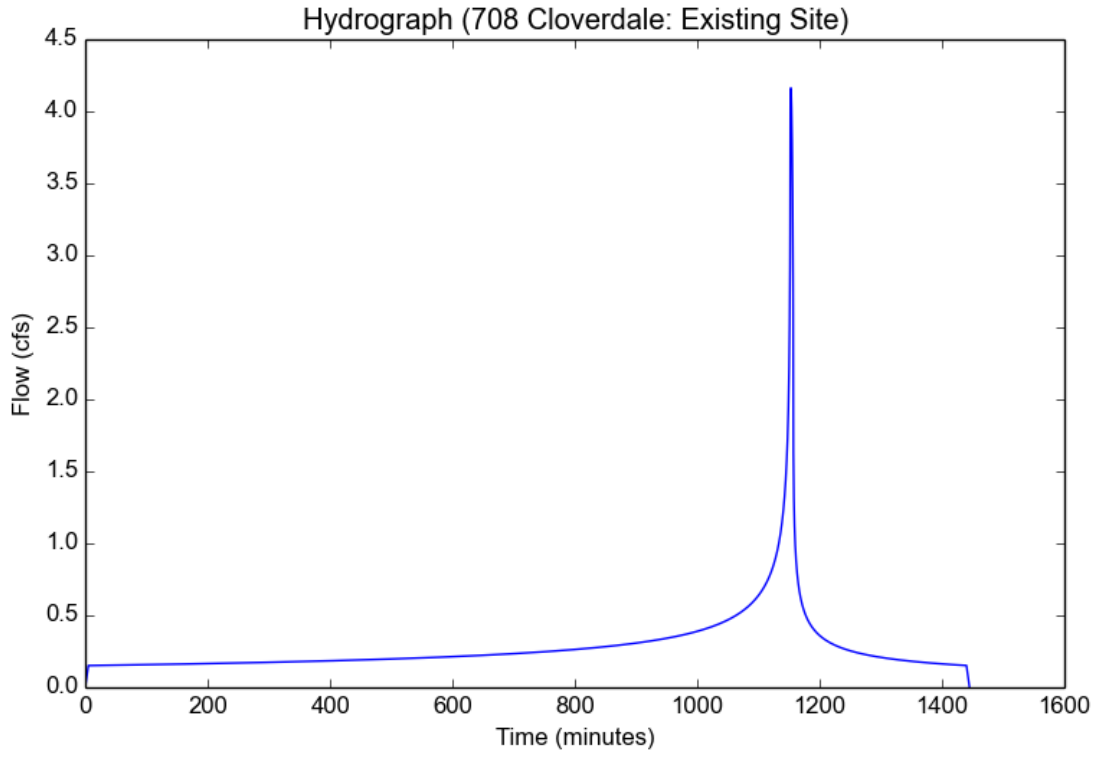
r Existing

Input Parameters

Project Name	708 Cloverdale
Subarea ID	Existing Site
Area (ac)	1.36
Flow Path Length (ft)	310.0
Flow Path Slope (vft/hft)	0.0112
50-yr Rainfall Depth (in)	5.7
Percent Impervious	0.98
Soil Type	9
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	5.7
Peak Intensity (in/hr)	3.4008
Undeveloped Runoff Coefficient (Cu)	0.8984
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	4.1624
Burned Peak Flow Rate (cfs)	4.1624
24-Hr Clear Runoff Volume (ac-ft)	0.5677
24-Hr Clear Runoff Volume (cu-ft)	24728.8471



Peak Flow Hydrologic Analysis

File location: //kpfflacivil.com/share/projects/2022/2200041 5350 Wilshire Boulevard/2 ENGR/Report/Figure 4.1 - HydroCalc Hydrology Results for Existir
Version: HydroCalc 1.0.2

Input Parameters

Project Name	708 Cloverdale
Subarea ID	Proposed Site
Area (ac)	1.36
Flow Path Length (ft)	310.0
Flow Path Slope (vft/hft)	0.0112
50-yr Rainfall Depth (in)	5.7
Percent Impervious	0.95
Soil Type	9
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	5.7
Peak Intensity (in/hr)	3.4008
Undeveloped Runoff Coefficient (Cu)	0.8984
Developed Runoff Coefficient (Cd)	0.8999
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	4.1622
Burned Peak Flow Rate (cfs)	4.1622
24-Hr Clear Runoff Volume (ac-ft)	0.5543
24-Hr Clear Runoff Volume (cu-ft)	24147.3859

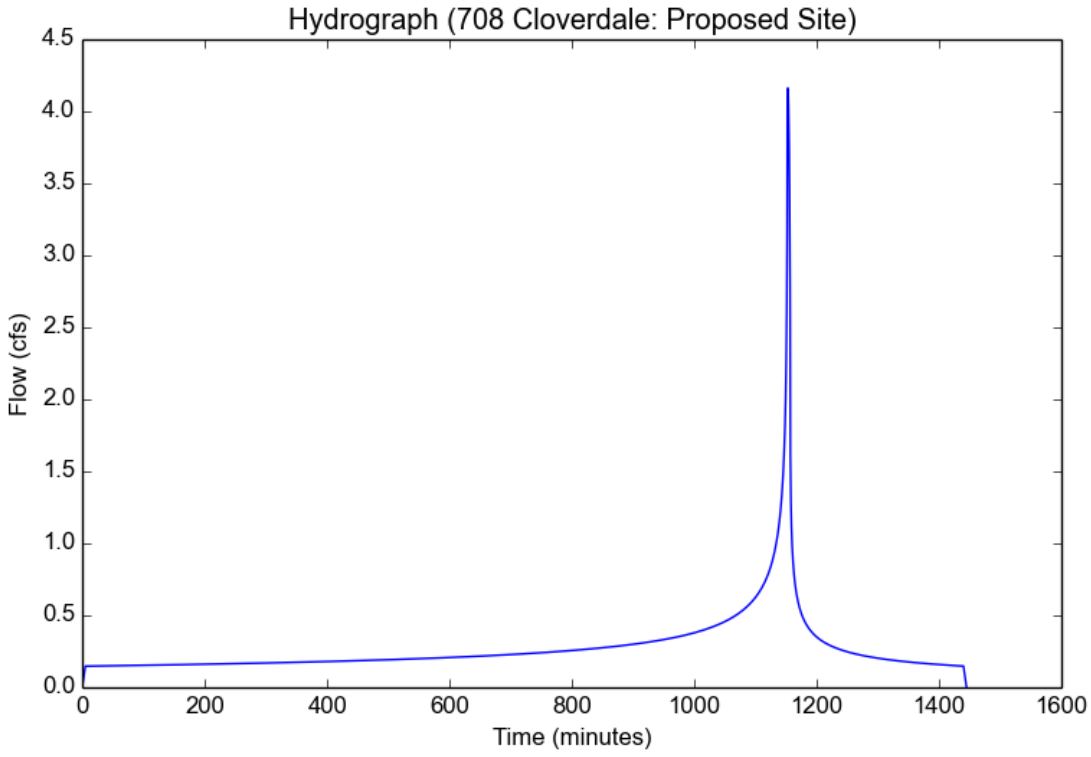


FIGURE 5 - COASTAL PLAIN OF LOS ANGELES GROUNDWATER BASIN EXHIBIT

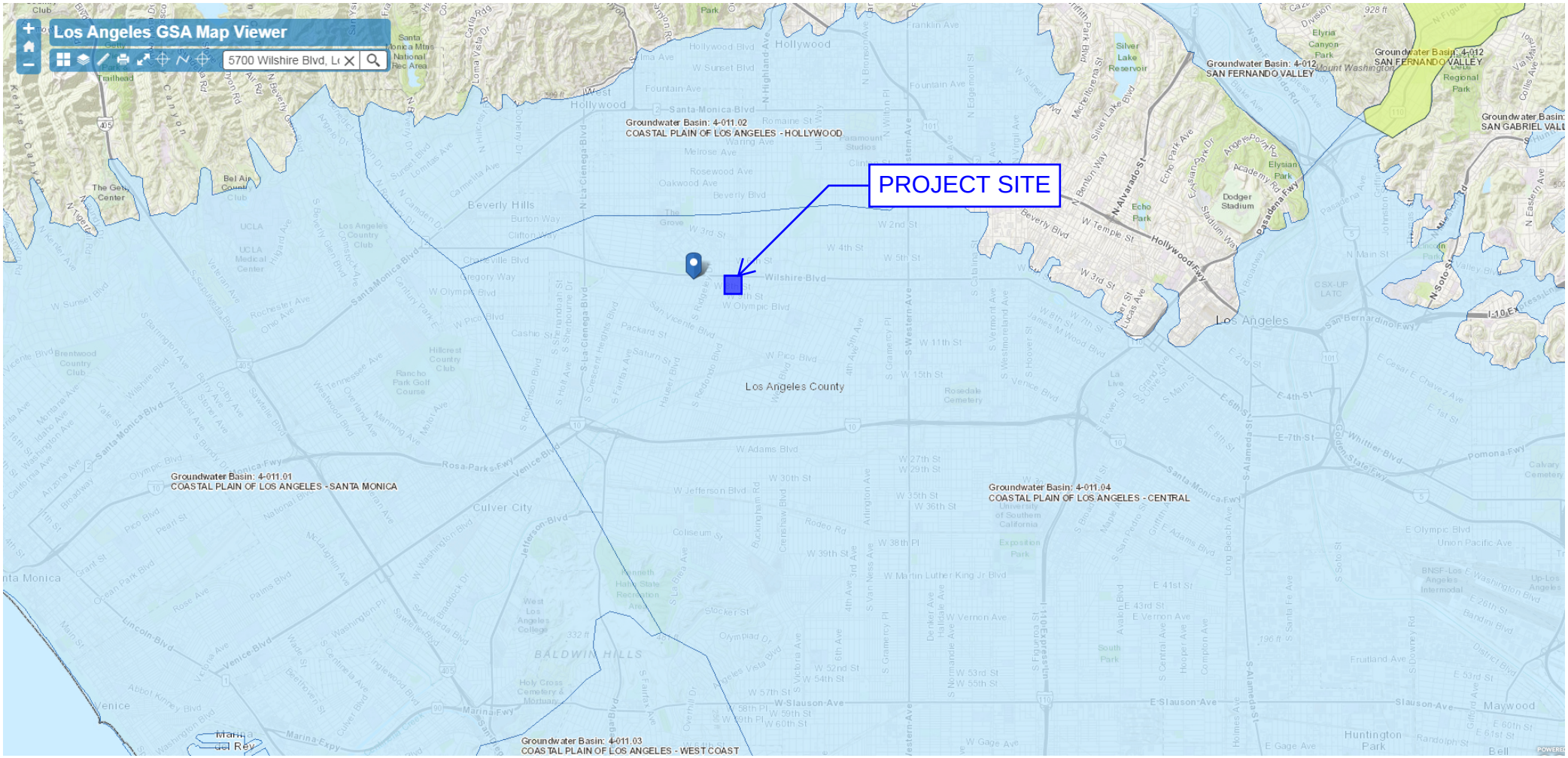


FIGURE 6 - LID CALCULATION RESULTS

Bioinfiltration Sizing

Note:

Red values to be changed by user.
Black values are automatically calculated.

[1]	Total Area (SF)		59169
[2]	Impervious Area (SF)		56211
[3]	Pervious Area (SF)	**[1]-[2] =**	2958
[4]	Catchment Area (SF)	**([2]*0.9)+([3]*0.1) =**	50885
[5]	Design Rainfall Depth (in)	**Greater of 0.75", 85th percentile**	0.8
[6]	V_{design} (CF)	**1.5*[5]/12*[4] =**	4771
[7]	$K_{sat,media}$ (in/hr)		5.0
[8]	FS	**Use 6 if no geotech investigation**	2.0
[9]	$K_{sat,design}$ (in/hr)	**[7]/[8] =**	2.5
[10]	d_{p_max}, Max. Ponding Depth (ft)	**MIN(1.5, [9]*48/12) =**	1.5
[11]	d_p, Ponding Depth (ft)	**1.5' max.**	1.0
[12]	T_{fill} (hr)		3
[13]	**A_{min} (sq. ft)**	**[6]/([9]*[12]/12 + [11])**	**2936**

NOTE: "The calculated BMP surface area only considers the surface area of the BMP where infiltration through amended media can occur. The total footprint of the BMP should include a buffer for sideslopes and freeboard."

Source: LID Handbook, City of LA (May 2012)

Capture & Use Sizing

Note:

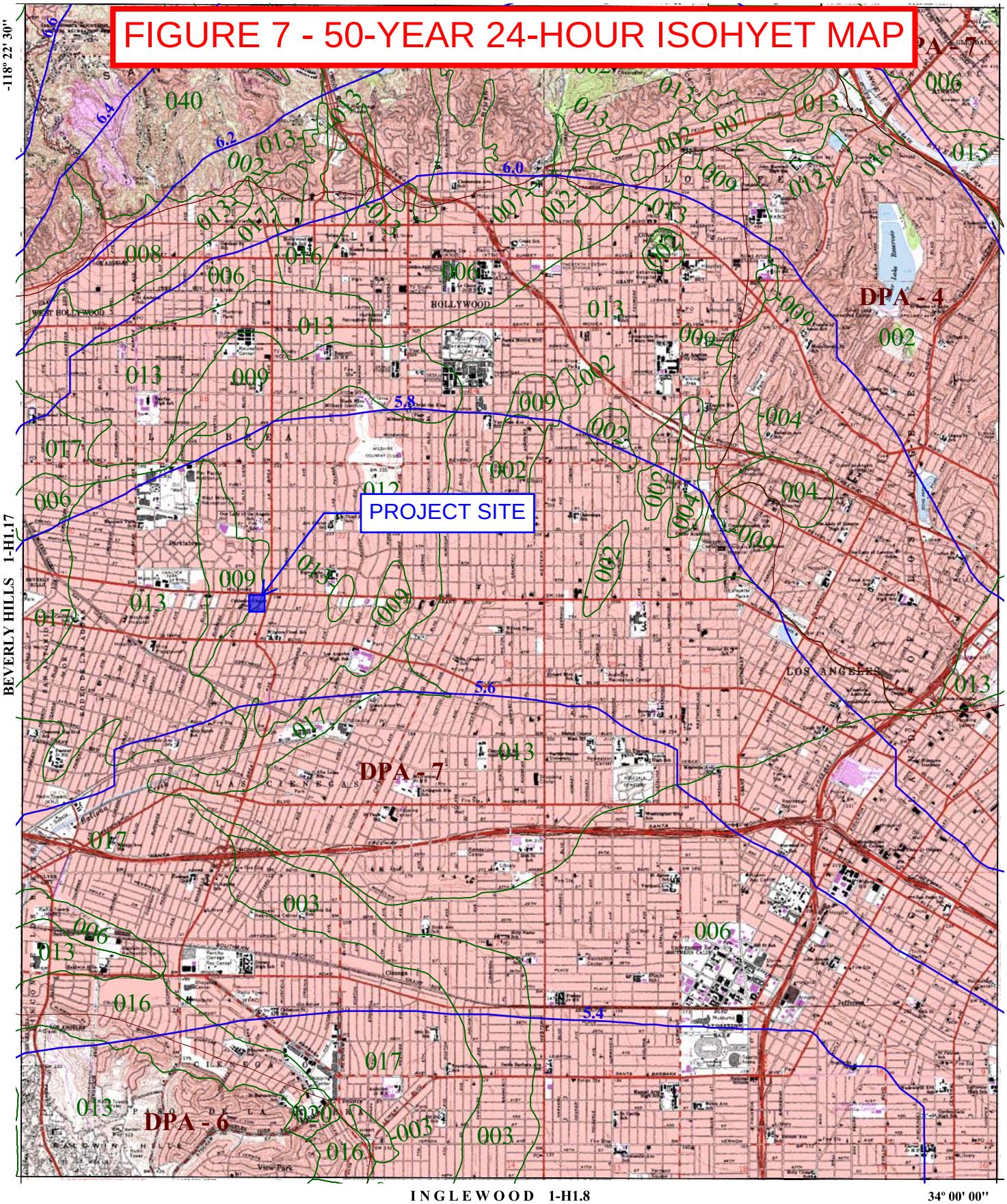
Red values to be changed by user.
Black values are automatically calculated.

[1]	Total Area (SF)		59169
[2]	Impervious Area (SF)		56211
[3]	Pervious Area (SF)	**[1]-[2] =**	2958
[4]	Catchment Area (SF)	**([2]*0.9)+([3]*0.1) =**	50885
[5]	Design Rainfall Depth (in)	**Greater of 0.75", 85th percentile**	1.08
[6]	V_{design} (gal)	**[5]/12*7.48*[4] =**	**34256**
[7]	Planting Area (SF)		8500
[8]	Plant Factor*		0.3
[9]	$ETWU_{(7\text{-month})}$	**21.7*0.62*[8]*[7] =**	34308
[10]	Is $V_{design} \leq ETWU_{(7\text{-month})}$?		**YES**

*The plant factor used shall be from WUCOLS. The plant factor ranges from 0 to 0.3 for low water use plants, from 0.4 to 0.6 for moderate water use plants, and from 0.7 to 1.0 for high water use plants.

Source: LID Handbook, City of LA (May 2012)

FIGURE 7 - 50-YEAR 24-HOUR ISOHYET MAP



N
W E
S

016 SOIL CLASSIFICATION AREA

7.2 INCHES OF RAINFALL

DPA - 6 DEBRIS POTENTIAL AREA

1 0 1 2 Miles

25-YEAR 24-HOUR ISOHYET REDUCTION FACTOR: 0.878
10-YEAR 24-HOUR ISOHYET REDUCTION FACTOR: 0.714

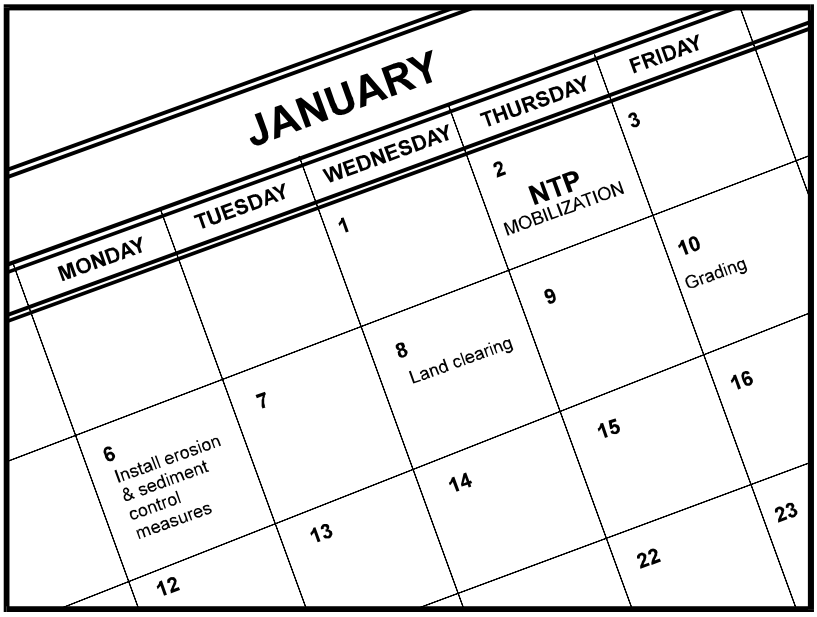
HOLLYWOOD
50-YEAR 24-HOUR ISOHYET

1-H1.18

LOS ANGELES COUNTY PUBLIC WORKS Public Service That Works

EXHIBIT 1: TYPICAL SWPPP BMPS

Scheduling EC-1



Description and Purpose

Scheduling is the development of a written plan that includes sequencing of construction activities and the implementation of BMPs such as erosion control and sediment control while taking local climate (rainfall, wind, etc.) into consideration. The purpose is to reduce the amount and duration of soil exposed to erosion by wind, rain, runoff, and vehicle tracking, and to perform the construction activities and control practices in accordance with the planned schedule.

Suitable Applications

Proper sequencing of construction activities to reduce erosion potential should be incorporated into the schedule of every construction project especially during rainy season. Use of other, more costly yet less effective, erosion and sediment control BMPs may often be reduced through proper construction sequencing.

Limitations

- Environmental constraints such as nesting season prohibitions reduce the full capabilities of this BMP.

Implementation

- Avoid rainy periods. Schedule major grading operations during dry months when practical. Allow enough time before rainfall begins to stabilize the soil with vegetation or physical means or to install sediment trapping devices.
- Plan the project and develop a schedule showing each phase of construction. Clearly show how the rainy season relates

Categories

EC	Erosion Control	☑
SE	Sediment Control	☒
TC	Tracking Control	☒
WE	Wind Erosion Control	☒
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Objective**
☒ **Secondary Objective**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

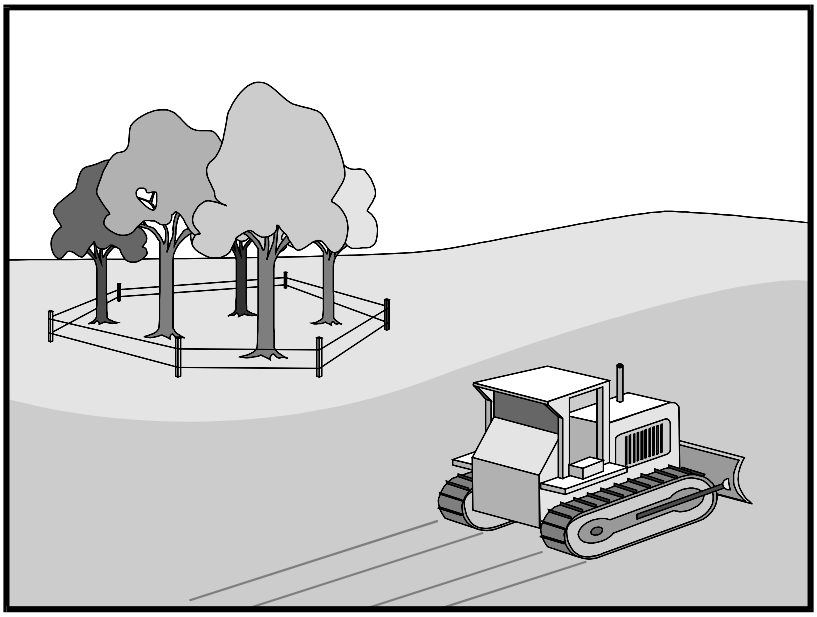
Potential Alternatives

None

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Preservation Of Existing Vegetation EC-2



Description and Purpose

Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs, and grasses that protect soil from erosion.

Suitable Applications

Preservation of existing vegetation is suitable for use on most projects. Large project sites often provide the greatest opportunity for use of this BMP. Suitable applications include the following:

- Areas within the site where no construction activity occurs, or occurs at a later date. This BMP is especially suitable to multi year projects where grading can be phased.
- Areas where natural vegetation exists and is designated for preservation. Such areas often include steep slopes, watercourse, and building sites in wooded areas.
- Areas where local, state, and federal government require preservation, such as vernal pools, wetlands, marshes, certain oak trees, etc. These areas are usually designated on the plans, or in the specifications, permits, or environmental documents.
- Where vegetation designated for ultimate removal can be temporarily preserved and be utilized for erosion control and sediment control.

Categories

EC	Erosion Control	☑
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:

☑ **Primary Objective**

☒ **Secondary Objective**

Targeted Constituents

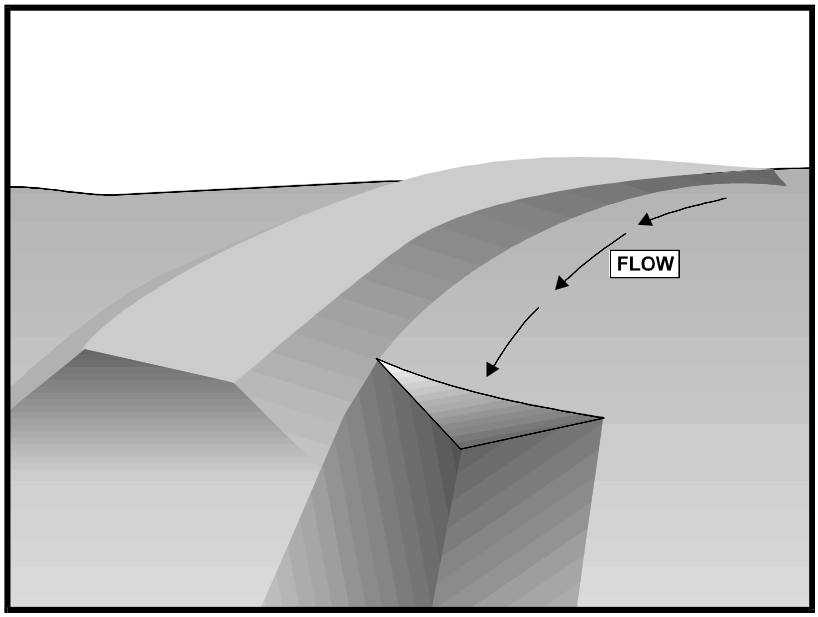
Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

None

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Earth Dikes and Drainage Swales EC-9



Description and Purpose

An earth dike is a temporary berm or ridge of compacted soil used to divert runoff or channel water to a desired location. A drainage swale is a shaped and sloped depression in the soil surface used to convey runoff to a desired location. Earth dikes and drainage swales are used to divert off site runoff around the construction site, divert runoff from stabilized areas and disturbed areas, and direct runoff into sediment basins or traps.

Suitable Applications

Earth dikes and drainage swales are suitable for use, individually or together, where runoff needs to be diverted from one area and conveyed to another.

- Earth dikes and drainage swales may be used:
  - To convey surface runoff down sloping land
  - To intercept and divert runoff to avoid sheet flow over sloped surfaces
  - To divert and direct runoff towards a stabilized watercourse, drainage pipe or channel
  - To intercept runoff from paved surfaces
  - Below steep grades where runoff begins to concentrate
  - Along roadways and facility improvements subject to flood drainage

Categories

EC	Erosion Control	☑
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:

☑ **Primary Objective**

☒ **Secondary Objective**

Targeted Constituents

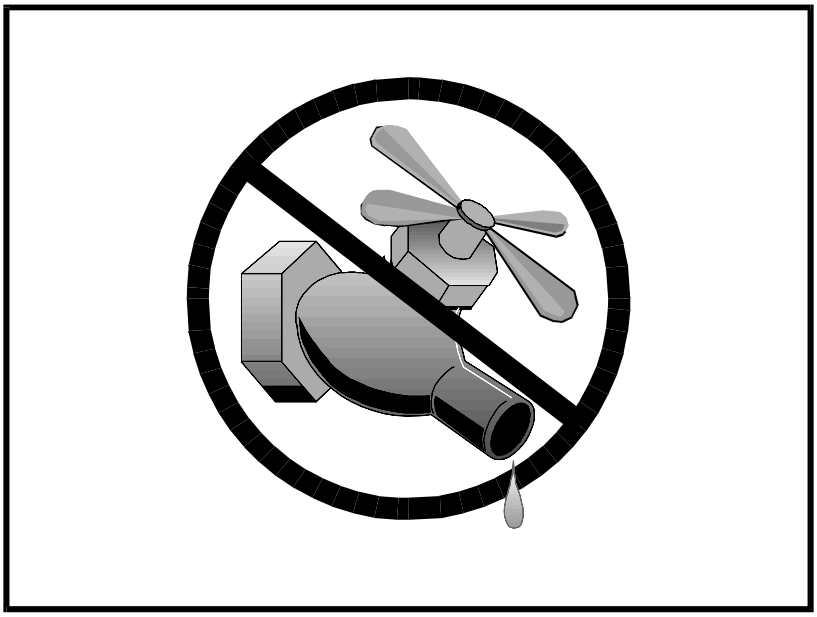
Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

None

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Water Conservation Practices NS-1



Categories		
EC	Erosion Control	☒
SE	Sediment Control	☒
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☑
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Objective**
☒ **Secondary Objective**

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

None

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Description and Purpose

Water conservation practices are activities that use water during the construction of a project in a manner that avoids causing erosion and the transport of pollutants offsite. These practices can reduce or eliminate non-stormwater discharges.

Suitable Applications

Water conservation practices are suitable for all construction sites where water is used, including piped water, metered water, trucked water, and water from a reservoir.

Limitations

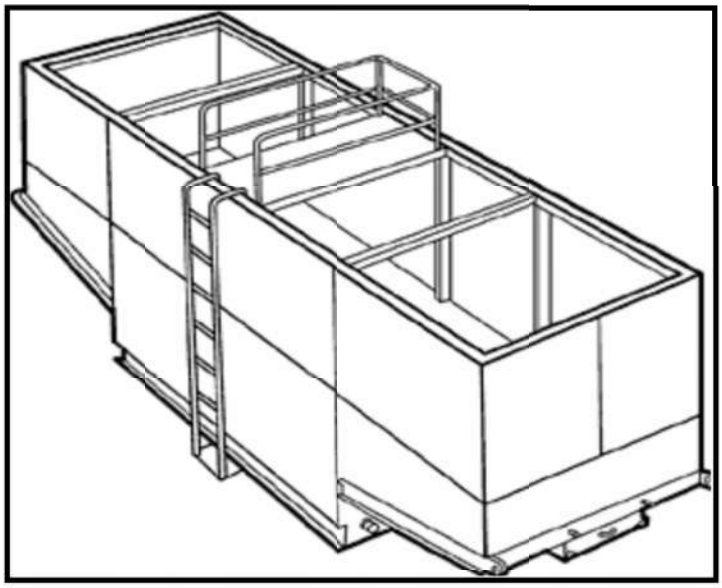
- None identified.

Implementation

- Keep water equipment in good working condition.
- Stabilize water truck filling area.
- Repair water leaks promptly.
- Washing of vehicles and equipment on the construction site is discouraged.
- Avoid using water to clean construction areas. If water must be used for cleaning or surface preparation, surface should be swept and vacuumed first to remove dirt. This will minimize amount of water required.

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Dewatering Operations NS-2



Categories		
EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☑
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	☑
Organics	

Potential Alternatives

SE-5: Fiber Roll

SE-6: Gravel Bag Berm

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Description and Purpose

Dewatering operations are practices that manage the discharge of pollutants when non-stormwater and accumulated precipitation (stormwater) must be removed from a work location to proceed with construction work or to provide vector control.

The General Permit incorporates Numeric Action Levels (NAL) for turbidity (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Discharges from dewatering operations can contain high levels of fine sediment that, if not properly treated, could lead to exceedances of the General Permit requirements or Basin Plan standards.

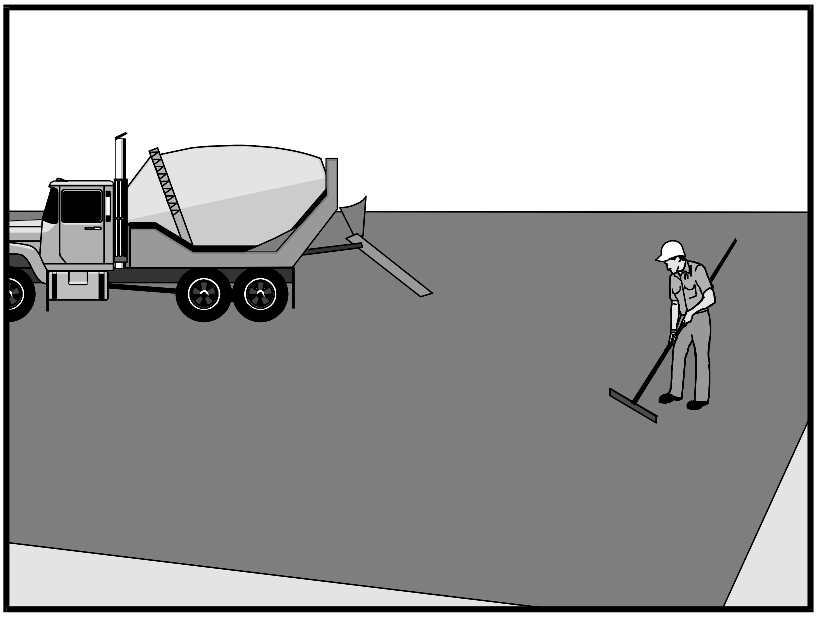
The dewatering operations described in this fact sheet are not Active Treatment Systems (ATS) and do not include the use of chemical coagulations, chemical flocculation or electrocoagulation.

Suitable Applications

These practices are implemented for discharges of non-stormwater from construction sites. Non-stormwaters include, but are not limited to, groundwater, water from cofferdams, water diversions, and waters used during construction activities that must be removed from a work area to facilitate construction.

Practices identified in this section are also appropriate for implementation when managing the removal of accumulated

Paving and Grinding Operations NS-3



Categories		
EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☑
WM	Waste Management and Materials Pollution Control	☒

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	☑
Organics	

Potential Alternatives

None

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Description and Purpose

Prevent or reduce the discharge of pollutants from paving operations, using measures to prevent runon and runoff pollution, properly disposing of wastes, and training employees and subcontractors.

The General Permit incorporates Numeric Action Levels (NAL) for pH and turbidity (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Many types of construction materials associated with paving and grinding operations, including mortar, concrete, and cement and their associated wastes have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when managing these materials to prevent them from coming into contact with stormwater flows, which could lead to exceedances of the General Permit requirements.

Suitable Applications

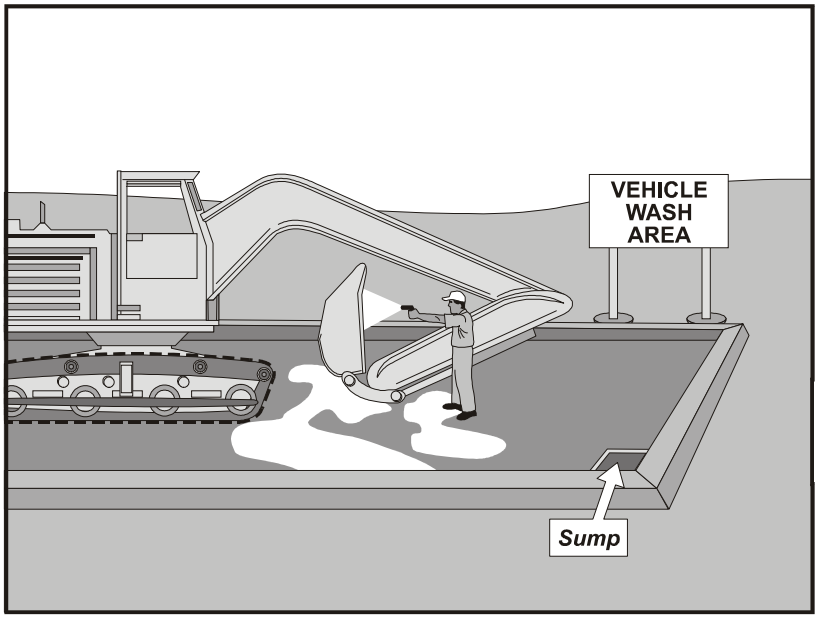
These procedures are implemented where paving, surfacing, resurfacing, or sawcutting, may pollute stormwater runoff or discharge to the storm drain system or watercourses.

Limitations

- Paving opportunities may be limited during wet weather.

  Discharges of freshly paved surfaces may raise pH to environmentally harmful levels and trigger permit violations.

Vehicle and Equipment Cleaning NS-8



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☑
WM	Waste Management and Materials Pollution Control	

Legend:

☑ **Primary Objective**

☒ **Secondary Objective**

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	
Metals	
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

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Description and Purpose

Vehicle and equipment cleaning procedures and practices eliminate or reduce the discharge of pollutants to stormwater from vehicle and equipment cleaning operations. Procedures and practices include but are not limited to: using offsite facilities; washing in designated, contained areas only; eliminating discharges to the storm drain by infiltrating the wash water; and training employees and subcontractors in proper cleaning procedures.

Suitable Applications

These procedures are suitable on all construction sites where vehicle and equipment cleaning is performed.

Limitations

Even phosphate-free, biodegradable soaps have been shown to be toxic to fish before the soap degrades. Sending vehicles/equipment offsite should be done in conjunction with TC-1, Stabilized Construction Entrance/Exit.

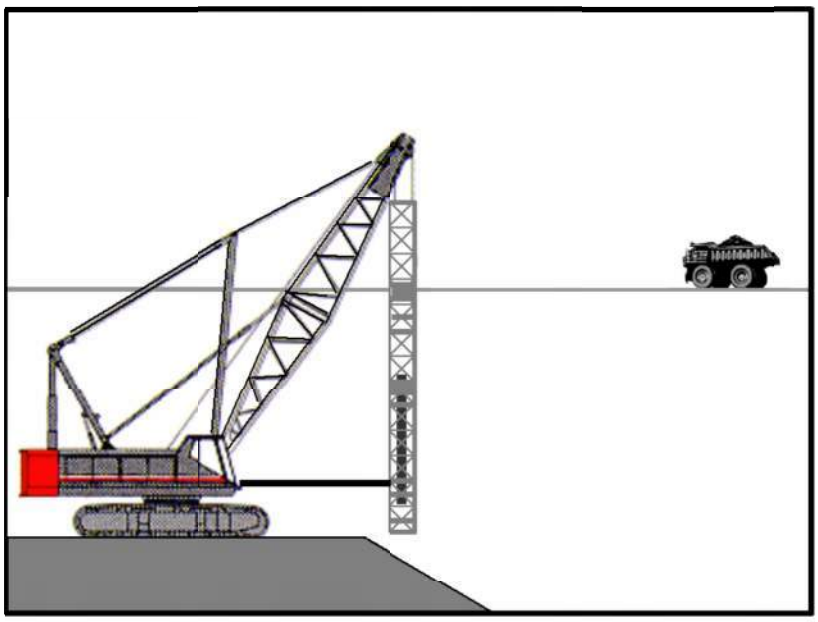
Implementation

Other options to washing equipment onsite include contracting with either an offsite or mobile commercial washing business. These businesses may be better equipped to handle and dispose of the wash waters properly. Performing this work offsite can also be economical by eliminating the need for a separate washing operation onsite.

If washing operations are to take place onsite, then:

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CALIFORNIA STORMWATER QUALITY ASSOCIATION

Pile Driving Operations NS-11



Categories		
EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☑
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Objective**
☒ **Secondary Objective**

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	☑
Organics	

Potential Alternatives

None

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Description and Purpose

The construction and retrofit of bridges and retaining walls often include driving piles for foundation support and shoring operations. Driven piles are typically constructed of precast concrete, steel, or timber. Driven sheet piles are also used for shoring and cofferdam construction. Proper control and use of equipment, materials, and waste products from pile driving operations will reduce or eliminate the discharge of potential pollutants to the storm drain system, watercourses, and waters of the United States.

Suitable Applications

These procedures apply to all construction sites near or adjacent to a watercourse or groundwater where permanent and temporary pile driving (impact and vibratory) takes place, including operations using pile shells as well as construction of cast-in-steel-shell and cast-in-drilled-hole piles.

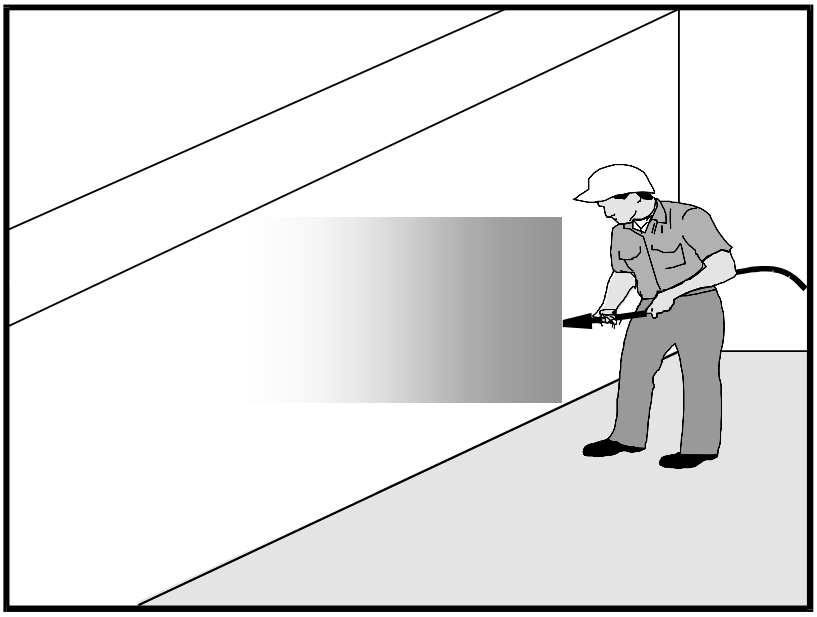
Limitations

None identified.

Implementation

- Use drip pans or absorbent pads during vehicle and equipment operation, maintenance, cleaning, fueling, and storage. Refer to NS-8, Vehicle and Equipment Cleaning, NS-9, Vehicle and Equipment Fueling, and NS-10, Vehicle and Equipment Maintenance.

Concrete Curing NS-12



Categories		
EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☑
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	

Potential Alternatives

None

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Description and Purpose

Concrete curing is used in the construction of structures such as bridges, retaining walls, pump houses, large slabs, and structured foundations. Concrete curing includes the use of both chemical and water methods.

Concrete and its associated curing materials have basic chemical properties that can raise the pH of water to levels outside of the permitted range. Discharges of stormwater and non-stormwater exposed to concrete during curing may have a high pH and may contain chemicals, metals, and fines. The General Permit incorporates Numeric Action Levels (NAL) for pH (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Proper procedures and care should be taken when managing concrete curing materials to prevent them from coming into contact with stormwater flows, which could result in a high pH discharge.

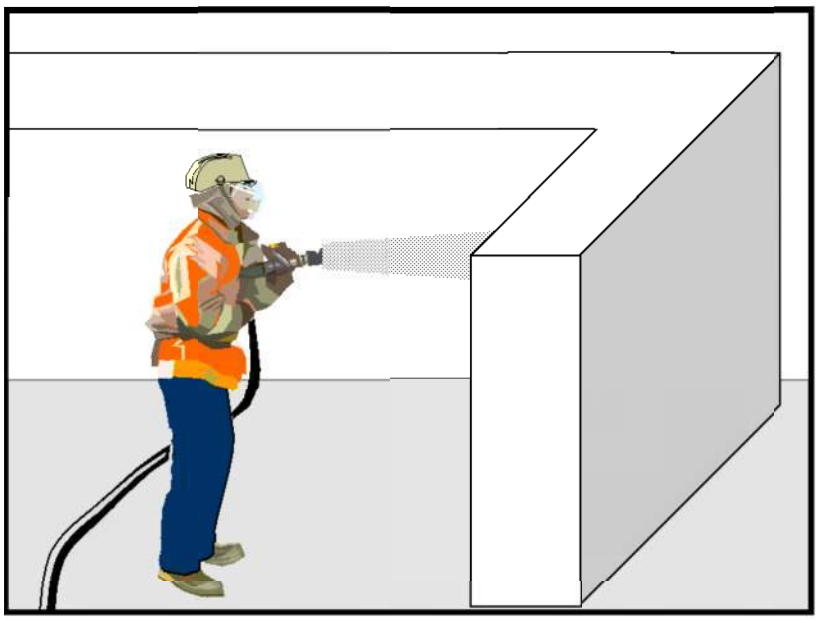
Suitable Applications

Suitable applications include all projects where Portland Cement Concrete (PCC) and concrete curing chemicals are placed where they can be exposed to rainfall, runoff from other areas, or where runoff from the PCC will leave the site.

Limitations

- Runoff contact with concrete waste can raise pH levels in the water to environmentally harmful levels and trigger permit violations.

Concrete Finishing NS-13



Categories		
EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☑
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	
Metals	☑
Bacteria	
Oil and Grease	
Organics	☑

Potential Alternatives

None

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Description and Purpose

Concrete finishing methods are used for bridge deck rehabilitation, paint removal, curing compound removal, and final surface finish appearances. Methods include sand blasting, shot blasting, grinding, or high pressure water blasting. Stormwater and non-stormwater exposed to concrete finishing by-products may have a high pH and may contain chemicals, metals, and fines. Proper procedures and implementation of appropriate BMPs can minimize the impact that concrete-finishing methods may have on stormwater and non-stormwater discharges.

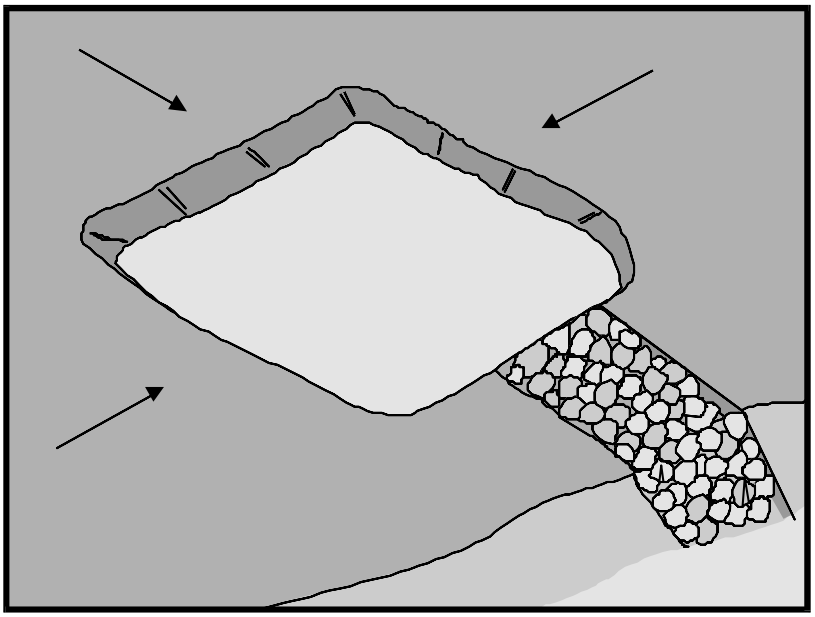
The General Permit incorporates Numeric Action Levels (NAL) for pH (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Concrete and its associated curing materials have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when managing these materials to prevent them from coming into contact with stormwater flows, which could lead to exceedances of the General Permit requirements.

Suitable Applications

These procedures apply to all construction locations where concrete finishing operations are performed.

Sediment Trap SE-3



Categories		
EC	Erosion Control	
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Objective**
☒ **Secondary Objective**

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	☑
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-2 Sediment Basin (for larger areas)

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Description and Purpose

A sediment trap is a containment area where sediment-laden runoff is temporarily detained under quiescent conditions, allowing sediment to settle out or before the runoff is discharged by gravity flow. Sediment traps are formed by excavating or constructing an earthen embankment across a waterway or low drainage area.

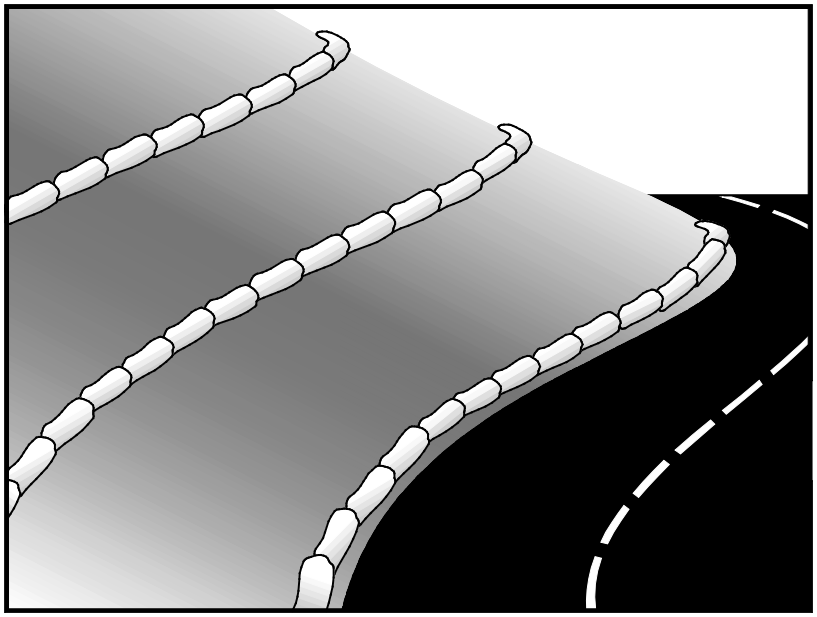
Trap design guidance provided in this fact sheet is not intended to guarantee compliance with numeric discharge limits (numeric action levels or numeric effluent limits for turbidity). Compliance with discharge limits requires a thoughtful approach to comprehensive BMP planning, implementation, and maintenance. Therefore, optimally designed and maintained sediment traps should be used in conjunction with a comprehensive system of BMPs.

Suitable Applications

Sediment traps should be considered for use:

- At the perimeter of the site at locations where sediment-laden runoff is discharged offsite.
- At multiple locations within the project site where sediment control is needed.
- Around or upslope from storm drain inlet protection measures.
- Sediment traps may be used on construction projects where the drainage area is less than 5 acres. Traps would be

Gravel Bag Berm SE-6



Description and Purpose

A gravel bag berm is a series of gravel-filled bags placed on a level contour to intercept sheet flows. Gravel bags pond sheet flow runoff, allowing sediment to settle out, and release runoff slowly as sheet flow, preventing erosion.

Suitable Applications

Gravel bag berms may be suitable:

- As a linear sediment control measure:
  - Below the toe of slopes and erodible slopes
  - As sediment traps at culvert/pipe outlets
  - Below other small cleared areas
  - Along the perimeter of a site
  - Down slope of exposed soil areas
  - Around temporary stockpiles and spoil areas
  - Parallel to a roadway to keep sediment off paved areas
  - Along streams and channels
- As a linear erosion control measure:
  - Along the face and at grade breaks of exposed and erodible slopes to shorten slope length and spread runoff as sheet flow.

Categories

EC	Erosion Control	☒
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:

☑ **Primary Category**

☒ **Secondary Category**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-1 Silt Fence

SE-5 Fiber Roll

SE-8 Sandbag Barrier

SE-12 Temporary Silt Dike

SE-14 Biofilter Bags

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Street Sweeping and Vacuuming SE-7



Categories		
EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	☑
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Objective**
☒ **Secondary Objective**

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	☑
Metals	
Bacteria	
Oil and Grease	☑
Organics	

Potential Alternatives

None

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Description and Purpose

Street sweeping and vacuuming includes use of self-propelled and walk-behind equipment to remove sediment from streets and roadways, and to clean paved surfaces in preparation for final paving. Sweeping and vacuuming prevents sediment from the project site from entering storm drains or receiving waters.

Suitable Applications

Sweeping and vacuuming are suitable anywhere sediment is tracked from the project site onto public or private paved streets and roads, typically at points of egress. Sweeping and vacuuming are also applicable during preparation of paved surfaces for final paving.

Limitations

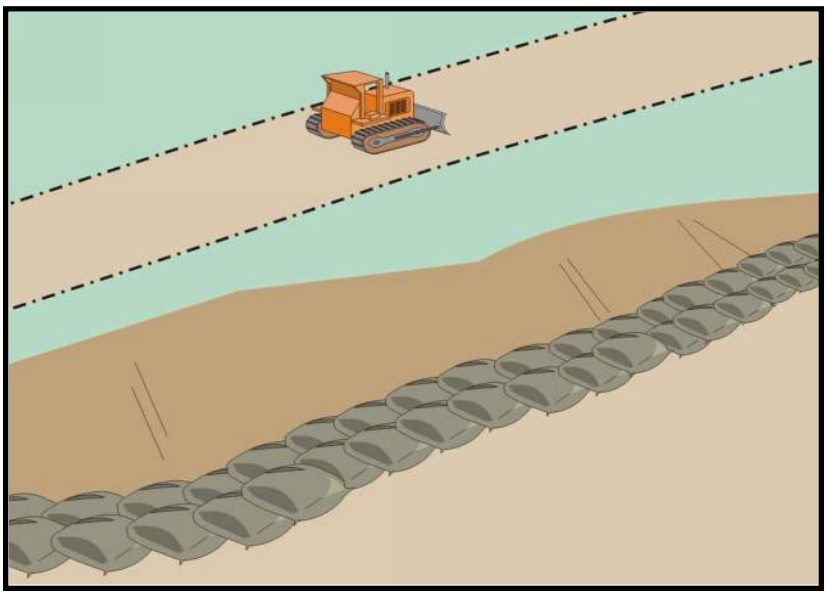
Sweeping and vacuuming may not be effective when sediment is wet or when tracked soil is caked (caked soil may need to be scraped loose).

Implementation

- Controlling the number of points where vehicles can leave the site will allow sweeping and vacuuming efforts to be focused, and perhaps save money.
- Inspect potential sediment tracking locations daily.
- Visible sediment tracking should be swept or vacuumed on a daily basis.

CASQA
CALIFORNIA STORMWATER QUALITY ASSOCIATION

Sandbag Barrier SE-8



Categories		
EC	Erosion Control	☒
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Description and Purpose

A sandbag barrier is a series of sand-filled bags placed on a level contour to intercept or to divert sheet flows. Sandbag barriers placed on a level contour pond sheet flow runoff, allowing sediment to settle out.

Suitable Applications

Sandbag barriers may be a suitable control measure for the applications described below. It is important to consider that sand bags are less porous than gravel bags and ponding or flooding can occur behind the barrier. Also, sand is easily transported by runoff if bags are damaged or ruptured. The SWPPP Preparer should select the location of a sandbag barrier with respect to the potential for flooding, damage, and the ability to maintain the BMP.

- As a linear sediment control measure:
  - Below the toe of slopes and erodible slopes.
  - As sediment traps at culvert/pipe outlets.
  - Below other small cleared areas.
  - Along the perimeter of a site.
  - Down slope of exposed soil areas.
  - Around temporary stockpiles and spoil areas.
  - Parallel to a roadway to keep sediment off paved areas.
  - Along streams and channels.

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-1 Silt Fence

SE-5 Fiber Rolls

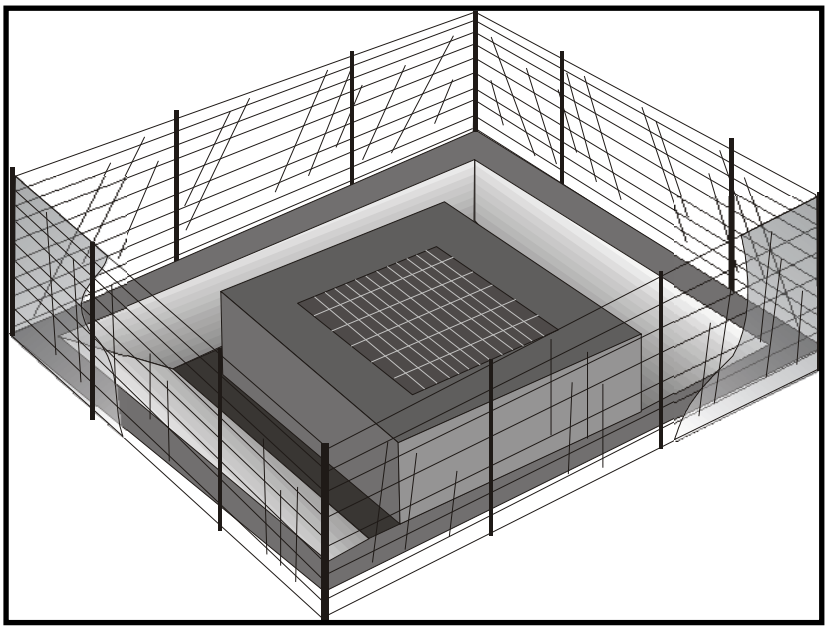
SE-6 Gravel Bag Berm

SE-12 Manufactured Linear Sediment Controls

SE-14 Biofilter Bags

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Storm Drain Inlet Protection SE-10



Description and Purpose

Storm drain inlet protection consists of a sediment filter or an impounding area in, around or upstream of a storm drain, drop inlet, or curb inlet. Storm drain inlet protection measures temporarily pond runoff before it enters the storm drain, allowing sediment to settle. Some filter configurations also remove sediment by filtering, but usually the ponding action results in the greatest sediment reduction. Temporary geotextile storm drain inserts attach underneath storm drain grates to capture and filter storm water.

Suitable Applications

- Every storm drain inlet receiving runoff from unstabilized or otherwise active work areas should be protected. Inlet protection should be used in conjunction with other erosion and sediment controls to prevent sediment-laden stormwater and non-stormwater discharges from entering the storm drain system.

Limitations

- Drainage area should not exceed 1 acre.
- In general straw bales should not be used as inlet protection.
- Requires an adequate area for water to pond without encroaching into portions of the roadway subject to traffic.
- Sediment removal may be inadequate to prevent sediment discharges in high flow conditions or if runoff is heavily sediment laden. If high flow conditions are expected, use

Categories

EC	Erosion Control	
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:

☑ **Primary Category**

☒ **Secondary Category**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	☒
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-1 Silt Fence

SE-5 Fiber Rolls

SE-6 Gravel Bag Berm

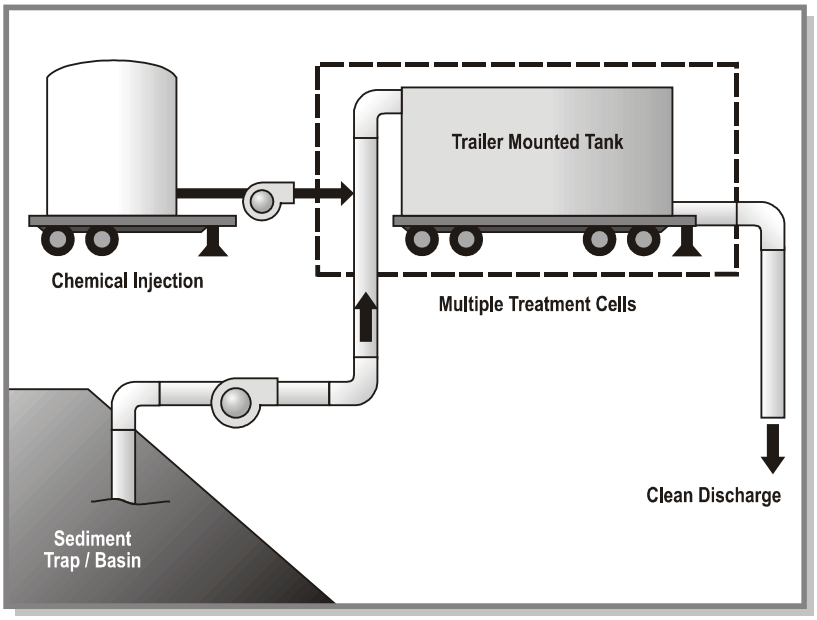
SE-8 Sandbag Barrier

SE-14 Biofilter Bags

SE-13 Compost Socks and Berms

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Active Treatment Systems SE-11



Categories

EC	Erosion Control	☑
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:

☑ **Primary Category**

☒ **Secondary Category**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

None

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Description and Purpose

Active Treatment Systems (ATS) reduce turbidity of construction site runoff by introducing chemicals to stormwater through direct dosing or an electrical current to enhance flocculation, coagulation, and settling of the suspended sediment. Coagulants and flocculants are used to enhance settling and removal of suspended sediments and generally include inorganic salts and polymers (USACE, 2001). The increased flocculation aids in sedimentation and ability to remove fine suspended sediments, thus reducing stormwater runoff turbidity and improving water quality.

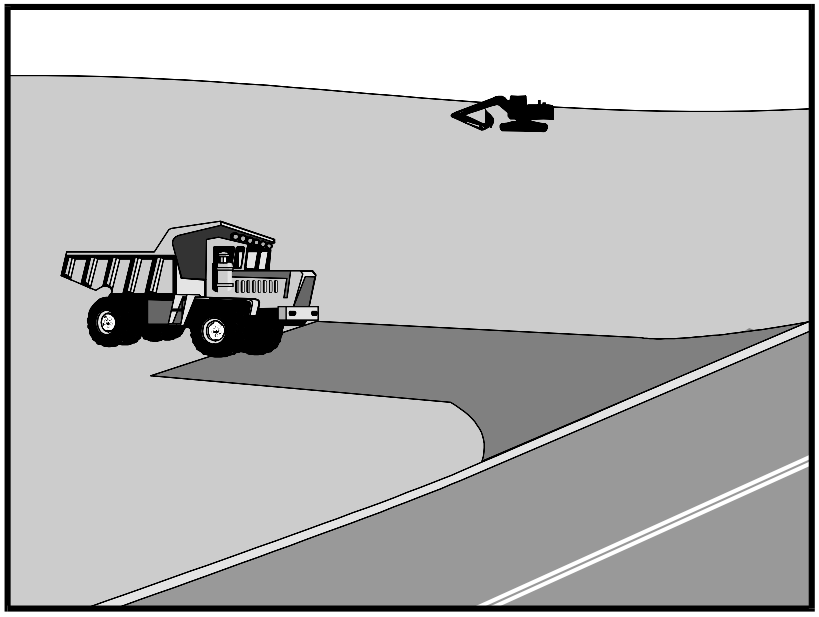
Suitable Applications

ATS can reliably provide exceptional reductions of turbidity and associated pollutants and should be considered where turbid discharges to sediment and turbidity sensitive waters cannot be avoided using traditional BMPs. Additionally, it may be appropriate to use an ATS when site constraints inhibit the ability to construct a correctly sized sediment basin, when clay and/or highly erosive soils are present, or when the site has very steep or long slope lengths.

Limitations

Dischargers choosing to utilize chemical treatment in an ATS must follow all guidelines of the Construction General Permit Attachment F – Active Treatment System Requirements. General limitations are as follows:

Stabilized Construction Entrance/Exit TC-1



Categories		
EC	Erosion Control	☒
SE	Sediment Control	☒
TC	Tracking Control	☑
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Objective**
☒ **Secondary Objective**

Description and Purpose

A stabilized construction access is defined by a point of entrance/exit to a construction site that is stabilized to reduce the tracking of mud and dirt onto public roads by construction vehicles.

Suitable Applications

Use at construction sites:

- Where dirt or mud can be tracked onto public roads.
- Adjacent to water bodies.
- Where poor soils are encountered.
- Where dust is a problem during dry weather conditions.

Limitations

- Entrances and exits require periodic top dressing with additional stones.
- This BMP should be used in conjunction with street sweeping on adjacent public right of way.
- Entrances and exits should be constructed on level ground only.
- Stabilized construction entrances are rather expensive to construct and when a wash rack is included, a sediment trap of some kind must also be provided to collect wash water runoff.

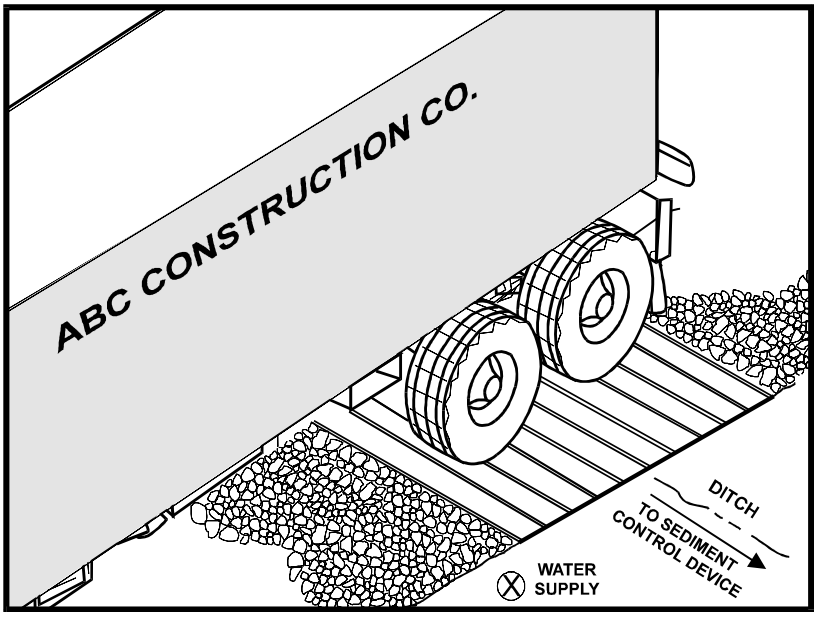
Targeted Constituents	
Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

None

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Entrance/Outlet Tire Wash TC-3



Description and Purpose

A tire wash is an area located at stabilized construction access points to remove sediment from tires and under carriages and to prevent sediment from being transported onto public roadways.

Suitable Applications

Tire washes may be used on construction sites where dirt and mud tracking onto public roads by construction vehicles may occur.

Limitations

- The tire wash requires a supply of wash water.
- A turnout or doublewide exit is required to avoid having entering vehicles drive through the wash area.
- Do not use where wet tire trucks leaving the site leave the road dangerously slick.

Implementation

- Incorporate with a stabilized construction entrance/exit. See TC-1, Stabilized Construction Entrance/Exit.
- Construct on level ground when possible, on a pad of coarse aggregate greater than 3 in. but smaller than 6 in. A geotextile fabric should be placed below the aggregate.
- Wash rack should be designed and constructed/manufactured for anticipated traffic loads.

Categories

EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	☑
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:

☑ **Primary Objective**

☒ **Secondary Objective**

Targeted Constituents

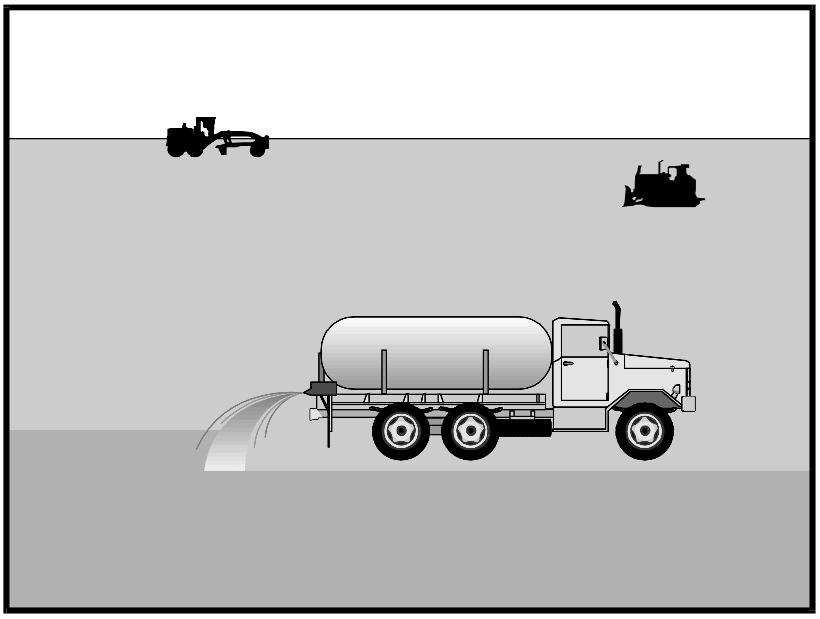
Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

TC-1 Stabilized Construction Entrance/Exit

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Wind Erosion Control WE-1



Categories

EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	
WE	Wind Erosion Control	☑
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:

☑ **Primary Category**

☒ **Secondary Category**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

EC-5 Soil Binders

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Description and Purpose

Wind erosion or dust control consists of applying water or other chemical dust suppressants as necessary to prevent or alleviate dust nuisance generated by construction activities. Covering small stockpiles or areas is an alternative to applying water or other dust palliatives.

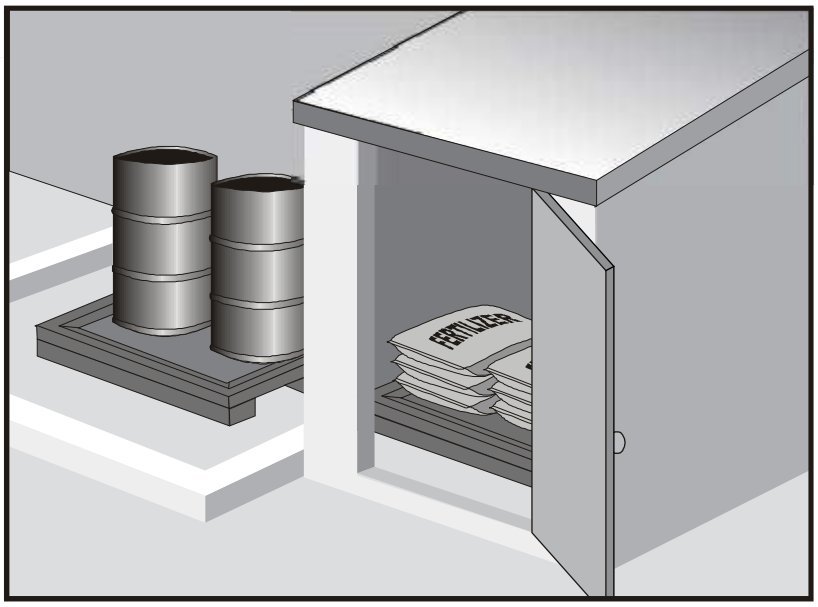
California's Mediterranean climate, with a short "wet" season and a typically long, hot "dry" season, allows the soils to thoroughly dry out. During the dry season, construction activities are at their peak, and disturbed and exposed areas are increasingly subject to wind erosion, sediment tracking and dust generated by construction equipment. Site conditions and climate can make dust control more of an erosion problem than water based erosion. Additionally, many local agencies, including Air Quality Management Districts, require dust control and/or dust control permits in order to comply with local nuisance laws, opacity laws (visibility impairment) and the requirements of the Clean Air Act. Wind erosion control is required to be implemented at all construction sites greater than 1 acre by the General Permit.

Suitable Applications

Most BMPs that provide protection against water-based erosion will also protect against wind-based erosion and dust control requirements required by other agencies will generally meet wind erosion control requirements for water quality protection. Wind erosion control BMPs are suitable during the following construction activities:

CASQA
CALIFORNIA STORMWATER QUALITY ASSOCIATION

Material Delivery and Storage WM-1



Categories		
EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Description and Purpose

Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

Suitable Applications

These procedures are suitable for use at all construction sites with delivery and storage of the following materials:

- Soil stabilizers and binders
- Pesticides and herbicides
- Fertilizers
- Detergents
- Plaster
- Petroleum products such as fuel, oil, and grease

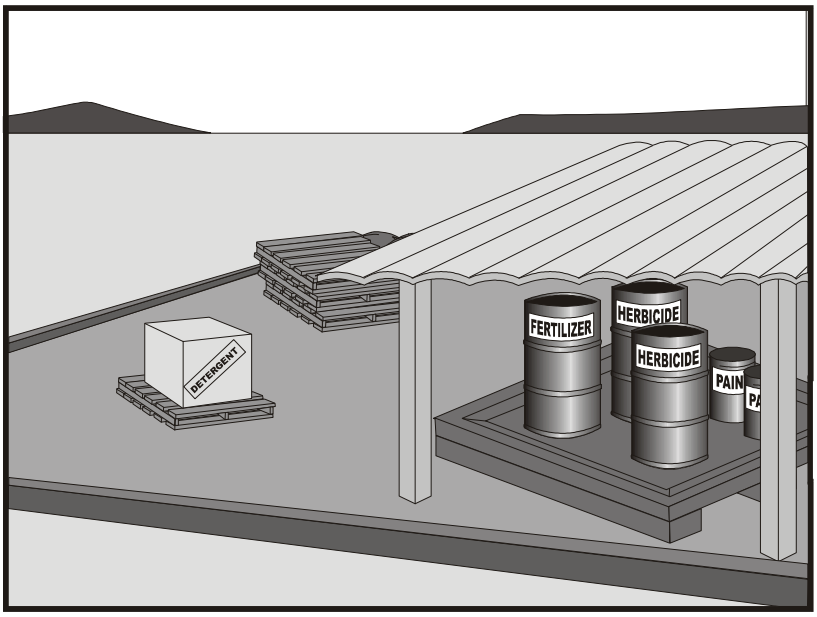
Targeted Constituents	
Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

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Material Use WM-2



Description and Purpose

Prevent or reduce the discharge of pollutants to the storm drain system or watercourses from material use by using alternative products, minimizing hazardous material use onsite, and training employees and subcontractors.

Suitable Applications

This BMP is suitable for use at all construction projects. These procedures apply when the following materials are used or prepared onsite:

- Pesticides and herbicides
- Fertilizers
- Detergents
- Petroleum products such as fuel, oil, and grease
- Asphalt and other concrete components
- Other hazardous chemicals such as acids, lime, glues, adhesives, paints, solvents, and curing compounds
- Other materials that may be detrimental if released to the environment

Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:

☑ **Primary Category**

☒ **Secondary Category**

Targeted Constituents

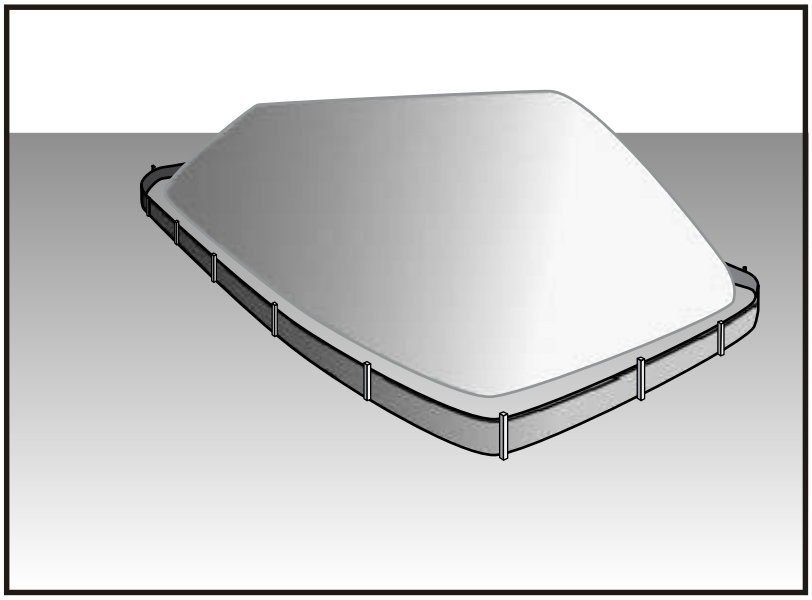
Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

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Stockpile Management WM-3



Categories		
EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☒
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Description and Purpose

Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, soil amendments, sand, paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub base or pre-mixed aggregate, asphalt minder (so called "cold mix" asphalt), and pressure treated wood.

Suitable Applications

Implement in all projects that stockpile soil and other loose materials.

Limitations

- Plastic sheeting as a stockpile protection is temporary and hard to manage in windy conditions. Where plastic is used, consider use of plastic tarps with nylon reinforcement which may be more durable than standard sheeting.
- Plastic sheeting can increase runoff volume due to lack of infiltration and potentially cause perimeter control failure.
- Plastic sheeting breaks down faster in sunlight.
- The use of Plastic materials and photodegradable plastics should be avoided.

Implementation

Protection of stockpiles is a year-round requirement. To properly manage stockpiles:

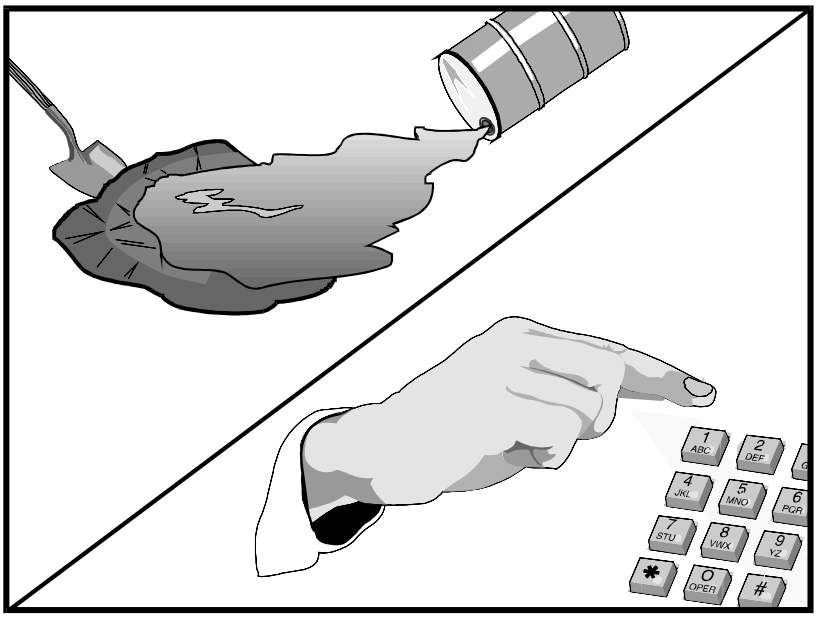
Targeted Constituents	
Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

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Spill Prevention and Control WM-4



Description and Purpose

Prevent or reduce the discharge of pollutants to drainage systems or watercourses from leaks and spills by reducing the chance for spills, stopping the source of spills, containing and cleaning up spills, properly disposing of spill materials, and training employees.

This best management practice covers only spill prevention and control. However, WM-1, Materials Delivery and Storage, and WM-2, Material Use, also contain useful information, particularly on spill prevention. For information on wastes, see the waste management BMPs in this section.

Suitable Applications

This BMP is suitable for all construction projects. Spill control procedures are implemented anytime chemicals or hazardous substances are stored on the construction site, including the following materials:

- Soil stabilizers/binders
- Dust palliatives
- Herbicides
- Growth inhibitors
- Fertilizers
- Deicing/anti-icing chemicals

Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:

☑ **Primary Objective**

☒ **Secondary Objective**

Targeted Constituents

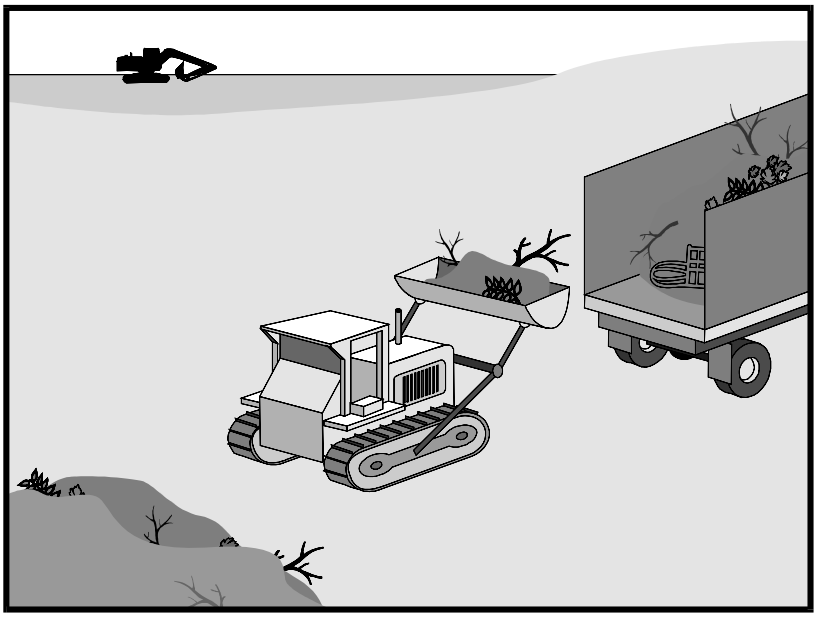
Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.

Solid Waste Management WM-5



Categories		
EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ **Primary Objective**
☒ **Secondary Objective**

Targeted Constituents	
Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.

Description and Purpose

Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

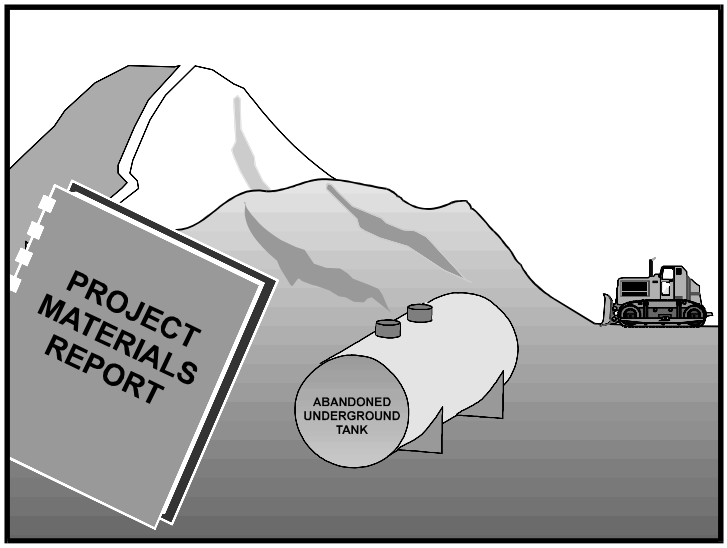
Suitable Applications

This BMP is suitable for construction sites where the following wastes are generated or stored:

- Solid waste generated from trees and shrubs removed during land clearing, demolition of existing structures (rubble), and building construction
- Packaging materials including wood, paper, and plastic
- Scrap or surplus building materials including scrap metals, rubber, plastic, glass pieces, and masonry products
- Domestic wastes including food containers such as beverage cans, coffee cups, paper bags, plastic wrappers, and cigarettes
- Construction wastes including brick, mortar, timber, steel and metal scraps, pipe and electrical cuttings, non-hazardous equipment parts, styrofoam and other materials used to transport and package construction materials

CASQA
CALIFORNIA STORMWATER QUALITY ASSOCIATION

Contaminated Soil Management WM-7



Categories		
EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ **Primary Objective**
☒ **Secondary Objective**

Description and Purpose

Prevent or reduce the discharge of pollutants to stormwater from contaminated soil and highly acidic or alkaline soils by conducting pre-construction surveys, inspecting excavations regularly, and remediating contaminated soil promptly.

Suitable Applications

Contaminated soil management is implemented on construction projects in highly urbanized or industrial areas where soil contamination may have occurred due to spills, illicit discharges, aerial deposition, past use and leaks from underground storage tanks.

Limitations

Contaminated soils that cannot be treated onsite must be disposed of offsite by a licensed hazardous waste hauler. The presence of contaminated soil may indicate contaminated water as well. See NS-2, Dewatering Operations, for more information.

The procedures and practices presented in this BMP are general. The contractor should identify appropriate practices and procedures for the specific contaminants known to exist or discovered onsite.

Implementation

Most owners and developers conduct pre-construction environmental assessments as a matter of routine. Contaminated soils are often identified during project planning and development with known locations identified in the plans, specifications and in the SWPPP. The contractor should review applicable reports and investigate appropriate call-outs in the

Targeted Constituents	
Sediment	
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	☑
Oil and Grease	☑
Organics	☑

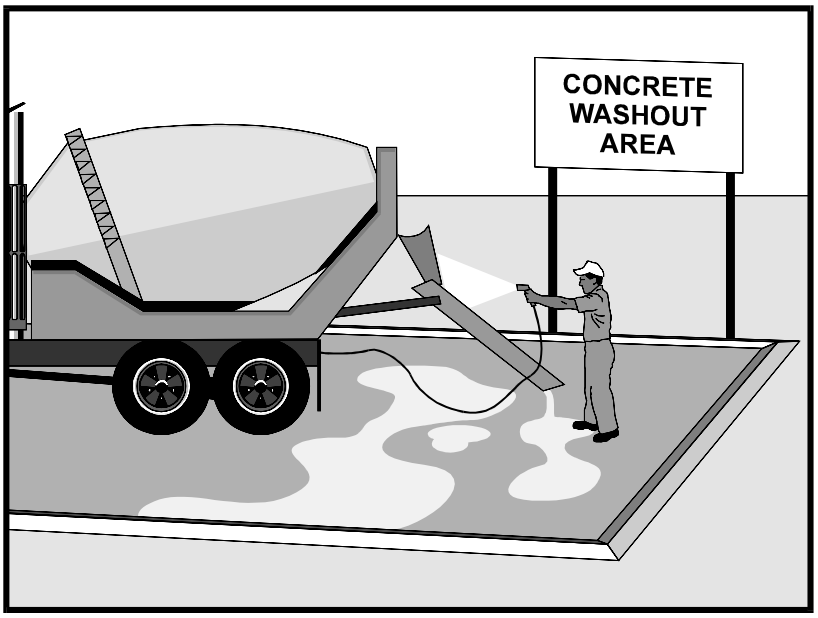
Potential Alternatives

None

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.

CASQA
CALIFORNIA STORMWATER QUALITY ASSOCIATION

Concrete Waste Management WM-8



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☒
WM	Waste Management and Materials Pollution Control	☑

Legend:

☑ **Primary Category**

☒ **Secondary Category**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	☑
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

None

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.

Description and Purpose

Prevent the discharge of pollutants to stormwater from concrete waste by conducting washout onsite or offsite in a designated area, and by employee and subcontractor training.

The General Permit incorporates Numeric Action Levels (NAL) for pH (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

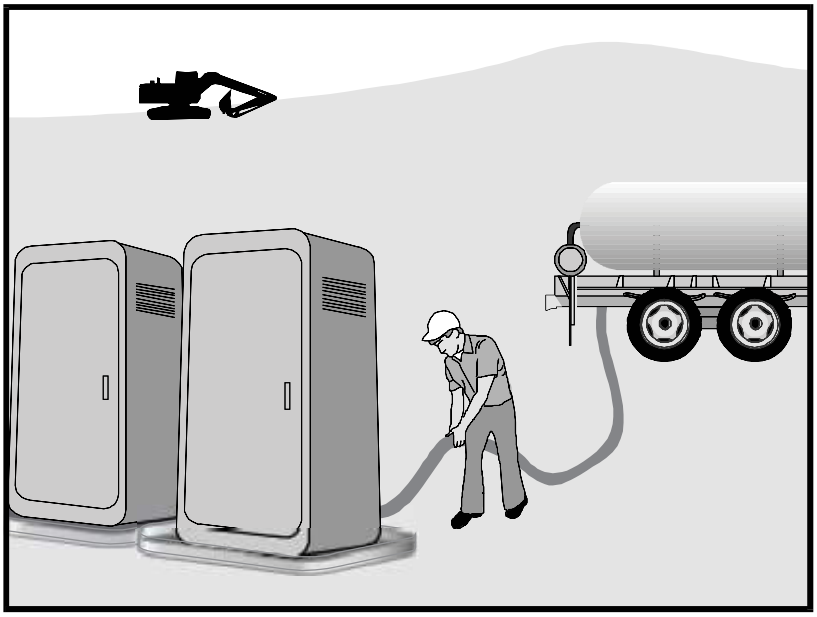
Many types of construction materials, including mortar, concrete, stucco, cement and block and their associated wastes have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when managing these materials to prevent them from coming into contact with stormwater flows and raising pH to levels outside the accepted range.

Suitable Applications

Concrete waste management procedures and practices are implemented on construction projects where:

- Concrete is used as a construction material or where concrete dust and debris result from demolition activities.
- Slurries containing portland cement concrete (PCC) are generated, such as from saw cutting, coring, grinding, grooving, and hydro-concrete demolition.
- Concrete trucks and other concrete-coated equipment are washed onsite.

Sanitary/Septic Waste Management WM-9



Categories		
EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents	
Sediment	
Nutrients	☑
Trash	☑
Metals	
Bacteria	☑
Oil and Grease	
Organics	☑

Potential Alternatives

None

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.

Description and Purpose

Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

Suitable Applications

Sanitary septic waste management practices are suitable for use at all construction sites that use temporary or portable sanitary and septic waste systems.

Limitations

None identified.

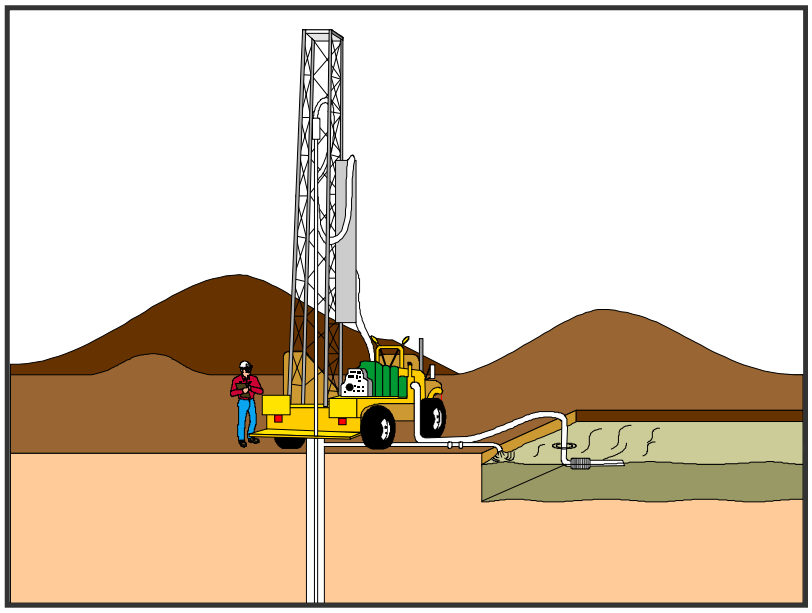
Implementation

Sanitary or septic wastes should be treated or disposed of in accordance with state and local requirements. In many cases, one contract with a local facility supplier will be all that it takes to make sure sanitary wastes are properly disposed.

Storage and Disposal Procedures

- Temporary sanitary facilities should be located away from drainage facilities, watercourses, and from traffic circulation. If site conditions allow, place portable facilities a minimum of 50 feet from drainage conveyances and traffic areas. When subjected to high winds or risk of high winds, temporary sanitary facilities should be secured to prevent overturning.

Liquid Waste Management WM-10



Description and Purpose

Liquid waste management includes procedures and practices to prevent discharge of pollutants to the storm drain system or to watercourses as a result of the creation, collection, and disposal of non-hazardous liquid wastes.

Suitable Applications

Liquid waste management is applicable to construction projects that generate any of the following non-hazardous by-products, residuals, or wastes:

- Drilling slurries and drilling fluids
- Grease-free and oil-free wastewater and rinse water
- Dredgings
- Other non-stormwater liquid discharges not permitted by separate permits

Limitations

- Disposal of some liquid wastes may be subject to specific laws and regulations or to requirements of other permits secured for the construction project (e.g., NPDES permits, Army Corps permits, Coastal Commission permits, etc.).
- Liquid waste management does not apply to dewatering operations (NS-2 Dewatering Operations), solid waste management (WM-5, Solid Waste Management), hazardous wastes (WM-6, Hazardous Waste Management), or

Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:

☑ **Primary Objective**

☒ **Secondary Objective**

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	

Potential Alternatives

None

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.

Appendix A.2

Notice of Preparation (NOP)

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

NOTICE OF PREPARATION
OF ENVIRONMENTAL IMPACT REPORT

May 16, 2023

Puede obtener información en Español acerca de esta junta llamando al (213)-847-3692.

ENVIRONMENTAL CASE NO.:	ENV-2022-7530-EIR
PROJECT NAME:	Wilshire and Cloverdale Project
PROJECT APPLICANT:	Onni Group
PROJECT ADDRESS:	5350–5376 Wilshire Boulevard, 706–716 Cloverdale Avenue, and 721–725 Detroit Street, Los Angeles, CA 90036
COMMUNITY PLAN AREA:	Wilshire
COUNCIL DISTRICT:	5—Yaroslavsky
PUBLIC COMMENT PERIOD:	May 16, 2023–June 15, 2023

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

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

Additional Project details and instructions for public comment submittal are listed below.

PROJECT LOCATION AND EXISTING ON-SITE USES: The Project Site is located within the Wilshire Community Plan of the City of Los Angeles. The Project Site is bound by Wilshire Boulevard to the north, residential buildings and surface parking to the south, Detroit Street the east, and Cloverdale Avenue to the west. **(refer to the attached Project Location Map)**. Additionally, the future Metro D (Purple) Line Wilshire/La Brea station is currently under construction to the immediate east of the Project Site across Detroit Street and is anticipated to be completed in 2023.

The Project Site is currently developed with four historic commercial buildings along Wilshire Boulevard and surface parking areas to the south of these buildings. The existing buildings range from one to two stories in height and include 48,229 square feet commercial uses. The existing buildings on the Project Site are located within the boundary of the Miracle Mile Historic District, listed in the California Register of Historical Resources. Additionally, a portion of the façade of the building located at 5366–5376 Wilshire Boulevard is designated as Los Angeles Historic-Cultural Monument No. 451. Vehicular access to the Project Site is provided via two driveways on Cloverdale Avenue and a dead end 20-foot alley that is accessed from Detroit Street and terminates at the middle of the Site.

PROJECT DESCRIPTION: The Project would construct a residential tower and podium comprised of up to 419 residential units, including 47 units for Extremely Low-Income households, and a 2,645 square-foot ground-floor restaurant. Existing commercial buildings along Wilshire Boulevard, including Los Angeles Historic-Cultural Monument (HCM) #451 which is limited to the façade of the Dark Room storefront, would be retained, and would provide 42,092 square feet of office and restaurant uses. Additionally, 6,137 square feet of existing commercial floor area would be removed. The Project would have a maximum building height of 46 stories and 530 feet, and would include four levels of below grade parking and five levels of above grade parking. Upon completion, the Project would result in a total floor area of 420,201 square feet on a 58,465 net square foot site. Refer to the attached Conceptual Site Plan of the Project (attached). The following table identifies the existing and proposed uses for the Project for environmental impact analysis purposes:

Summary of Existing and Proposed Floor Area

Land Use	Existing Floor Area	Existing Floor Area to Be Removed	Existing and Reconfigured Floor Area to be Renovated/ Converted	Proposed New Construction Floor Area	Proposed Floor Area Upon Completion
Retail	**20,001** [a]	**(4,695 sf)**	0 [a]	0	0
Restaurant	**18,870**	**(1,442 sf)**	**34,092** [a, c]	**2,645**	**36,737**
Office	**9,358** [b]	**0**	**8,000** [b]	**0**	**8,000 sf**
Total Commercial	48,229 sf	(6,137 sf)	**42,092**	2,645 sf	44,737 sf
Residential	—	—	**—**	375,464 sf	375,464 sf
Total	**48,229 sf**	**(6,137 sf)**	**42,092**	**378,109 sf**	**420,201 sf**

sf = square feet

[a] 15,306 square feet of existing retail use would be converted to restaurant use

[b] 1,358 square feet of existing office use would be converted to restaurant use.

[c] 18,870 square feet of existing restaurant use – 1,442 square feet of existing restaurant use to be removed + 15,306 square feet of existing retail use to be converted to restaurant use + 1,358 square feet of existing office use to be converted to restaurant use = 34,092 square feet of uses to be renovated/converted to restaurant.

REQUESTED ACTIONS:

1. Pursuant to LAMC Section 12.22 A.31, a **Transit Oriented Communities (TOC) Determination for Additional Incentives** for:

    a. Utilization of RAS3 zone setbacks for a 5-foot side yard on the south side yard on the commercially-zoned portion of the site;

b. A 35 percent setback reduction for the side yard setback along the southern property line of the R4 zone portion of the site, from 16 feet to 10 feet 4 inches;

c. Density to be calculated based on lot area to include land required to be dedicated for street or alley purposes; and

d. Averaging of FAR, density, parking and/or open space, and permitting vehicle access;

2. Pursuant to LAMC Section 16.05, **Site Plan Review** for the development of more than 50 dwelling units;

3. Pursuant to LAMC Section 12.24 W.1, a **Main Conditional Use Permit** to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption within five commercial spaces;

4. Pursuant to LAMC Section 13.08 E, a **Design Overlay Plan Approval** for compliance with the Miracle Mile Community Design Overlay (CDO);

5. Pursuant to LAMC Section 17.15, a **Vesting Tentative Tract Map** for the vacation of the existing alley, and merger and resubdivision of the Project Site and alley public right-of-way into one lot, for residential and commercial condominium purposes, and a Haul Route for the export of approximately 116,000 cubic yards of soil;

6. Pursuant to Los Angeles Administrative Code Section 22.171.14 (a) approval of work on a portion the façade of the building located at 5366–5376 Wilshire Boulevard which is designated Los Angeles Historic-Cultural Monument No. 451; and

7. Pursuant to LAMC Section 91.106.4.5. approval of permits for any work on buildings determined eligible for the National Register of Places and the Historic Cultural Monument.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT: Based on the Initial Study prepared for the Project, the Project could have potentially significant environmental impacts in the following topic areas, which will be addressed in the EIR: air quality; cultural resources; energy; geology and soils (paleontological resources); greenhouse gas emissions; land use and planning; noise; public services (fire protection and police protection); transportation; tribal cultural resources; and utilities and service systems (water supply, wastewater, and energy infrastructure).

FILE REVIEW AND COMMENTS: The Department of City Planning recognizes the unprecedented nature of COVID-19 and, having been identified as an essential City service, continues to work and respond to all inquiries pertaining to our ongoing efforts to process entitlement applications. As a result of the Mayor's "Safer at Home" Order issued on March 19, 2020, means to access Project-related materials in-person may be limited. To that end, the Department of City Planning will ensure that interested parties seeking information about the Project will have access. A copy of this notice and the Initial Study prepared for the Project may be viewed with the environmental file or online at https://planning.lacity.org/development-services/eir.

The environmental file also may be available for public review, by appointment only, at the City of Los Angeles, Department of City Planning, 221 North Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours Monday–Friday, 9:00 A.M.–4:00 P.M. Please contact the Staff Planner listed below to schedule an appointment.

Digital copies of the Initial Study are also available for review at the following library locations:

- Memorial Branch Library, 4625 W. Olympic Boulevard, Los Angeles, CA 90019
- Washington Irving Branch Library, 4117 W. Washington Boulevard, Los Angeles, CA 90018
- Wilshire Branch Library, 149 N. Saint Andrews Place, Los Angeles 90004

The City will consider all written comments regarding the potential environmental effects of the Project and issues to be addressed in the EIR. If you wish to submit comments, please reference the Environmental Case Number provided above, and submit them in writing by **June 15, 2023, no later than 4:00 P.M.**

Please direct your comments to:

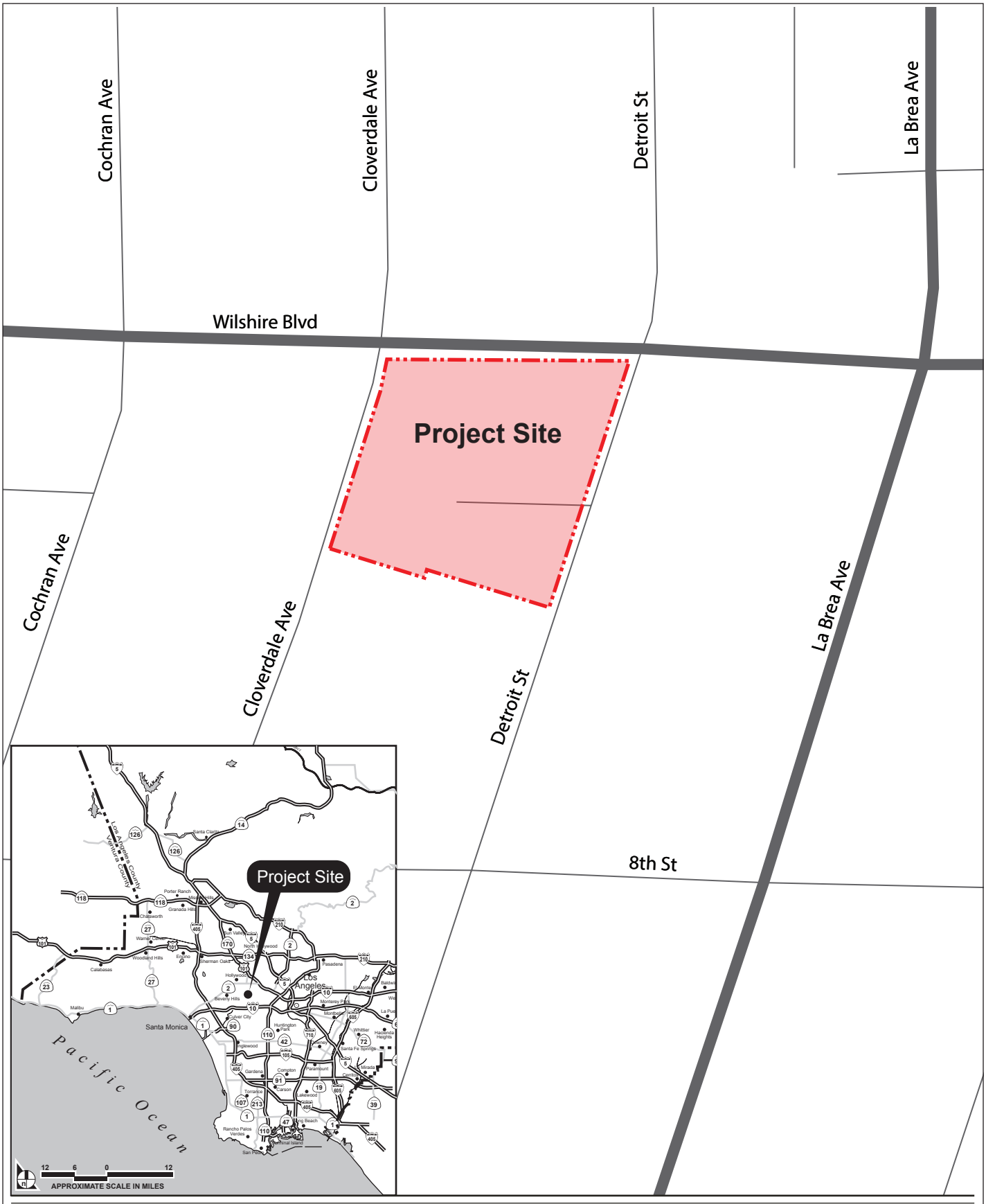
Mail: Paul Caporaso
City of Los Angeles, Department of City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012
E-mail: paul.caporaso@lacity.org

VINCENT P. BERTONI, AICP
Director of Planning

Paul Caporaso

Paul Caporaso
City Planner, Major Projects
Department of City Planning
(213) 847-3692

Attachments:
Conceptual Site Plan
Project Location Map



Project Location Map

Source: ArcGIS, 2022; Eyestone Environmental, 2022.



Conceptual Site Plan

Source: MVE + Partners, 2022.

Appendix A.3

NOP Comment Letters

Paul Caporaso <paul.caporaso@lacity.org>

SCH # 2023050401-Wilshire and Cloverdale Project

2 messages

Lin, Alan S@DOT <alan.lin@dot.ca.gov> Mon, Jun 12, 2023 at 9:42 AM
To: OPR State Clearinghouse <State.Clearinghouse@opr.ca.gov>, "paul.caporaso@lacity.org" <paul.caporaso@lacity.org>

To Whom It May Concern,

Somehow, this email did not send yesterday!

Attached please find the Caltrans comment letter!

Thank you for the opportunity to review this comment!

Alan Lin, P.E.

Transportation Engineer, Civil

LDR, Division of Planning

State of California

Department of Transportation

Mail Station 16

100 South Main Street

Los Angeles, CA 90012

213-269-1124 Mobile

LA-2023-04231 Wilshire and Cloverdale Project-NOP.pdf
178K

Paul Caporaso <paul.caporaso@lacity.org> Mon, Jun 12, 2023 at 1:17 PM
To: alan.lin@dot.ca.gov
Cc: OPR State Clearinghouse <State.Clearinghouse@opr.ca.gov>

Hello Alan,

Thank you for your email and attached comment letter on behalf of Caltrans.

Your email and attachments will be included in the Projects case file as part of the NOP public comment period.

If you have any further questions, please do not hesitate to contact me.

Kind regards,

Paul

[Quoted text hidden]

--

Paul N. Caporaso (they/them)
City Planner
Los Angeles City Planning
221 N. Figueroa St., Room 1350
Los Angeles, CA 90012
T: (213) 847-3629 | Planning4LA.org
E-NEWS

DEPARTMENT OF TRANSPORTATION
DISTRICT 7
100 S. MAIN STREET, MS 16
LOS ANGELES, CA 90012
PHONE (213) 269-1124
FAX (213) 897-1337
TTY 711
www.dot.ca.gov

Making Conservation a California Way of Life

June 12, 2023

Paul Caporaso
Department of City Planning
City of Los Angeles
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012

RE: Wilshire and Cloverdale Project
SCH # 2023050401
Vic. LA-10/PM R10.86, LA-2/PM 10.62
GTS # LA-2023-04231-NOP

Dear Paul Caporaso:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced NOP. The Project would construct a residential tower and podium comprised of up to 419 residential units, including 47 units for Extremely Low-Income households, and a 2,645-square-foot ground-floor restaurant. Existing commercial buildings along Wilshire Boulevard, including Los Angeles Historic-Cultural Monument (HCM) #451 which is limited to the façade of the Dark Room storefront, would be retained, and would provide 42,092 square feet of office and restaurant uses. Additionally, 6,137 square feet of existing commercial floor area would be removed. The Project would have a maximum building height of 46 stories and 530 feet and would include four levels of below-grade parking and five levels of above-grade parking. Upon completion, the Project would result in a total floor area of 420,201 square feet on a 58,257 net square foot site.

The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. Senate Bill 743 (2013) has codified into CEQA law and mandated that CEQA review of transportation impacts of proposed development be modified by using Vehicle Miles Traveled (VMT) as the primary metric in identifying transportation impacts for all future development projects. You may reference the Governor's Office of Planning and Research (OPR) for more information:

https://opr.ca.gov/ceqa/#guidelines-updates

As a reminder, VMT is the standard transportation analysis metric in CEQA for land use projects after July 1, 2020, which is the statewide implementation date.

Caltrans is aware of the challenges that the region faces in identifying viable solutions to alleviating congestion on State and Local facilities. With limited room to expand vehicular capacity, this development should incorporate multi-modal and complete streets transportation elements that will actively promote alternatives to car use and better manage existing parking assets. Prioritizing and allocating space to efficient modes of travel such as bicycling and public transit can allow streets to transport more people in a fixed amount of right-of-way.

Caltrans supports the implementation of complete streets and pedestrian safety measures such as road diets and other traffic calming measures. Please note the Federal Highway Administration (FHWA) recognizes the road diet treatment as a proven safety countermeasure, and the cost of a road diet can be significantly reduced if implemented in tandem with routine street resurfacing. Overall, the environmental report should ensure all modes are served well by planning and development activities. This includes reducing single occupancy vehicle trips, ensuring safety, reducing vehicle miles traveled, supporting accessibility, and reducing greenhouse gas emissions.

We encourage the Lead Agency to evaluate the potential of Transportation Demand Management (TDM) strategies and Intelligent Transportation System (ITS) applications in order to better manage the transportation network, as well as transit service and bicycle or pedestrian connectivity improvements. For additional TDM options, please refer to the Federal Highway Administration's *Integrating Demand Management into the Transportation Planning Process: A Desk Reference* (Chapter 8). This reference is available online at:

http://ops.fhwa.dot.gov/publications/fhwahop12035/fhwahop12035.pdf

Also, Caltrans has published the VMT-focused Transportation Impact Study Guide (TISG), dated May 20, 2020 and the Caltrans Interim Land Development and Intergovernmental Review (LD-IGR) Safety Review Practitioners Guidance, prepared in On December 18, 2020. You can review the SB 743 Implementation Resource at the following link:

https://dot.ca.gov/programs/sustainability/sb-743/sb743-resources

Potential environmental effects of the Project should include the Transportation section with VMT analysis in the Draft Environmental Impact Report. I-10 on/off-ramps at the Interchange of La Brea Avenue are the closest to the project site (2 miles north). For the

City's consideration to address this project's traffic safety concerns, Caltrans recommends the Lead Agency include queuing analysis with actual signal timing for existing traffic conditions and existing traffic conditions plus project trips at I-10 and potentially impacted off-ramps.

Trucks hauling materials to and from the State highway facility should avoid travel during peak hour congestion. In addition, truck hauling materials should have a tarp covering to avoid debris falling onto the State facilities. Also, we would like to be informed of any additional impacts to the State ramps during the construction phase.

Caltrans encourages lead agencies to prepare traffic safety impact analysis for this development in the California Environmental Quality Act (CEQA) review process using Caltrans guidelines above on the State facilities so that, through partnerships and collaboration, California can reach zero fatalities and serious injuries by 2050.

If you have any questions, please feel free to contact Mr. Alan Lin the project coordinator at (213) 269-1124 and refer to GTS # LA-2023-04231AL-NOP.

Sincerely,

Miya Edmonson

MIYA EDMONSON
LDR/CEQA Branch Chief

email: State Clearinghouse

Paul Caporaso <paul.caporaso@lacity.org>

ENV-2022-7530-EIR Metro Comments

2 messages

Truong, Cassie <TruongC@metro.net> Thu, Jun 15, 2023 at 11:33 AM
To: "paul.caporaso@lacity.org" <paul.caporaso@lacity.org>

Greetings,

Thank you for the opportunity to comment on the Wilshire and Cloverdale Project. Attached are Metro's comments. Please kindly reply to confirm receipt.

Please contact me if you have any questions.

Best,
Cassie

Cassie Truong
LA Metro
Transportation Planner, Development Review Team
Transit Oriented Communities
213.418.3489
metro.net | facebook.com/losangelesmetro | @metrolosangeles
Metro's mission is to provide world-class transportation for all.

2 attachments

230615_5350 Wilshire.pdf
213K

Metro Handbook.pdf
19946K

Paul Caporaso <paul.caporaso@lacity.org> Thu, Jun 15, 2023 at 12:15 PM
To: "Truong, Cassie" <TruongC@metro.net>

Hello Cassie,

Thank you for your email and attachments.

Your correspondence will be included in the Projects case file as part of the NOP public comment period.

If you have any further questions, please do not hesitate to contact me.

Kind regards,

Paul

Paul N. Caporaso (they/them)
City Planner
Los Angeles City Planning
221 N. Figueroa St., Room 1350
Los Angeles, CA 90012

T: (213) 847-3629 | Planning4LA.org



[Quoted text hidden]

Los Angeles County
Metropolitan Transportation Authority

One Gateway Plaza
Los Angeles, CA 90012-2952

213.922.2000 Tel
metro.net

Metro

June 15, 2023

Paul Caporaso
Department of City Planning
City of Los Angeles
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012

Sent by Email: paul.caporaso@lacity.org

RE: Wilshire and Cloverdale Project – Case No. ENV-2022-7530-EIR
Notice of Preparation of Environmental Impact Report (EIR)

Dear Mr. Caporaso:

Thank you for coordinating with the Los Angeles County Metropolitan Transportation Authority (Metro) regarding the proposed Wilshire and Cloverdale Project (Project) located at 5350-5376 Wilshire Boulevard, 706-716 Cloverdale Avenue, and 721-725 Detroit Street in the City of Los Angeles (City). Metro is committed to working with local municipalities, developers, and other stakeholders across Los Angeles County on transit-supportive developments to grow ridership, reduce driving, and promote walkable neighborhoods. Transit Oriented Communities (TOCs) are places (such as corridors or neighborhoods) that, by their design, allow people to drive less and access transit more. TOCs maximize equitable access to a multi-modal transit network as a key organizing principle of land use planning and holistic community development.

Per Metro's area of statutory responsibility pursuant to sections 15082(b) and 15086(a) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA: Cal. Code of Regulations, Title 14, Ch. 3), the purpose of this letter is to provide the City with specific detail on the scope and content of environmental information that should be included in the Environmental Impact Report (EIR) for the Project. In particular, this letter outlines topics regarding the Project's potential impacts on the Metro D Line (Purple) facilities and services which should be analyzed in the EIR, and provides recommendations for mitigation measures as appropriate. Effects of a project on transit systems and infrastructure are within the scope of transportation impacts to be evaluated under CEQA.[1]

In addition to the specific comments outlined below, Metro is providing the City and Onni Group (Applicant) with the Metro Adjacent Development Handbook (attached), which provides an overview of common concerns for development adjacent to Metro right-of-way (ROW) and transit facilities, available at https://www.metro.net/devreview.

[1] See CEQA Guidelines section 15064.3(a); Governor's Office of Planning and Research Technical Advisory on Evaluating Transportation Impacts In CEQA, December 2018, p. 19.

Project Description

The Project includes the construction of a 46-story mixed use building with 419 residential units, 2,645 square foot ground floor restaurant, retail and office. The existing commercial buildings along Wilshire Boulevard would be retained. Proposed parking includes four levels of below grade and five levels of above grade. Project construction is anticipated to begin in 2026 with completion in 2029.

Recommendations for EIR Scope and Content

Bus Service Adjacency

1. Service: Metro Bus Lines 20 and 720 operate on Wilshire Blvd. adjacent to the Project. One Metro Bus stop is adjacent to the Project at Wilshire Blvd. and Cloverdale Ave. The Metro Bus stop may be relocated after the completion of the Metro Westside Purple Line Extension Project.

2. Impact Analysis: The EIR should analyze potential effects on Metro Bus service and identify mitigation measures as appropriate. Potential impacts may include impacts to transportation services, stops, and temporary or permanent bus service rerouting. Specific types of impacts and recommended mitigation measures to address them include, without limitation, the following:

    a. Bus Stop Condition: The EIR should identify all bus stops on all streets adjacent to the Project site. During construction, the Applicant may either maintain the stop in its current condition and location, or temporarily relocate the stop consistent with the needs of Metro Bus operations. Temporary or permanent modifications to any bus stop as part of the Project, including any surrounding sidewalk area, must be Americans with Disabilities Act (ADA)-compliant and allow passengers with disabilities a clear path of travel between the bus stop and the Project. Once the Project is completed, the Applicant must ensure any existing Metro bus stop affected by the Project is returned to its pre-Project location and condition, unless otherwise directed by Metro.

    b. Driveways: Driveways accessing parking and loading at the Project site should be located away from transit stops, and be designed and configured to avoid potential conflicts with on-street transit services and pedestrian traffic to the greatest degree possible. Vehicular driveways should not be located in or directly adjacent to areas that are likely to be used as waiting areas for transit.

    c. Bus Stop Enhancements: Metro encourages the installation of enhancements and other amenities that improve safety and comfort for transit riders. These include benches, bus shelters, wayfinding signage, enhanced crosswalks and ADA-compliant ramps, pedestrian lighting, and shade trees in paths of travel to bus stops. The City should consider requesting the installation of such amenities as part of the Project.

    d. Bus Operations Coordination: The Applicant shall coordinate with Metro Bus Operations Control Special Events Coordinator at 213-922-4632 and Metro's Stops and Zones Department at 213-922-5190 not later than 30 days before the start of Project construction. Other municipal bus services may also be impacted and shall be included in construction outreach efforts.

Subway Adjacency

1. Operations: When the Westside Purple Line Extension Project (Phase 1; PLE1) is complete, the Metro D Line will operate peak service as often as every four minutes in both directions. Trains may operate 24 hours a day, seven days a week in the tunnels adjacent to the Project. The PLE1 project is currently projected to begin service in 2024; this date is subject to change.

2. Impact Analysis: Due to the Project's proximity to the D Line tunnel and future Wilshire/La Brea Station, the EIR must analyze potential effects on subway operations and identify mitigation measures as appropriate. Critical impacts that should be studied include (without limitation): impacts of Project construction and operation on the structural and systems integrity of subway tunnels; damage to subway infrastructure, including tracks; disruption to subway service; and temporary and permanent changes to customer access and circulation to the station.

   The following provisions should be used to develop a mitigation measure that addresses these potential impacts:

   a. Technical Review: The Applicant shall submit architectural plans, engineering drawings and calculations, and construction work plans and methods, including any crane placement and radius, to evaluate any impacts to the Metro D Line infrastructure in relationship to the Project. Before issuance of any building permit for the Project, the Applicant shall obtain Metro's approval of final construction plans.

   b. Construction Safety: The construction and operation of the Project shall not disrupt the operation and maintenance activities of the Metro D Line or the structural and systems integrity of Metro's tunnels. Not later than two months before Project construction, the Applicant shall contact Metro to schedule a pre-construction meeting with all Project construction personnel and Metro Real Estate, Construction Management, and Construction Safety staff. During Project construction, the Applicant shall:

      i. Work in close coordination with Metro to ensure that station access, visibility, and structural integrity of tunnels and underground infrastructure are not compromised by construction activities or permanent build conditions;

      ii. Notify Metro of any changes to demolition and construction activities that may impact the use of the ROW;

      iii. Permit Metro staff to monitor demolition and/or construction activities to ascertain any impact to the Metro D Line and future Wilshire/La Brea Station.

3. Advisories to Applicant: The Applicant is encouraged to contact the Metro Development Review Team early in the design process to address potential impacts. The Applicant should also be advised of the following:

   a. Occupational Safety and Health Administration (OSHA) Requirements: Demolition, construction and/or excavation work in proximity to Metro right-of-way (ROW) with

potential to damage subway tracks and related infrastructure may be subject to additional OSHA safety requirements.

b. Technical Review: Metro charges for staff time spent on engineering review and construction monitoring.

c. Right of Way (ROW) Entry Permit: For temporary or ongoing access to Metro ROW for demolition, construction, and/or maintenance activities, the Applicant shall complete Metro's Track Allocation process with Metro Rail Operations and obtain a Right of Entry Permit from Metro Real Estate. Approval for single tracking or a power shutdown, while possible, is highly discouraged; if sought, the Applicant shall apply for and obtain such approval not later than two months before the start of Project construction. The Applicant shall apply for and obtain approval for any special operations, including the use of a pile driver or any other equipment that could come in close proximity or encroach on the tunnels or related structures, not later than two months before the start of Project construction.

d. Cost of Impacts: The Applicant will be responsible for costs incurred by Metro resulting from Project construction/operation issues that cause delay or harm to Metro service delivery or infrastructure, including single-tracking or bus bridging around closures. The Applicant will also bear all costs for any noise mitigation required for the Project.

Transit Supportive Planning: Recommendations and Resources

Considering the Project's proximity to the future Wilshire/La Brea Station and Joint Development site, Metro would like to identify the potential synergies associated with transit-oriented development:

1. Land Use: Metro supports development of commercial and residential properties near transit stations and understands that increasing development near stations represents a mutually beneficial opportunity to increase ridership and enhance transportation options for the users of developments. Metro encourages the City and Applicant to be mindful of the Project's proximity to the future Wilshire/La Brea Station, including orienting pedestrian pathways towards the station.

2. Transit Connections and Access: Metro strongly encourages the Applicant to install Project features that help facilitate safe and convenient connections for pedestrians, people riding bicycles, and transit users to/from the Project site and nearby destinations. The City should consider requiring the installation of such features as part of the conditions of approval for the Project, including:

    a. Walkability: The provision of wide sidewalks, pedestrian lighting, a continuous canopy of shade trees, enhanced crosswalks with ADA-compliant curb ramps, and other amenities along all public street frontages of the development site to improve pedestrian safety and comfort to access the nearby Wilshire/La Brea Station.

    b. Bicycle Use and Micromobility Devices: The provision of adequate short-term bicycle parking, such as ground-level bicycle racks, and secure, access-controlled, enclosed long-term bicycle parking for residents, employees, and guests. Bicycle parking facilities should be designed with best practices in mind, including highly visible siting, effective surveillance, ease to locate, and equipment installation with preferred spacing

dimensions, so bicycle parking can be safely and conveniently accessed. Similar provisions for micro-mobility devices are also encouraged. The Applicant should also coordinate with the Metro Bike Share program for a potential Bike Share station at this development.

c. First & Last Mile Access: The Project should address first-last mile connections to transit and is encouraged to support these connections with wayfinding signage inclusive of all modes of transportation. For reference, please review the D Line Extension Transit Project First/Last Mile Plan Section One, available on-line at: https://www.metro.net/about/first-last/#additional-resources.

3. Parking: Metro encourages the incorporation of transit-oriented, pedestrian-oriented parking provision strategies such as the reduction or removal of minimum parking requirements and the exploration of shared parking opportunities. These strategies could be pursued to reduce automobile-orientation in design and travel demand.

4. Wayfinding: Any temporary or permanent wayfinding signage with content referencing Metro services or featuring the Metro brand and/or associated graphics (such as Metro Bus or Rail pictograms) requires review and approval by Metro Signage and Environmental Graphic Design.

5. Transit Pass Programs: Metro would like to inform the Applicant of Metro's employer transit pass programs, including the Annual Transit Access Pass (A-TAP), the Employer Pass Program (E-Pass), and Small Employer Pass (SEP) Program. These programs offer efficiencies and group rates that businesses can offer employees as an incentive to utilize public transit. The A-TAP can also be used for residential projects. For more information on these programs, please visit the programs' website at https://www.metro.net/riding/eapp/.

If you have any questions regarding this letter, please contact me by phone at 213.547.4326, by email at DevReview@metro.net, or by mail at the following address:

Metro Development Review
One Gateway Plaza
MS 99-22-1
Los Angeles, CA 90012-2952

Sincerely,

Cassie Truong
Transportation Planner, Development Review Team
Transit Oriented Communities

Attachments and links:

- Adjacent Development Handbook: https://www.metro.net/devreview

Los Angeles County
Metropolitan Transportation Authority

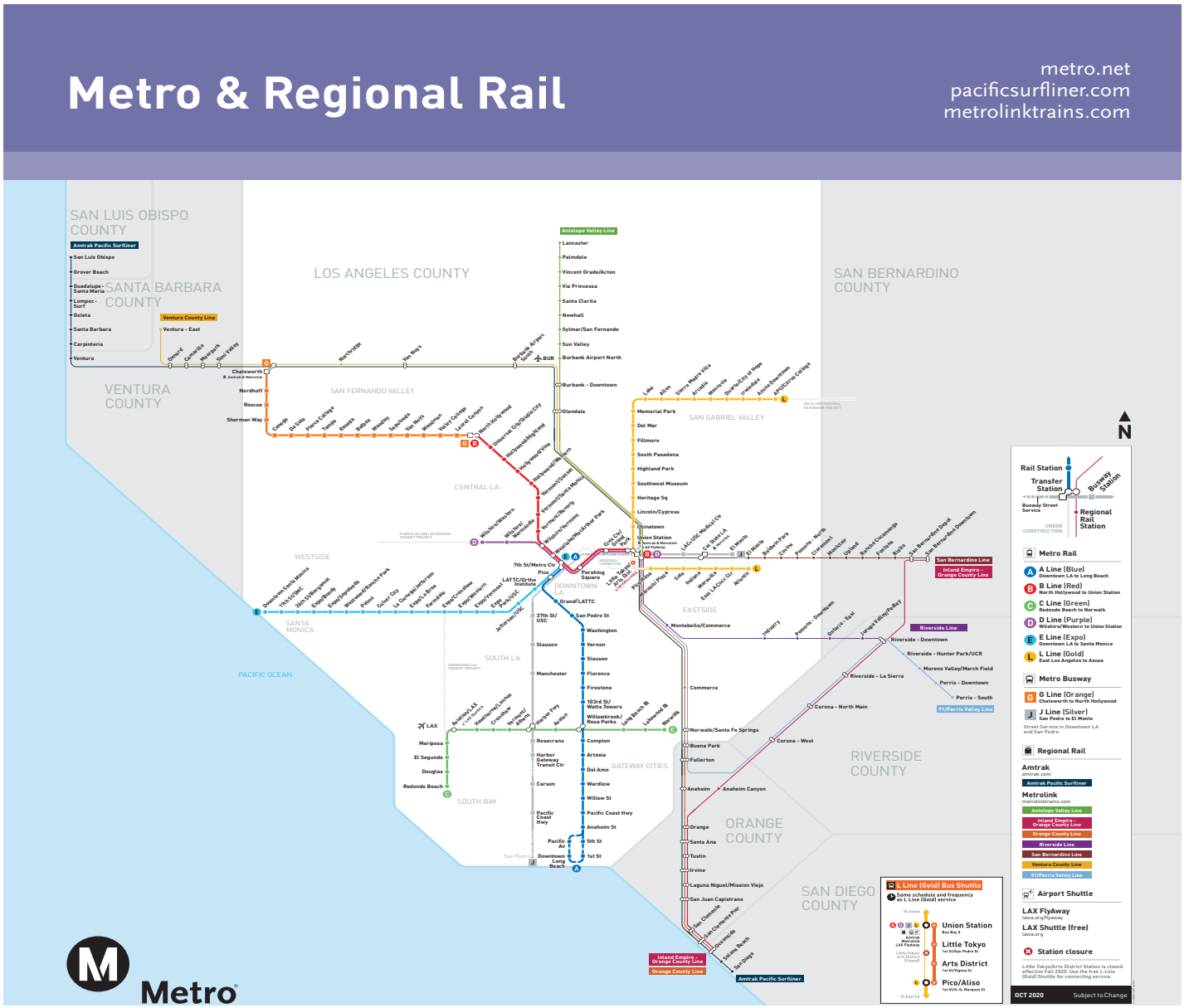
METRO ADJACENT DEVELOPMENT HANDBOOK

A GUIDE FOR CITIES AND DEVELOPERS

February 2021



Metro and Regional Rail Map



Metro is currently undertaking the largest rail infrastructure expansion effort in the United States. A growing transit network presents new opportunities to catalyze land use investment and shape livable communities.

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Quick Overview

Purpose of Handbook

The Metro Adjacent Development Handbook (Handbook) is intended to provide information and guide coordination for projects adjacent to, below, or above Metro transit facilities (e.g. right-of-way, stations, bus stops) and services.

Overarching Goal
By providing information and encouraging early coordination, Metro seeks to reduce potential conflicts with transit services and facilities, and identify potential synergies to expand mobility and improve access to transit.

Intended Audience
The Handbook is a resource for multiple stakeholder groups engaged in the development process, including:

- Local jurisdictions who review, entitle, and permit development projects,
- Developers,
- Property owners,
- Architects, engineers, and other technical consultants,
- Builders/contractors,
- Utility companies, and
- other Third Parties.

Handbook Content
The Handbook includes:

- **Introduction** of Metro's Development Review coordination process, common concerns, and typical stages of review.
- **Information** on best practices during three key coordination phases to avoid potential conflicts or create compatibility with the Metro transit system:
  - Planning & Conceptual Design,
  - Engineering & Technical Review, and
  - Construction Safety & Monitoring.
- **Glossary** with definitions for key terms used throughout the Handbook.

RULE OF THUMB: 100 FEET

Metro's Development Review process applies to projects that are within 100 feet of Metro transit facilities.

While the Handbook summarizes key concerns and best practices for adjacency conditions, it does not replace Metro's technical requirements and standards.

Prior to receiving approval for any construction activities adjacent to, above, or below Metro facilities, Third Parties must comply with the Metro Adjacent Construction Design Manual, available on Metro's website.

Contact Us
For questions, contact the Development Review Team:

- Email: devreview@metro.net
- Phone: 213.418.3484
- Online In-take Form: https://jpropublic.metro.net/in-take-form

Additional Information & Resources

- Metro Development & Construction Coordination website: https://www.metro.net/devreview
- Metro GIS/KML ROW Files: https://developer.metro.net/portfolio-item/metro-right-of-way-gis-data
- Metrolink Standards and Procedures: https://www.metrolinktrains.com/about/agency/engineering--construction

Metro will continue to revise the Handbook, as needed, to reflect updates to best practices in safety, operations, and transit-supportive development.

Background

Who is Metro?

The Los Angeles County Metropolitan Transportation Authority (Metro) plans, funds, builds, and operates rail, bus, and other mobility services (e.g. bikeshare, microtransit) throughout Los Angeles County (LA County). On average, Metro moves 1.3 million people each day on buses and trains. With funding from the passage of Measure R (2008) and Measure M (2016), the Metro system is expanding. Over the next 40 years, Metro will build over 60 new stations and over 100 miles of transit right-of-way (ROW). New and expanded transit lines will improve mobility across LA County, connecting riders to more destinations and expanding opportunities for development that supports transit ridership. Metro facilities include:



Metro Rail: Metro operates heavy rail (HRT) and light rail (LRT) transit lines in underground tunnels, along streets, off-street in dedicated ROW, and above street level on elevated structures. Heavy rail trains are powered by a "third rail" along the tracks. Light rail vehicles are powered by overhead catenary systems (OCS). To support rail operations, Metro owns and maintains traction power substations (TPSS), maintenance yards, and other infrastructure.



Metrolink/Regional Rail: Metro owns a majority of the ROW within LA County on which the Southern California Regional Rail Authority (SCRRA) operates Metrolink service. Metrolink is a commuter rail system with seven lines that span 388 miles across five counties, including: Los Angeles, Orange, Riverside, San Bernardino, Ventura, and North San Diego. As a SCRRA member agency and property owner, Metro reviews development activity adjacent to Metro-owned ROW on which Metrolink operates, and coordinates with Metrolink on any comments or concerns. Metrolink has its own set of standards and processes, see link on page 1.



Metro Bus Rapid Transit (BRT): Metro operates accelerated bus transit, which acts as a hybrid between rail and traditional bus service. Metro BRT may operate in a dedicated travel lane within a street or freeway, or off-street along dedicated ROW. Metro BRT stations may be located on sidewalks within the public right-of-way, along a median in the center of streets, or off-street on Metro-owned property.



Metro Bus: Metro operates 170 bus lines across more than 1,400 square miles in LA County. The fleet serves over 15,000 bus stops with approximately 2,000 buses. Metro operates "Local" and "Rapid" bus service within the street, typically alongside vehicular traffic, though occasionally in "bus-only" lanes. Metro bus stops are typically located on sidewalks within the public right-of-way, which is owned and maintained by local jurisdictions. Metro's NextGen Bus Plan re-envisions bus service across LA County to make service improvements that better serve riders.

Why is Metro interested in adjacent development?

Metro Supports Transit Oriented Communities: Metro is redefining the role of the transit agency by expanding mobility options, promoting sustainable urban design, and helping transform communities throughout LA County. Metro seeks to partner with local, state, and federal jurisdictions, developers, property owners and other stakeholders across LA County on transit-supportive planning and developments to grow ridership, reduce driving, and promote walkable neighborhoods. Transit Oriented Communities (TOCs) are places (such as corridors or neighborhoods) that, by their design, allow people to drive less and access transit more. TOCs maximize equitable access to a multi-modal transit network as a key organizing principle of land use planning and holistic community development.

Adjacent Development Leads to Transit Oriented Communities: Metro supports private development adjacent to transit as this presents a mutually beneficial opportunity to enrich the built environment and expand mobility options. By connecting communities, destinations, and amenities through improved access to public transit, adjacent developments have the potential to:

- reduce auto dependency,
- reduce greenhouse gas emissions,
- promote walkable and bikeable communities that accommodate more healthy and active lifestyles,
- improve access to jobs and economic opportunities, and
- create more opportunities for mobility – highly desirable features in an increasingly urbanized environment.

Opportunity: Acknowledging an unprecedented opportunity to influence how the built environment develops along and around transit and its facilities, Metro has created this document. The Handbook helps ensure compatibility between private development and Metro's transit infrastructure to minimize operational, safety, and maintenance issues. It serves as a crucial first step to encourage early and active collaboration with local stakeholders and identify potential partnerships that leverage Metro initiatives and support TOCs across LA County.



Metro Purview & Concerns

Metro Purview for Review & Coordination

Metro is interested in reviewing development, construction, and utility projects within 100 feet of Metro transit facilities, real estate assets, and ROW – as measured from the edge of the ROW outward – both to ensure the structural safety of existing or planned transit infrastructure and to maximize integration opportunities with adjacent development. The Handbook seeks to:

- Improve communication and coordination between developers, jurisdictions, and Metro.
- Identify common concerns associated with developments adjacent to Metro ROW.
- Highlight Metro operational needs and requirements to ensure safe, continuous service.
- Prevent potential impacts to Metro transit service or infrastructure.
- Maintain access to Metro facilities for riders and operational staff.
- Avoid preventable conflicts resulting in increased development costs, construction delays, and safety impacts.
- Streamline the review process to be transparent, clear, and efficient.
- Assist in the creation of overall marketable and desirable developments.

Key Audiences for Handbook

The Handbook is intended to be used by:

- Local jurisdictions who review, entitle, and permit development projects and/or develop policies related to land use, development standards, and mobility,
- Developers, property owners,
- Architects, engineers, design consultants,
- Builders/contractors,
- Entitlement consultants,
- Environmental consultants,
- Utility companies, and
- other Third Parties.

Metro Assets & Common Concerns for Adjacent Development

The table on the facing page outlines common concerns for development projects and/or construction activities adjacent to Metro transit facilities and assets. These concerns are discussed in greater detail in the following chapters of the Handbook.

METRO ASSETS	COMMON ADJACENCY CONCERNS
 **UNDERGROUND ROW** Transit operates below ground in tunnels.	• Excavation near tunnels and infrastructure • Clearance from support structures (e.g. tiebacks, shoring, etc) • Coordination with utilities • Clearance from ventilation shafts, surface penetrations (e.g. emergency exits) • Surcharge loading of adjacent construction • Explosions • Noise and vibration/ground movement • Storm water drainage
 **AERIAL ROW** Transit operates on elevated guideway, typically supported by columns.	• Excavation near columns and support structures • Column foundations • Clearance from OCS • Overhead protection and crane swings • Setbacks from property line for maintenance activities to occur without entering ROW • Coordination with utilities • Noise reduction (e.g. double-paned windows)
 **AT-GRADE ROW** Transit operates in dedicated ROW at street level; in some cases tracks are separated from adjacent property by fence or wall.	• Pedestrian and bicycle movements and safety • Operator site distance/cone of visibility • Clearance from OCS • Crane swings and overhead protection • Trackbed stability • Storm water drainage • Noise/vibration • Driveways near rail crossings • Setbacks from property line for maintenance activities to occur without entering ROW • Utility coordination
 **BUS STOPS** Metro operates bus service on city streets. Bus stops are located on public sidewalks.	• Lane closures and re-routing service during construction • Temporary relocation of bus stops • Impacts to access to bus stops
 **NON-REVENUE/OPERATIONAL** Metro owns and maintains property to support operations (e.g. bus and rail maintenance facilities, transit plazas, traction power substations, park-and-ride parking lots).	• Excavation and clearance from support structures (e.g. tiebacks, shoring, etc) • Ground movement • Drainage • Utility coordination • Access to property

Metro Coordination Process

Typical Stages of Metro Review and Coordination

Early coordination helps avoid conflicts between construction activities and transit operations and maximizes opportunities to identify synergies between the development project and Metro transit services that are mutually beneficial.



*Phases above may include fees for permits and reimbursement of Metro staff time for review and coordination.

Coordination Goal: Metro encourages developers to consult with the Development Review Team early in the design process to ensure compatibility with transit infrastructure and minimize operational, safety, and maintenance issues with adjacent development. The Development Review team will serve as a case manager to developers and other Third Parties to facilitate the review of plans and construction documents across key Metro departments.

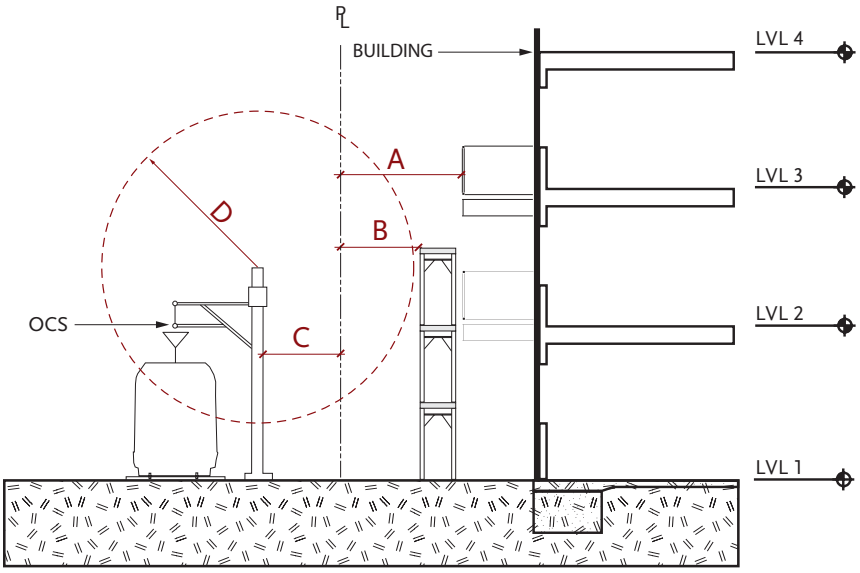
Level of Review: Not all adjacent projects will require significant review and coordination with Metro. The level of review depends on the Project's proximity to Metro, adjacency conditions, and the potential to impact Metro facilities and/or services. For example, development projects that are excavating near Metro ROW or using cranes near transit facilities require a greater level of review and coordination. Where technical review and construction monitoring is needed, Metro charges fees for staff time, as indicated by asterisk in the above diagram.

Permit Clearance: Within the City of Los Angeles, Metro reviews and clears Building & Safety permits for projects within 100 feet of Metro ROW, pursuant to Zoning Information 1117. To ensure timely clearance of these permits, Metro encourages early coordination as noted above.

To begin consultation, submit project information via an online In-Take Form, found on Metro's website. Metro staff will review project information and drawings to screen the project for any potential impacts to transit facilities or services, and determine if require further review and coordination is required. The sample sections on the facing page illustrate adjacency condition information that helps Metro complete project screening.

Contact:
Metro Development Review Team
Website: https://www.metro.net/devreview
Online In-take Form: https://jpropublic.metro.net/in-take-form
Email: devreview@metro.net
Phone: 213.418.3484

Sample Section: Adjacency Conditions



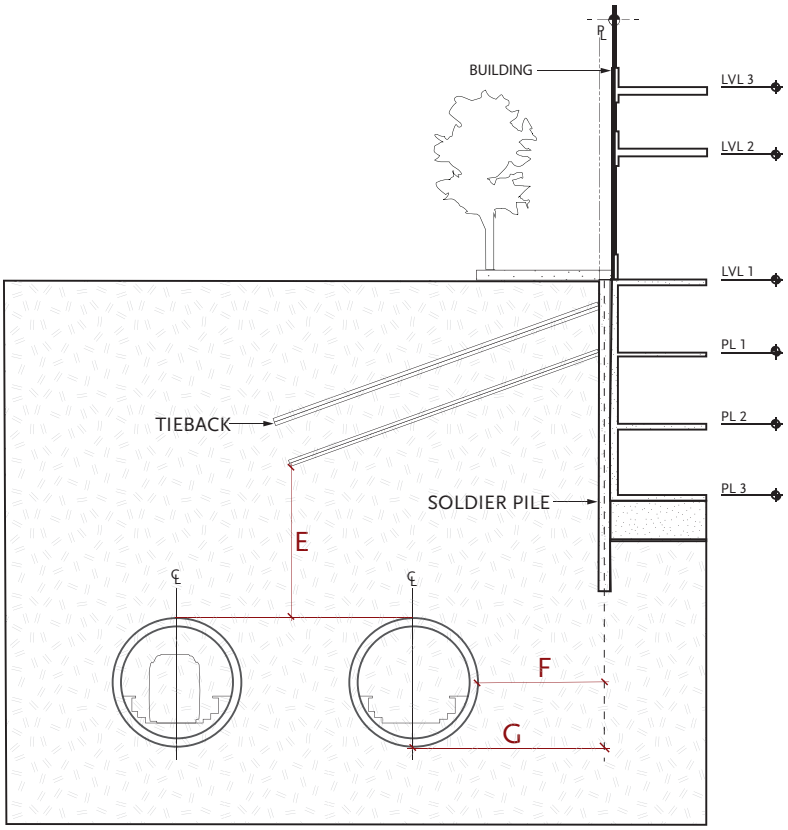
AT-GRADE CONDITION

A. Distance from property line to nearest permanent structure (e.g. building facade, balconies, terraces). Refer to Section 1.3 Building Setback of Handbook.

B. Distance from property line to nearest temporary construction structures (e.g. scaffolding).

C. Distance from property line to nearest Metro facility.

D. Clearance from nearest temporary and/or permanent structure to overhead catenary system (OCS). Refer to Section 1.4, OCS Clearance of Handbook.



BELOW-GRADE CONDITION

E. Vertical distance from top of Metro tunnel to closest temporary and/or permanent structure (e.g. tiebacks, foundation). Refer to Section 2.2, Proximity to Tunnels & Underground Infrastructure of Handbook.

F. Horizontal distance from exterior tunnel wall to nearest structure.

G. Horizontal distance from Metro track centerline to nearest structure.

Best Practices

Best Practices for Developer Coordination

Metro encourages developers of projects adjacent to Metro ROW and/or Real Estate Assets to take the following steps to facilitate Metro project review and approval:

1. **Review Metro resources and policies:** The Metro Development & Construction Coordination website and Handbook provide important information for those interested in constructing on, adjacent, over, or under Metro ROW, non-revenue property, or transit facilities. Developers and other Third Parties should familiarize themselves with these resources and keep in mind common adjacency concerns when planning a project.

2. **Contact Metro early during design process:** Metro welcomes the opportunity to provide feedback early in project design, allowing for detection and resolution of important adjacency issues, identification of urban design and system integration opportunities, and facilitation of permit approval. Metro encourages project submittal through the online In-Take Form to begin consultation.

3. **Maintain communication:** Frequent communication with Metro during project design and construction will reinforce relationships and allow for timely project completion. Contact us at devreview@metro.net or at 213.418.3484.

Best Practices for Local Jurisdiction Notification

To improve communication between Metro and the development community, Metro suggests that local jurisdictions take the following steps to notify property owners of coordination needs for properties adjacent to Metro ROW by:

- **Updating GIS and parcel data:** Integrate Metro ROW files into the City/County GIS and/or Google Earth Files for key departments (e.g. Planning, Public Works, Building & Safety) to notify staff of Metro adjacency and need for coordination during development approval process.Download Metro's ROW files here.

- **Flag Parcels:** Create an overlay zone as part of local Specific Plan(s) and/or Zoning Ordinance(s) to tag parcels that are within 100 feet Metro ROW and require coordination with Metro early during the development process [e.g. City of Los Angeles Zone Information and Map Access System (ZI-1117)].

- **Provide Resources:** Direct all property owners and developers interested in parcels within 100 feet of Metro ROW to Metro's resources (e.g. website, Handbook).


Metro
Downtown
Santa
Monica
E



Site Plan & Conceptual Design

Site Plan & Conceptual Design

1.1 Supporting Transit Oriented Communities

Transit-oriented communities (TOCs) are places that, by their design, make it more convenient to take transit, walk, bike or roll than to drive. By working closely with the development community and local jurisdictions, Metro seeks to ensure safe construction near Metro facilities and improve compatibility with adjacent development to increase transit ridership.

RECOMMENDATION: Consider site planning and building design strategies to that support transit ridership, such as:

- Leveraging planning policies and development incentives to design a more compelling project that capitalizes on transit adjacency and economy of scales.
- Programming a mix of uses to create lively, vibrant places that are active day and night.
- Utilizing Metro policies and programs that support a healthy, sustainable, and welcoming environment around transit service and facilities.
- Prioritizing pedestrian-scaled elements to create spaces that are comfortable, safe, and enjoyable.
- Activating ground floor with retail and outdoor seating/activities to bring life to the public environment.
- Reducing and screening parking to focus on pedestrian activity.
- Incorporating environmental design elements that help reduce crime (e.g. windows and doors that face public spaces, lighting).



The Wilshire/Vermont Metro Joint Development project leveraged existing transit infrastructure to catalyze a dynamic and accessible urban environment. This project accommodates portal access into the Metro Rail system and on-street bus facilities.

1.2 Enhancing Access to Transit

Metro seeks to create a comprehensive, integrated transportation network and supports infrastructure and design that allows safe and convenient access to its multi-modal services. Projects in close proximity to Metro's services and facilities present an opportunity to enhance the public realm and connections to/from these services for transit riders as well as users of the developments.

RECOMMENDATION: Design projects with transit access in mind. Project teams should capitalize on the opportunity to improve the built environment and enhance the public realm for pedestrians, bicyclists, persons with disabilities, seniors, children, and users of green modes. Metro recommends that projects:

- Orient major entrances to transit service, making access and travel safe, intuitive, and convenient.
- Plan for a continuous canopy of shade trees along all public right-of-way frontages to improve pedestrian comfort to transit facilities.
- Add pedestrian lighting along paths to transit facilities and nearby destinations.
- Integrate wayfinding and signage into project design.
- Enhance nearby crosswalks and ramps.
- Ensure new walkways and sidewalks are clear of any obstructions, including utilities, traffic control devices, trees, and furniture.
- Design for seamless, multi-modal pedestrian connections, making access easy, direct, and comfortable.



The City of Santa Monica leveraged investments in rail transit and reconfigured Colorado Avenue to form a multi-modal first/last mile gateway to the waterfront from the Downtown Santa Monica Station. Photo by PWP Landscape Architecture

1.3 Building Setback

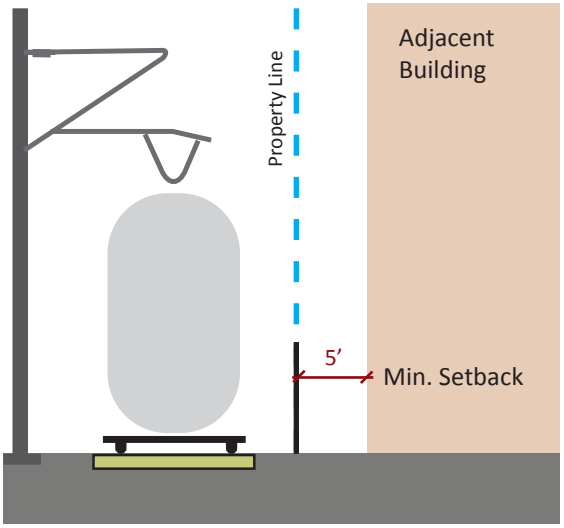
Buildings and structures with a zero lot setback that closely abut Metro ROW can pose concerns to Metro during construction. Encroachment onto Metro property to construct or maintain buildings is strongly discouraged as this presents safety hazards and may disrupt transit service and/or damage Metro infrastructure.

RECOMMENDATION: Include a minimum setback of five (5) feet from the property line to building facade to accommodate the construction and maintenance of structures without the need to encroach upon Metro property. As local jurisdictions also have building setback requirements, new developments should comply with the greater of the two requirements.

Entry into the ROW by parties other than Metro and its affiliated partners requires written approval. Should construction or maintenance of a development necessitate temporary or ongoing access to Metro ROW, a Metro Right of Entry Permit must be requested and obtained from Metro Real Estate for every instance access is required. Permission to enter the ROW is granted solely at Metro's discretion.

Coordination between property owners of fences, walls, and other barriers along property line is recommended. See Section 1.5.

Refer to Section 3.2 – Track Access and Safety for additional information pertaining to ROW access in preparation for construction activities.



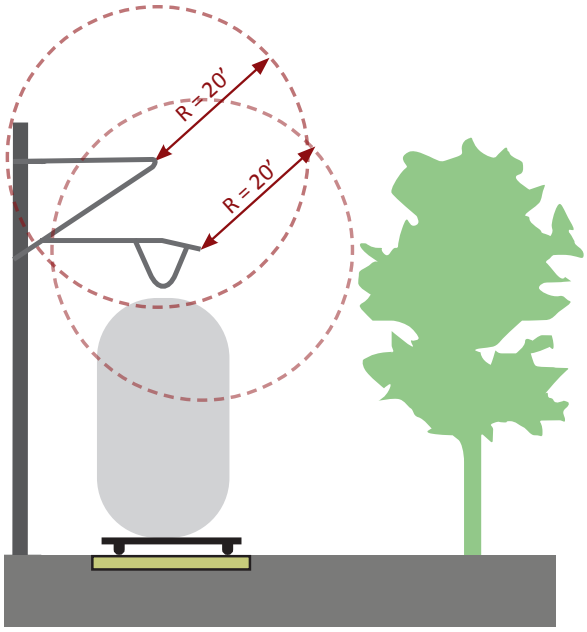
A minimum setback of five (5) feet between an adjacent structure and Metro ROW is strongly encouraged to allow project construction and ongoing maintenance without encroaching on Metro property.

1.4 Overhead Catenary System (OCS) Clearance

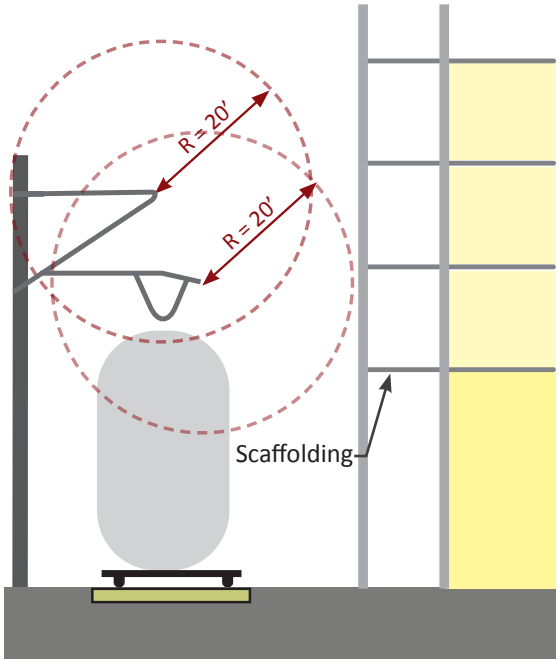
Landscaping and tree canopies can grow into the OCS above light rail lines, creating electrical safety hazards as well as visual and physical impediments for trains. Building appurtenances facing rail ROW, such as balconies, may also pose safety concerns to Metro operations as objects could fall onto the OCS.

RECOMMENDATION: Design project elements facing the ROW to avoid potential conflicts with Metro transit vehicles and infrastructure. Metro recommends that projects:

- Plan for landscape maintenance from private property and prevent growth into Metro ROW. Property owners will not be permitted to access Metro property to maintain private development.
- Design buildings such that balconies do not provide building users direct access to Metro ROW.
- Maintain building appurtenances and landscaping at a minimum distance of ten (10) feet from the OCS and support structures. If Transmission Power (TP) feeder cable is present, twenty (20) feet from the OCS and support structures is required. Different standards will apply for Metro Trolley Wires, Feeder Cables (wires) and Span Wires.



Adjacent structures and landscaping should be sited and maintained to avoid conflicts with the rail OCS.



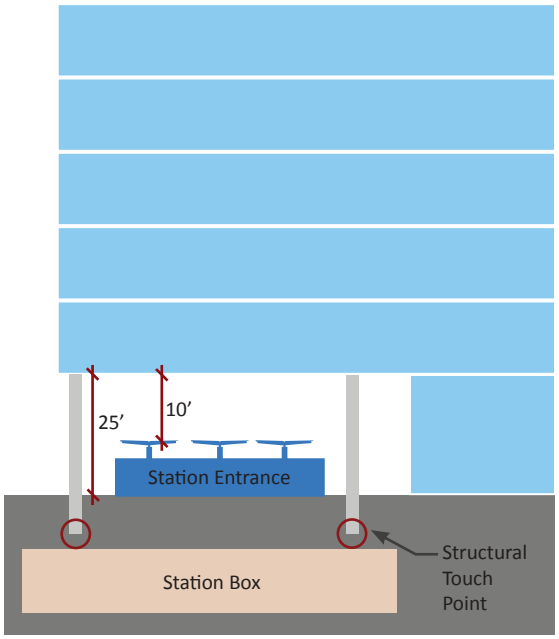
Scaffolding and construction equipment should be staged to avoid conflicts with the rail OCS.

1.5 Underground Station Portal Clearance

Metro encourages transit-oriented development. Where development is planned above station entrances, close coordination is needed for structural safety as well as access for patrons, operations, and maintenance. Below are key design rules of thumb for development planned to cantilever over an entrance to an underground Metro Rail station.

RECOMMENDATION:

1. Preserve 25 feet clearance at minimum from plaza grade and the building structure above.
2. Preserve 10 feet clearance at minimum between portal roof and building structure above.
3. Coordinate structural support system and touchdown points to ensure a safe transfer of the building loads above the station portal.
4. Coordinate placement of structural columns and amenities (e.g. signage, lighting, furnishings) at plaza level to facilitate direct and safe connections for people of all mobile abilities to and from station entrance(s).
5. Develop a maintenance plan for the plaza in coordination with Metro.



Projects that propose to cantilever over Metro subway portals require close coordination with Metro Engineering.

1.6 Shared Barrier Construction & Maintenance

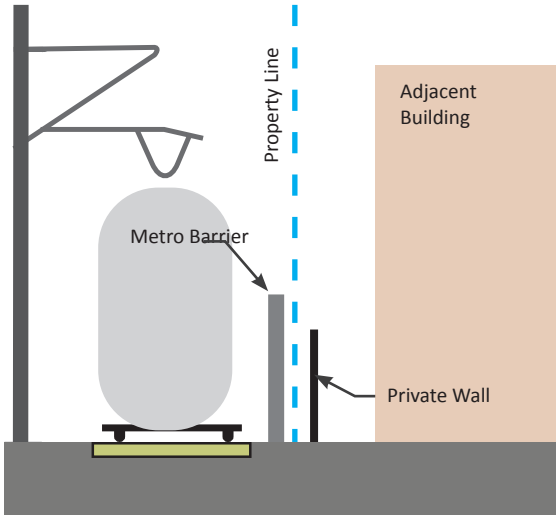
In areas where Metro ROW abuts private property, barrier construction and maintenance responsibilities can be a point of contention with property owners. When double barriers are constructed, the gap created between the Metro-constructed fence and a private property owner's fence can accumulate trash and make regular maintenance challenging without accessing the other party's property.

RECOMMENDATION: Coordinate with Metro Real Estate to create a single barrier condition along the ROW property line. With an understanding that existing conditions along ROW boundaries vary throughout LA County, Metro recommends the following, in order of preference:

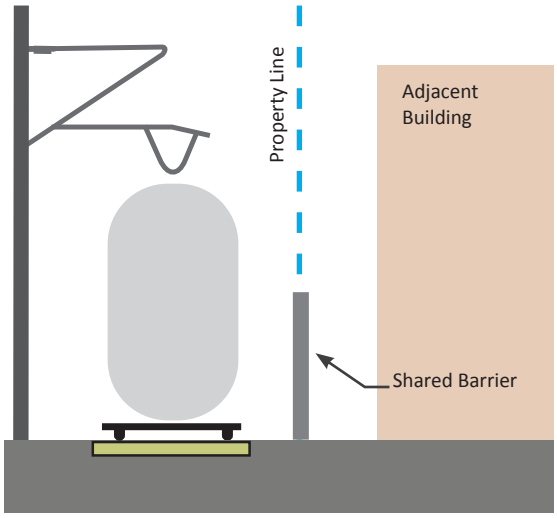
- **Enhance existing Metro barrier:** if structural capacity allows, private property owners and developers should consider physically affixing improvements onto and building upon Metro's existing barrier. Metro is amenable to barrier enhancements such as increasing barrier height and allowing private property owners to apply architectural finishes to their side of Metro's barrier.

- **Replace existing barrier(s):** if conditions are not desirable, remove and replace any existing barrier(s), including Metro's, with a new single "shared" barrier built on the property line.

Metro is amenable to sharing costs for certain improvements that allow for clarity in responsibilities and adequate ongoing maintenance from adjacent property owners without entering Metro's property. Metro Real Estate should be contacted with case-specific questions and will need to approve shared barrier design, shared financing, and construction.



Double barrier conditions allow trash accumulation and create maintenance challenges for Metro and adjacent property owners.



Metro prefers a single barrier condition along its ROW property line.

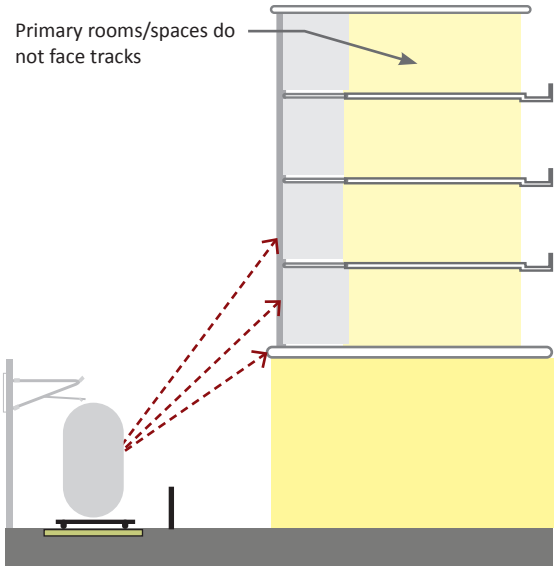
1.7 Project Orientation & Noise Mitigation

Metro may operate in and out of revenue service 24 hours per day, every day of the year, which can create noise and vibration (i.e. horns, power washing). Transit service and maintenance schedules cannot be altered to avoid noise for adjacent developments. However, noise and vibration impacts can be reduced through building design and orientation.

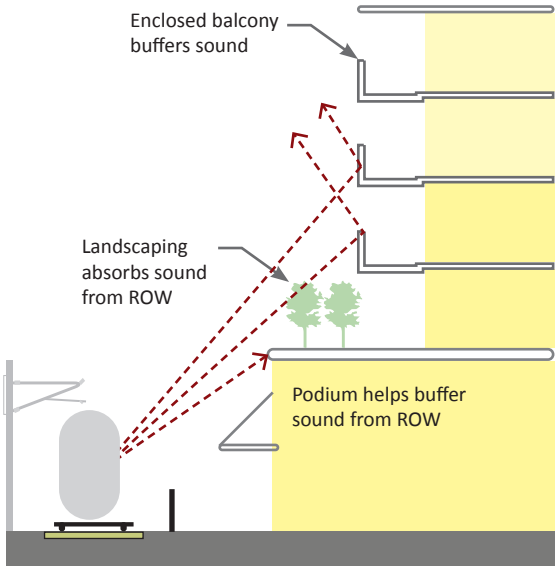
RECOMMENDATION: Use building orientation, programming, and design techniques to reduce noise and vibration for buildings along Metro ROW:

- Locate secondary or "back of house" rooms (e.g. bathrooms, stairways, laundry rooms) along ROW, rather than primary living spaces that are noise sensitive (e.g. bedrooms and family rooms).
- Use upper level setbacks and locate living spaces away from ROW.
- Enclose balconies.
- Install double-pane windows.
- Include language disclosing potential for noise, vibration, and other impacts due to transit proximity in terms and conditions for building lease or sale agreements to protect building owners/sellers from tenant/buyer complaints.

Developers are responsible for any noise mitigation required, which may include engineering designs for mitigation recommended by Metro or otherwise required by local municipalities. A recorded Noise Easement Deed in favor of Metro may be required for projects within 100 feet of Metro ROW to ensure notification to tenants and owners of any proximity issues.



Building orientation can be designed to face away from tracks, reducing the noise and vibration impacts.



Strategic placement of podiums and upper-level setbacks on developments near Metro ROW can reduce noise and vibration impacts.

1.8 At-Grade Rail Crossings

New development is likely to increase pedestrian activity at rail crossings. Safety enhancements may be needed to upgrade existing rail crossings to better protect pedestrians.

RECOMMENDATION: Coordinate with Metro, the California Public Utilities Commission (CPUC), and any other transit operators using the crossing (e.g. Metrolink) to determine if safety enhancements are needed for nearby rail crossings.

While Metro owns and operates the rail ROW, the CPUC regulates all rail crossings. Contact the CPUC early in the design process to determine if they will require any upgrades to existing rail crossings. The CPUC may request to review development plans and hold a site visit to understand future pedestrian activity. Metro's Corporate Safety Department can support the developer in coordination with the CPUC.



Gates and pedestrian arms are common types of safety elements for pedestrians at rail crossings.



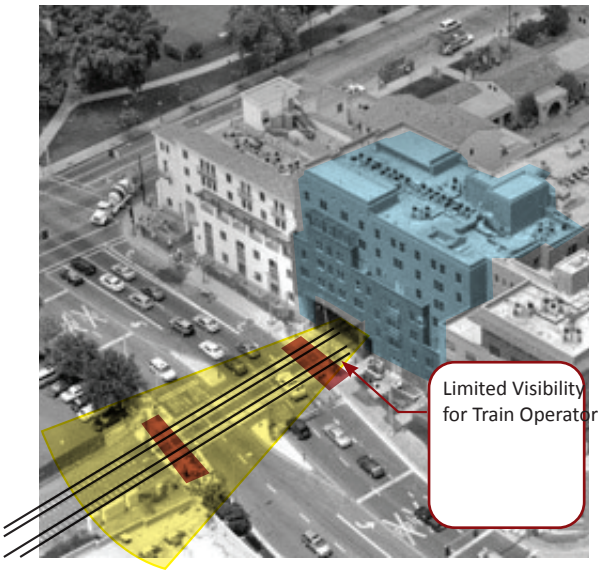
Safety elements of a gate and pedestrian arms have been constructed at the Monrovia Station.

1.9 Sight-Lines at Crossings

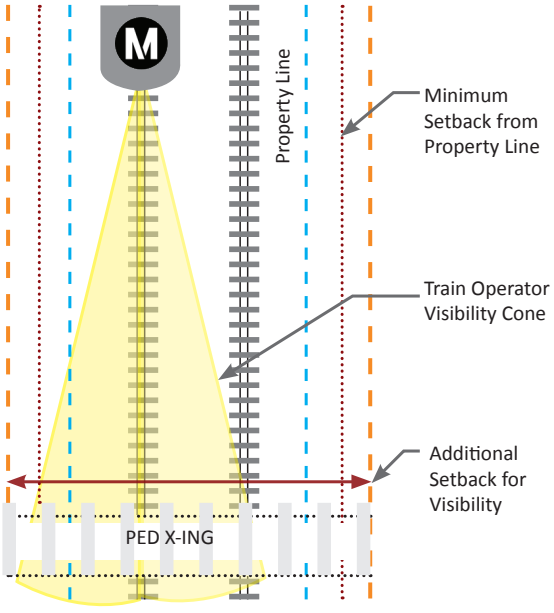
Developments adjacent to Metro ROW can present visual barriers to transit operators approaching vehicular and pedestrian crossings. Buildings and structures in close proximity to transit corridors can reduce sight-lines and create blind corners where operators cannot see pedestrians. This requires operations to reduce train speeds, which decreases efficiency of transit service.

RECOMMENDATION: Design buildings to maximize transit service sight-lines at crossings, leaving a clear cone of visibility to oncoming vehicles and pedestrians.

Metro Rail Operations will review, provide guidance, and determine the extent of operator visibility for safe operations. If the building envelope overlaps with the visibility cone near pedestrian and vehicular crossings, a building setback may be necessary to ensure safe transit service. The cone of visibility at crossings and required setback will be determined based on vehicle approach speed.



Limited sight-lines for trains approaching street crossings create unsafe conditions.



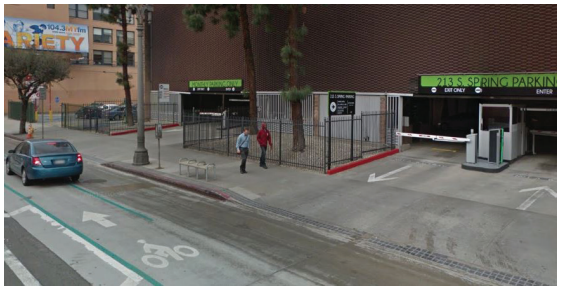
Visibility cones allow train operators to respond to safety hazards.

1.10 Driveway/Access Management

Driveways adjacent to on-street bus stops can create conflict for pedestrians walking to/from or waiting for transit. Additionally, driveways accessing parking lots and loading zones at project sites near Metro Rail and BRT crossings can create queuing issues along city streets and put vehicles in close proximity to fast moving trains and buses, which pose safety concerns.

RECOMMENDATION: Site driveways and other vehicular entrances to avoid conflicts with pedestrians, bicycles, and transit vehicles by:

- Placing driveways along side streets and alleys, away from on-street bus stops and transit crossings to minimize safety conflicts between active ROW, transit vehicles, and people, as well as queuing on streets.
- Locating vehicular driveways away from transit crossings or areas that are likely to be used as waiting areas for transit services.
- Placing loading docks away from sidewalks where transit bus stop activity is/will be present.
- Consolidating vehicular entrances and reduce width of driveways.
- Using speed tables to slow entering/exiting automobiles near pedestrians.
- Separating pedestrian walkways to minimize conflict with vehicles.
- Encouraging safe non-motorized travel.



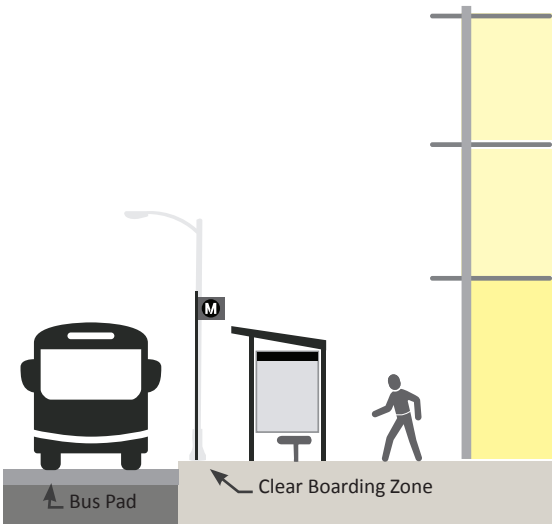
Driveways in close proximity to each other compromise safety for those walking to/from transit and increase the potential for vehicle-pedestrian conflicts.

1.11 Bus Stop & Zones Design

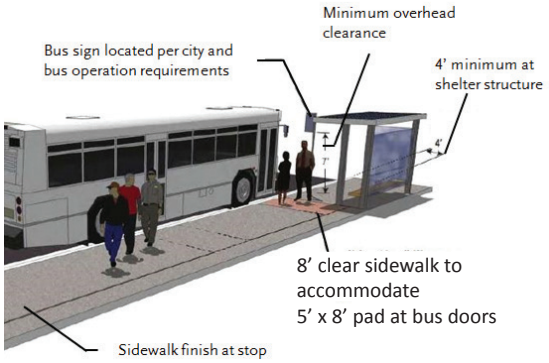
Metro Bus serves over 15,000 bus stops throughout the diverse landscape that is LA County. Typically located on sidewalks within public right-of-way owned and maintained by local jurisdictions, existing bus stop conditions vary from well-lit and sheltered spaces to uncomfortable and unwelcoming zones. Metro is interested in working with developers and local jurisdictions to create a vibrant public realm around new developments by strengthening multi-modal access to/ from Metro transit stops and enhancing the pedestrian experience.

RECOMMENDATION: When designing around existing or proposed bus stops:

- Review Metro's Transit Service Policy, which provides standards for design and operation of bus stops and zones for near-side, far-side, and mid-block stops.
- Review Metro's Transfers Design Guide for more information at https://www.metro.net/projects/station-design-projects/
- Accommodate 5' x 8' landing pads at bus doors (front and back door, which are typically 23 to 25 feet apart).
- Locate streetscape elements (e.g. tree planters, street lamps, benches, shelters, trash receptacles and newspaper stands) outside of bus door zones to protect transit access and ensure a clear path of travel.
- Install a concrete bus pad within each bus stop zone to avoid street asphalt damage.
- Replace stand-alone bus stop signs with bus shelters that include benches and adequate lighting.
- Design wide sidewalks (15' preferred) that accommodate bus landing pads as well as street furniture, landscape, and user travel space.
- Consider tree species, height, and canopy shape (higher than 14' preferred) to avoid vehicle conflicts at bus stops. Trees should be set back from the curb and adequately maintained to prevent visual and physical impediments for buses when trees reach maturity. Avoid planting of trees that have an invasive and shallow root system.



A concrete bus pad should be located at bus stops and bus shelters should be located along sidewalks to ensure an accessible path of travel to a clear boarding area.



Well-designed and accessible bus stops are beneficial amenities for both transit riders and users of adjacent developments.

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Engineering & Technical Review

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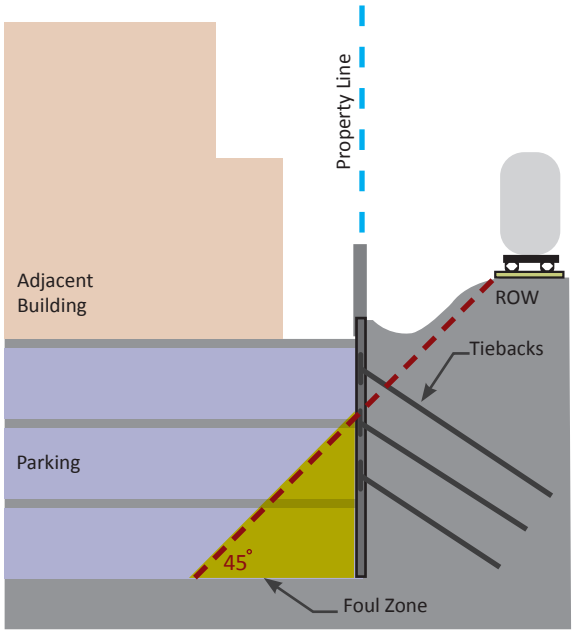
2.1 Excavation Support System Design

Excavation near Metro ROW has the potential to disturb adjoining soils and jeopardize support of existing Metro infrastructure. Any excavation which occurs within the geotechnical foul zone relative to Metro infrastructure is subject to Metro review and approval and meet Cal/OSHA requirements. This foul zone or geotechnical zone of influence shall be defined as the area below a track-way as measured from a 45-degree angle from the edge of the rail track ballast. Construction within this vulnerable area poses a potential risk to Metro service and requires additional Metro Engineering review.

RECOMMENDATION: Coordinate with Metro Engineering staff for review and approval of the excavation support system drawings and calculations prior to the start of excavation or construction. Tiebacks encroaching into Metro ROW may require a tieback easement or license, at Metro's discretion.

Any excavation/shoring within Metrolink operated and maintained ROW will require compliance with SCRRA Engineering standards and guidelines.

See page 7 for a sample section showing Metro adjacent conditions.



An underground structure located within the ROW foul zone would require additional review by Metro.

2.2 Proximity to Tunnels & Underground Infrastructure

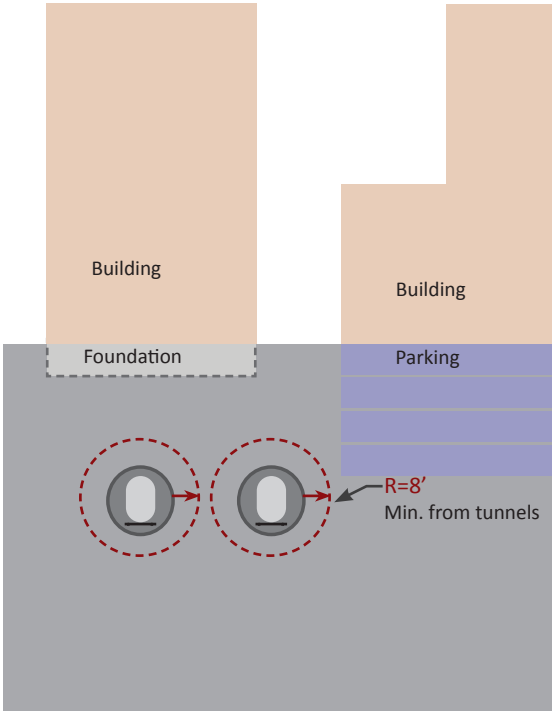
Construction adjacent to, over, or below underground Metro facilities (tunnels, stations and appendages) is of great concern and should be coordinated closely with Metro Engineering.

RECOMMENDATION: Coordinate with Metro early in the design process when proposing to build near underground Metro infrastructure. Metro typically seeks to maintain a minimum eight (8) foot clearance from existing Metro facilities to new construction (shoring or tiebacks). It will be incumbent upon the developer to demonstrate, to Metro's satisfaction, that both the temporary support of construction and the permanent works do not adversely affect the structural integrity, safety, or continued efficient operation of Metro facilities.

Dependent on the nature of the adjacent construction, Metro will need to review the geotechnical report, structural foundation plans, sections, shoring plan sections and calculations.

Metro may require monitoring where such work will either increase or decrease the existing overburden (i.e. weight) to which the tunnels or facilities are subjected. When required, the monitoring will serve as an early indication of excessive structural strain or movement. See Section 3.4, Excavation Drilling/Monitoring for additional information regarding monitoring requirements.

See page 7 for a sample section showing Metro adjacent conditions.

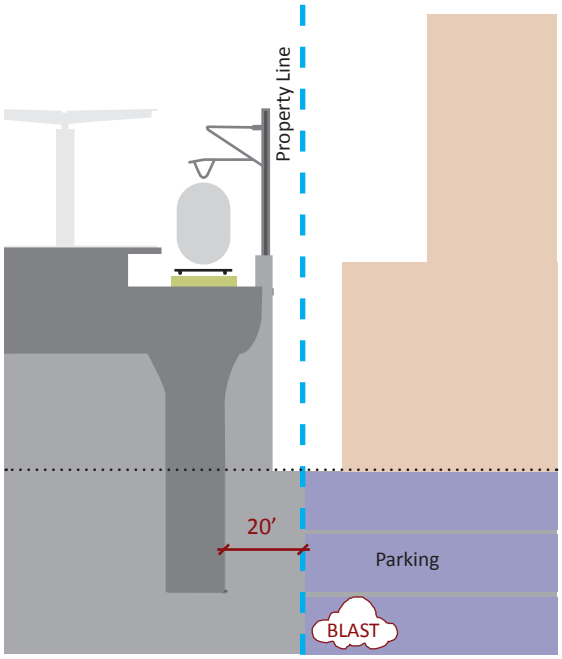


Adjacent project structures in close proximity to underground Metro infrastructure will require additional review by Metro.

2.3 Protection from Explosion/Blast

Metro is obligated to ensure the safety of public transit infrastructure from potential explosive sources which could originate from adjacent underground structures or from at-grade locations, situated below elevated guideways or near stations. Blast protection setbacks or mitigation may be required for large projects constructed near critical Metro facilities.

RECOMMENDATION: Avoid locating underground parking or basement structures within twenty (20) feet from an existing Metro tunnel or facility (exterior face of wall to exterior face of wall). Adjacent developments within this 20-foot envelope may be required to submit a Threat Assessment and Blast/Explosion Study for Metro review and approval.



An underground structure proposed within twenty (20) feet of a Metro structure may require a Threat Assessment and Blast/Explosion Study.

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Construction Safety & Management

Construction Safety & Management

3.1 Pre-Construction Coordination

Metro is concerned with impacts to service requiring rail single line tracking, line closures, speed restrictions, and bus bridging occurring as a result of adjacent project construction. Projects that will require work over, under, adjacent, or on Metro property or ROW and include operation of machinery, scaffolding, or any other potentially hazardous work are subject to evaluation in preparation for and during construction to maintain safe transit operations and passenger well-being.

RECOMMENDATION: Following an initial screening of the project, Metro may determine that additional on-site coordination may be necessary. Dependent on the nature of the adjacent construction, developers may be requested to perform the following as determined on a case-by-case basis:

- Submit a construction work plan and related project drawings and specifications for Metro review.
- Submit a contingency plan, show proof of insurance coverage, and issue current certificates.
- Provide documentation of contractor qualifications.
- Complete pre-construction surveys, perform baseline readings, and install movement instrumentation.
- Complete readiness review and perform practice run of transit service shutdown per contingency plan.
- Designate a ROW observer or other safety personnel and an inspector from the project's construction team.
- Establish a coordination process for access and work in or adjacent to ROW for the duration of construction.

Project teams will be responsible for the costs of adverse impacts to Metro transit operations caused by work on adjacent developments, including remedial work to repair damage to Metro property, facilities, or systems. Additionally, a Construction Monitoring fee may be assessed based on an estimate of required level of effort provided by Metro.

All projects adjacent to Metrolink infrastructure will require compliance with SCRRA Engineering Standards and Guidelines.





Metro may need to monitor development construction near Metro facilities.

3.2 Track Access and Safety

Permission from Metro is required to enter Metro property for rail construction and maintenance along, above, or under Metro ROW as these activities can interfere with Metro utilities and service and pose a safety hazard to construction teams and transit riders. Track access is solely at Metro's discretion and is discouraged to prevent electrocution and collisions with construction workers or machines.

RECOMMENDATION: Obtain and/or complete the following to work in or adjacent to Metro Rail ROW:

1. **Construction Work Plan:** Dependent on the nature of adjacent construction, Metro may request a construction work plan, which describes means and methods and other construction plan details, to ensure the safety of transit operators and riders.

2. **Safety Training:** All members of the project construction team will be required to attend Metro Rail Safety Training before commencing work activity. Training provides resources and procedures when working near active rail ROW.

3. **Right of Entry Permit/Temporary Construction Easement:** All access to and activity on Metro property, including easements necessary for construction of adjacent projects, must be approved through a Right-of-Entry Permit and/or a Temporary Construction Easement obtained from Metro Real Estate and may require a fee.

4. **Track Allocation:** All work on Metro Rail ROW must receive prior approval from Metro Rail Operations Control. Track Allocation identifies, reserves, and requests changes to normal operations for a specific track section, line, station, location, or piece of equipment to allow for safe use by a non-Metro entity. If adjacent construction is planned in close proximity to active ROW, flaggers must be used to ensure safety of construction workers and transit riders.



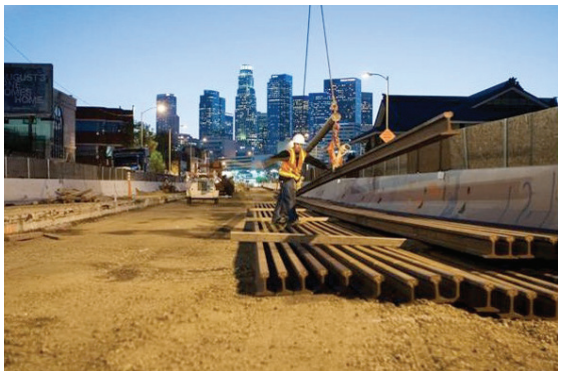
Trained flaggers ensure the safe crossing of pedestrians and workers of an adjacent development.

3.3 Construction Hours

Building near active Metro ROW poses safety concerns and may require limiting hours of construction which impact Metro ROW to night or off-peak hours so as not to interfere with Metro revenue service. To maintain public safety and access for Metro riders, construction should be planned, scheduled, and carried out in a way to avoid impacts to Metro service and maintenance.

RECOMMENDATION: In addition to receiving necessary construction approvals from the local jurisdiction, all construction work on or in close proximity to Metro ROW must be scheduled through the Track Allocation Process, detailed in Section 3.2.

Metro prefers that adjacent construction with potential to impact normal, continuous Metro operations take place during non-revenue hours (approximately 1am-4am) or during non-peak hours to minimize impacts to service. The developer may be responsible for additional operating costs resulting from disruption to normal Metro service.





Construction during approved hours ensures the steady progress of adjacent development construction and minimizes impacts to Metro's transit service.

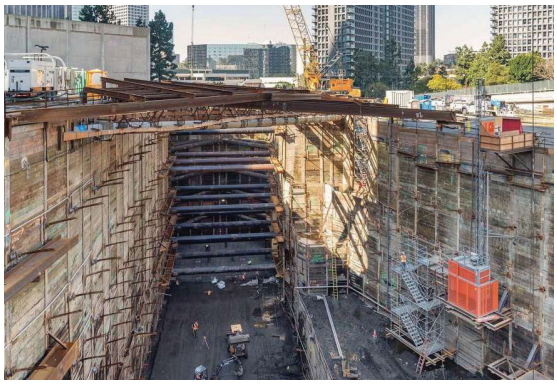
3.4 Excavation/Drilling Monitoring

Excavation is among the most hazardous construction activities and can pose threats to the structural integrity of Metro's transit infrastructure.

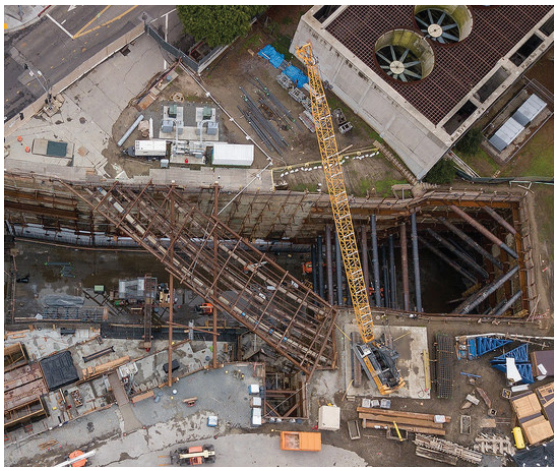
RECOMMENDATION: Coordinate with Metro Engineering to review and approve excavation and shoring plans during design and development, and well in advance of construction (see Sections 2.1 and 2.2).

Geotechnical instrumentation and monitoring will be required for all excavations occurring within Metro's geotechnical zone of influence, where there is potential for adversely affecting the safe and efficient operation of transit vehicles. Monitoring of Metro facilities due to adjacent construction may include the following as determined on a case-by-case basis:

- Pre- and post-construction condition surveys
- Extensometers
- Inclinometers
- Settlement reference points
- Tilt-meters
- Groundwater observation wells
- Movement arrays
- Vibration monitoring



Excavation and shoring plans must be reviewed by Metro to ensure structural compatibility with Metro infrastructure and safety during adjacent development construction.



A soldier pile wall used for Regional Connector station at 2nd/Hope.

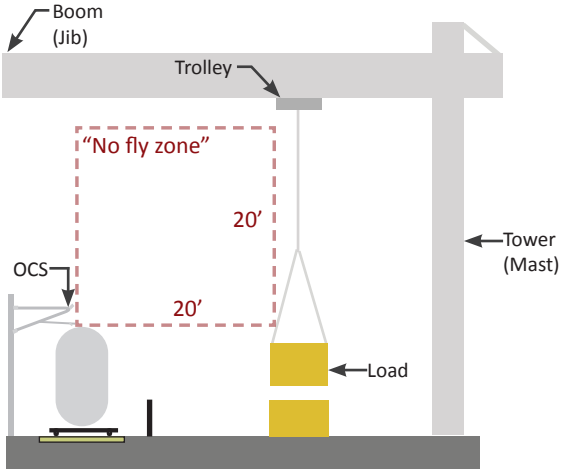
3.5 Crane Operations

Construction activities adjacent to Metro ROW may require moving large, heavy loads of building materials and machinery using cranes. Cranes referenced here include all power-operated equipment that can hoist, lower, and horizontally move a suspended load. To ensure safety for Metro riders, operators, and transit facilities, crane operations adjacent to Metro ROW must follow the safety regulations and precautions below and are subject to California Occupational Safety and Health Administration (Cal/OSHA) standards.

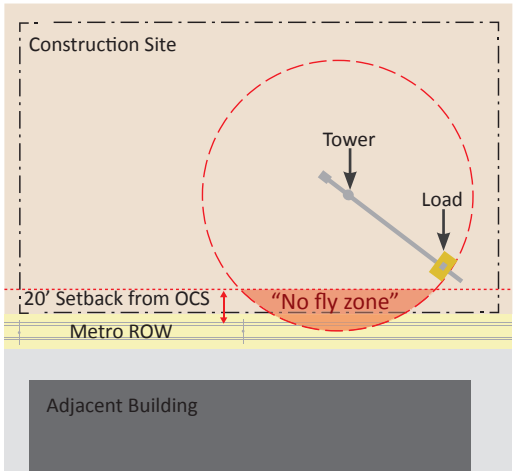
RECOMMENDATION:
Coordinate with Metro to discuss construction methods and confirm if a crane work plan is required. Generally, crane safety near Metro's ROW and facilities largely depends on the following factors: 1) Metro's operational hours and 2) swinging a load over or near Metro power lines and facilities. Note:

1. Clearance: A crane boom may travel over energized Metro OCS only if it maintains a vertical 20-foot clearance and the load maintain a horizontal 20-foot clearance.
2. Power: Swinging a crane boom with a load over Metro facilities or passenger areas is strictly prohibited during revenue hours. To swing a load in the "no fly zone" (see diagrams to right), the construction team must coordinate with Metro to de-energize the OCS.
3. Weathervaning: When not in use, the crane boom may swing 360 degrees with the movement of the wind, including over energized Metro OCS, only if the trolley is fully retracted towards the crane tower and not carrying any loads.
4. Process: Developers and contractors must attend Metro Track Allocation (detailed in Section 3.2) to determine if Metro staff support is necessary during crane erection and load movement.
5. Permit: Developers must apply for a Metro Right-of-Entry permit to swing over Metro facilities.

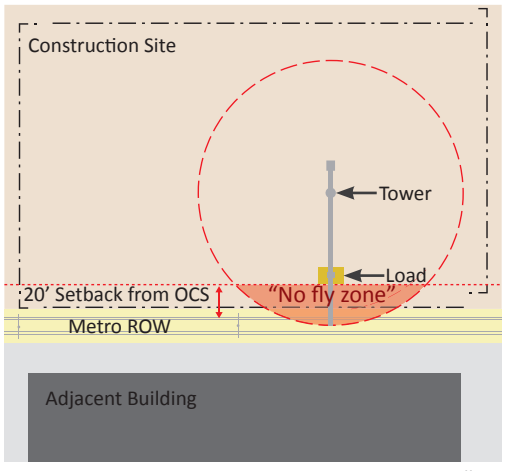
Project teams will bear all costs associated with impacts to Metro Rail operations and maintenance.



Cranes and construction equipment should be staged to avoid conflicts with the rail OCS.



Plan View: Crane swing and load are restricted near Metro ROW.



Plan View: While crane boom swings over "no fly zone," the trolley and load are retracted to maintain clearance from OCS.

3.6 Construction Barriers & Overhead Protection

During construction, falling objects can damage Metro facilities and pose a safety concern to the riders accessing them.

RECOMMENDATION: Erect vertical construction barriers and overhead protection compliant with Metro and Cal/OSHA requirements to prevent objects from falling into Metro ROW or areas designed for public access to Metro facilities. A protection barrier shall be constructed to cover the full height of an adjacent project and overhead protection from falling objects shall be provided over Metro ROW as necessary. Erection of the construction barriers and overhead protection for these areas shall be done during Metro non-revenue hours.



Overhead protection is required when moving heavy objects over Metro ROW or in areas designated for public use.



Constructed above is a wooden box over the entrance portal for overhead protection at the 4th/Hill Station.

3.7 Pedestrian & Emergency Access

Metro's riders rely on the consistency and reliability of access and wayfinding to and from stations, stops, and facilities. Construction on adjacent property must not obstruct pedestrian access, fire department access, emergency egress, or otherwise present a safety hazard to Metro operations, its employees, riders, and the general public. Fire access and safe escape routes within all Metro stations, stops, and facilities must be maintained at all times.



Sidewalk access is blocked for a construction project, forcing pedestrians into the street or to use less direct paths to the Metro facility.

RECOMMENDATION: Ensure pedestrian and emergency access from Metro stations, stops, and transit facilities is compliant with the Americans with Disabilities Act (ADA) and maintained during construction:

- Temporary fences, barricades, and lighting should be installed and watchmen provided for the protection of public travel, the construction site, adjacent public spaces, and existing Metro facilities.
- Temporary signage should be installed where necessary and in compliance with the latest California Manual on Uniform Traffic Control Devices (MUTCD) and in coordination with Metro Art and Design Standards.
- Emergency exits shall be provided and be clear of obstructions at all times.
- Access shall be maintained for utilities such as fire hydrants, stand pipes/connections, and fire alarm boxes as well as Metro-specific infrastructure such as fan and vent shafts.

3.8 Impacts to Bus Routes & Stops

During construction, bus stop zones and routes may need to be temporarily relocated. Metro needs to be informed of activities that require stop relocation or route adjustments in order to ensure uninterrupted service.

RECOMMENDATION: During construction, maintain or relocate existing bus stops consistent with the needs of Metro Bus Operations. Design of temporary and permanent bus stops and surrounding sidewalk areas must be compliant with the ADA and allow passengers with disabilities a clear path of travel to the transit service. Existing bus stops must be maintained as part of the final project. Metro Bus Operations Control Special Events Department and Metro Stops & Zones Department should be contacted at least 30 days before initiating construction activities.



Temporary and permanent relocation of bus stops and layover zones will require coordination between developers, Metro, and other municipal bus operators and local jurisdictions.

3.9 Utility Coordination

Construction has the potential to interrupt utilities that Metro relies on for safe operations and maintenance. Utilities of concern to Metro include, but are not limited to, condenser water piping, potable/fire water, storm and sanitary sewer lines, and electrical/ telecommunication services.

RECOMMENDATION: Coordinate with Metro Real Estate during project design to gauge temporary and permanent utility impacts and avoid conflicts during construction.

The contractor shall protect existing above-ground and underground Metro utilities during construction and coordinate with Metro to receive written approval for any utilities pertinent to Metro facilities that may be used, interrupted, or disturbed.

When electrical power outages or support functions are required, approval must be obtained through Metro Track Allocation in coordination with Metro Real Estate for a Right of Entry Permit.

To begin coordination with Metro Real Estate, visit www.metro.net/devreview and select the drop-down "Utility Project Coordination."



Coordination of underground utilities is critical to safely and efficiently operate Metro service.

3.10 Air Quality & Ventilation Protection

Hot or foul air, fumes, smoke, steam, and dust from adjacent construction activities can negatively impact Metro facilities, service, and users.

RECOMMENDATION: Ensure that hot or foul air, fumes, smoke, and steam from adjacent facilities are discharged beyond 40 feet from existing Metro facilities, including but not limited to ventilation system intake shafts and station entrances. Should fumes be discharged within 40 feet of Metro intake shafts, a protection panel around each shaft shall be required.



A worker breaks up concrete creating a cloud of silica dust.

Glossary

Cone of Visibility
A conical space at the front of moving transit vehicles allowing for clear visibility of travel way and/or conflicts.

Construction Work Plan (CWP)
Project management document outlining the definition of work tasks, choice of technology, estimation of required resources and duration of individual tasks, and identification of interactions among the different work tasks.

Flagger/Flagman
Person who controls traffic on and through a construction project. Flaggers must be trained and certified by Metro Rail Operations prior to any work commencing in or adjacent to Metro ROW.

Geotechnical Foul Zone
Area below a track-way as measured from a 45-degree angle from the edge of the rail track ballast.

Guideway
A channel, track, or structure along which a transit vehicle moves.

Heavy Rail Transit (HRT)
Metro HRT systems include exclusive ROW (mostly subway) trains up to six (6) cars long (450') and utilize a contact rail for traction power distribution (e.g. Metro Red Line).

Joint Development (JD)
JD is the asset management and real estate development program through which Metro collaborates with developers to build housing, retail, and other amenities on Metro properties near transit, typically through ground lease. JD projects directly link transit riders with destinations and services throughout LA County.

Light Rail Transit (LRT)
Metro LRT systems include exclusive, semi-exclusive, or street ROW trains up to three (3) cars long (270') and utilize OCS for traction power distribution (e.g. Metro Blue Line).

Measure R
Half-cent sales tax for LA County approved in November 2008 to finance new transportation projects and programs. The tax expires in 2039.

Measure M
Half-cent sales tax for LA County approved in November 2016 to fund transportation improvements, operations and programs, and accelerate projects already in the pipeline. The tax will increase to one percent in 2039 when Measure R expires.

Metrolink
A commuter rail system with seven lines throughout Los Angeles, Orange, Riverside, San Bernardino, Ventura, and North San Diego counties governed by the Southern California Regional Rail Authority (SCRRA).

Metro Adjacent Construction Design Manual
Volume III of the Metro Design Criteria & Standards, which outlines the Metro adjacent review procedure as well as operational requirements when constructing over, under, or adjacent to Metro facilities, structures, and property.

Metro Bus
Metro "Local" and "Rapid" bus service runs within the street, typically alongside vehicular traffic, though occasionally in "bus-only" lanes.

Metro Bus Rapid Transit (BRT)
High quality bus service that provides faster and convenient service through the use of dedicated ROW, branded vehicles and stations, high frequency and intelligent transportation systems, all-door boarding, and intersection crossing priority. Metro BRT may run within dedicated ROW or in mixed flow traffic on streets.

Metro Design Criteria and Standards
A compilation of documents that govern how Metro transit service and facilities are designed, constructed, operated, and maintained.

Metro Rail
Urban rail system serving LA County consisting of six lines, including two subway lines and four light rail lines.

Metro Rail Design Criteria (MRDC)
Volume IV of the Metro Design Criteria & Standards which establishes design criteria for preliminary engineering and final design of a Metro Rail Project.

Metro Transit Oriented Communities
Land use planning and community development program that seeks to maximize access to transportation as a key organizing principle and promote equity and sustainable living by offering a mix of uses close to transit to support households at all income levels, as well as building densities, parking policies, urban design elements, and first/last mile facilities that support ridership and reduce auto dependency.

Noise Easement Deed
Easement granted by property owners abutting Metro ROW acknowledging noise due to transit operations and maintenance.

Overhead Catenary System (OCS)
One or more electrified wires situated over a transit ROW that transmit power to light rail trains via pantograph, a current collector mounted on the roof of an electric vehicle. Metro OCS is supported by hollow poles placed between tracks or on the outer edge of parallel tracks.

Right of Entry Permit
Written approval granted by Metro Real Estate to enter Metro ROW and property.

Right of Way (ROW)
Legal right over property reserved for transportation purposes to construct, protect, maintain and operate transit services.

Southern California Regional Rail Authority (SCRRA)
A joint powers authority made up of an 11-member board representing the transportation commissions of Los Angeles, Orange, Riverside, San Bernardino and Ventura counties. SCRRA governs and operates Metrolink service.

Threat Assessment and Blast/Explosion Study
Analysis performed when adjacent developments are proposed within twenty (20) feet from an existing Metro tunnel or facility.

Track Allocation/Work Permit
Permit granted by Metro Rail Operations Control to allocate a section of track and perform work on or adjacent to Metro Rail ROW. This permit should be submitted for any work that could potentially foul the envelope of a train.

Wayfinding
Signs, maps, and other graphic or audible methods used to convey location and directions to travelers.

metro.net/projects/devreview/

Metro

Paul Caporaso <paul.caporaso@lacity.org>

5350 Wilshire EIR

2 messages

Matthew Craig <Matthew.Craig@lacity.org> Fri, Jun 16, 2023 at 1:17 PM
To: Paul Caporaso <paul.caporaso@lacity.org>

Please see Attached EIR response from LAFD in Word and PDF.
Matthew Craig, Inspector II
Hydrants and Access
213 264 9827
Los Angeles ***City*** Fire Department

Please note: I am off on Fridays



********** **Confidentiality Notice** **********

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2 attachments

ENV--EIR 5350 Wilshire-Detroit-Cloverdale.pdf
180K

ENV--EIR 5350 Wilshire-Detroit-Cloverdale.docx
34K

Paul Caporaso <paul.caporaso@lacity.org> Fri, Jun 16, 2023 at 1:25 PM
To: Matthew Craig <Matthew.Craig@lacity.org>

Hello Inspector Craig,

I am confirming receipt of your email and attachments on behalf of LAFD.

Thank you,

LOS ANGELES CITY PLANNING

Paul N. Caporaso (they/them)
City Planner
Los Angeles City Planning
221 N. Figueroa St., Room 1350
Los Angeles, CA 90012
T: (213) 847-3629 | Planning4LA.org
E-NEWS

[Quoted text hidden]

FORM. GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

June 16, 2023

TO: Vincent Bertoni, AICP, Director of Planning
Department of City Planning
Attn: Paul Caporaso

FROM: Los Angeles Fire Department

SUBJECT: Notice of Completion

CASE NO.:	ENV-EIR
PROJECT NAME:	Wilshire and Cloverdale Project
PROJECT APPLICANT:	Eyestone Environmental
PROJECT ADDRESS:	5350 Wilshire Blvd Los Angeles, CA 90036

PROJECT DESCRIPTION:

As summarized in Table 1 on page 2, the Project would include a mixed-use development comprised of residential and commercial uses with associated parking on an approximately 1.36acre site located at 5350–5376 Wilshire Boulevard, 706–716 Cloverdale Avenue, and 721–725 Detroit Street (Project Site) within the Wilshire Community Plan Area of the City of Los Angeles (City). The Project would utilize the City's Transit Oriented Communities (TOC) Guidelines to construct a podium tower (Residential Tower) comprised of up to 419 residential units, including 47 Extremely Low-Income affordable units, a 2,645 square-foot ground floor restaurant, and 47,533 square feet of open space. Existing 2-story commercial buildings, including Los Angeles Historic-Cultural Monument (HCM) #451 which is limited to the façade of the Dark Room storefront, along Wilshire Boulevard would be retained and would provide 42,092 square feet of office and restaurant uses. In total, the Project would include 44,737 square feet of commercial floor area. Additionally, 6,137 square feet of existing commercial floor area would be removed. The Project would provide up to 443 vehicle parking spaces, comprised of 377 residential parking spaces and 66 commercial parking spaces, within four levels of below grade parking and five levels of above grade parking, as well as approximately 202 short-term and long-term bicycle parking spaces. Vehicular access to the Project Site would be provided via two, two-way driveways along Cloverdale Avenue and Detroit Street that would provide access to a parking area. Primary pedestrian access to the Residential Tower would be provided along Cloverdale Avenue.

Paul Caporaso
June 16, 2023
ENV-EIR

Upon completion, the Project would result in a total floor area of 420,201 square feet, an overall project FAR of 7.51:1, and a maximum building height of 46 stories at approximately 530 feet.

Table 1 Summary of Existing and Proposed Floor Area[a]

Land Use	Existing Floor Area	Existing Floor Area to Be Removed	Existing and Reconfigured Floor Area to Remain	Proposed New Construction Floor Area	Proposed Floor Area Upon Completion
Retail	**20,001**	**(4,695 sf)**	0 [b]	0	0
Restaurant	**18,870**	**(1,442 sf)**	**34,092** [b,d]	**2,645**	**36,737**
Office	**9,358** [c]	**0**	**8,000**	**0**	**8,000 sf**
Total Commercial	48,229 sf	(6,137 sf)	**42,092**	2,645 sf	44,737 sf
Residential	—	—	**—**	375,464 sf	375,464 sf
Total	**48,229 sf**	**(6,137 sf)**	**42,092**	**378,109 sf**	**420,201 sf**

———

sf = square feet [a] Square footage is calculated pursuant to the LAMC definition of floor area for the purpose of calculating FAR. In accordance with LAMC Section 12.03, floor area is defined as "[t]he area in square feet confined within the exterior walls of a building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing buildingoperating equipment or machinery, parking areas with associated driveways and ramps, space for the landing and storage of helicopters, and basement storage areas."

[b] 15,306 square feet of existing retail use would be converted to restaurant use.

[c] 1,358 square feet of existing office use would be converted to restaurant use.

[d] 18,870 square feet of existing restaurant use – 1,442 square feet of existing restaurant use to be removed + 15,306 square feet of existing retail use to be converted to restaurant use + 1,358 square feet of existing office use to be converted to restaurant use = 34,092 square feet of uses to be renovated/converted to restaurant.

Source: Eyestone Environmental, 2023.

The Project would provide a minimum of 47,534 square feet of open space including 11,868 square feet of common indoor open space, 14,716 square feet of common outdoor open space, and 20,950 square feet of private open space including residential balconies and decks. The indoor common open space may include lounge areas, meeting room space, and a fitness center. Outdoor open space would be comprised of a pool, seating areas, fitness areas, and deck areas primarily located on levels 6 (podium) and 43 (private roof top deck areas).

During construction of the Project, temporary security measures, including security fencing, lighting, and locked entry, would be implemented to ensure security of the Project Site. During operation of the Project, the Applicant would implement the following features to enhance on-site safety:

- Lobby areas that are designed to be visible from the public streets or entry ways;
- Building entrances and exits, spaces around buildings, and pedestrian walkways that are designed to be open and in view of surrounding sites;
- Sufficient lighting of building entries and walkways to facilitate pedestrian orientation and clearly identify a secure route between parking areas and points of entry into buildings;
- Sufficient lighting of parking areas, elevators, and lobbies to maximize visibility and reduce areas of concealment; and
- Access controls in the forms of private on-site security, alarm systems, a closedcircuit security camera system, and keycard entry for residents.

The Project Site is currently developed with four historic commercial buildings along Wilshire Boulevard and surface parking areas to the south of those buildings. Therefore, the existing uses on-site do not generate a residential service population. The Project would increase the building square footage on-site and would introduce a new residential population, as discussed above. Based on generation rates included in the City of Los Angeles VMT Calculator Documentation, the Project's new residential units would result in a population of approximately 943 new residents. Additionally, the Project is estimated to generate 26 net new employees to the Project Site.

The following comments are furnished in response to your request for this Department to review the proposed development:

FIRE FLOW:

The adequacy of fire protection for a given area is based on required fire-flow, response distance from existing fire stations, and this Department's judgment for needs in the area. In general, the required fire-flow is closely related to land use. The quantity of water necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard.

Fire-flow requirements vary from 2,000 gallons per minute (G.P.M.) in low density residential areas to 12,000 G.P.M. in high-density commercial or industrial areas. A minimum residual water pressure of 20 pounds per square inch (P.S.I.) is to remain in the water system, with the required gallons per minute flowing. The required fire-flow for this project has been set at **12,000 G.P.M. available to any block (where local conditions indicate that consideration must be given to simultaneous fires, and additional 2,000 to 8,000 G.P.M. will be required).**

Paul Caporaso
June 16, 2023
ENV-EIR

Improvements to the water system in this area may be required to provide 12,000 G.P.M . fire flow. The cost of improving the water system may be charged to the developer. For more detailed information regarding water main improvements, the developer shall contact the Water Services Section of the Department of Water and Power.

RESPONSE DISTANCE:

Based on a required fire-flow of 12,000 G.P.M., the first-due Engine Company should be within

3/4 mile(s), the first-due Truck Company within 1 mile(s).

FIRE STATIONS:

The Fire Department has existing fire stations at the following locations for initial response into the area of the proposed development: **5401 Wilshire**

DISTANCE		SERVICES & EQUIPMENT	STAFF
.6 miles	**Fire Station No. 61** 5821 w 3rd St Los Angeles, CA 90036	Light Force, Assessment Engine, Paramedic Rescue Ambulance, BLS Rescue Ambulance, EMS Supervisor	14
1.9	**Fire Station No. 68** 5023 W. Washington Bl Los Angeles, CA 90019	Engine, Paramedic Rescue Ambulance , Battalion Supervisor	8
2.1	**Fire Station No. 29** 4029 w. Wilshire Bl. Los Angeles CA 90010	Task Force, Paramedic Rescue Ambulance, BLS Rescue Ambulance	14
2.8	**Fire Station No. 41** 1439 N Gardner Los Angeles, CA 90046	Engine and Paramedic Rescue Ambulance	6

3.0	**Fire Station No. 58** 1556 s Robertson Los Angeles, CA 90035	Assessment Engine, Paramedic Rescue Ambulance, BLS Rescue Ambulance	8

Based on these criteria (response distance from existing fire stations), fire protection would be considered **Adequate.**

At present, there are no immediate plans to increase Fire Department staffing or resources in those areas, which will serve the proposed project.

FIREFIGHTING PERSONNEL & APPARATUS ACCESS:

Access for Fire Department apparatus and personnel to and into all structures shall be required.

During demolition, the Fire Department access will remain clear and unobstructed.

Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.One or more

Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).

The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

Fire Lane Requirements:

1) Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
2) The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
3) Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
4) Submit plot plans indicating access road and turning area for Fire Department approval.

5) All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
6) Plans showing areas to be posted and/or painted, “FIRE LANE NO PARKING” shall be submitted and approved by the Fire Department prior to building permit application sign-off.
7) Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
8) All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted “No Parking at Any Time” prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
9) No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.

Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.

The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

The entrance to a Residential lobby must be within 50 feet of the desired street address curb face.

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: 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, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

2014 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 (EXCEPTION)

a. When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.

b. It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term “horizontal travel” refers to the actual path of travel to be taken by a person responding to an emergency in the building.

c. This policy does not apply to single-family dwellings or to non-residential buildings.

Site plans shall include all overhead utility lines adjacent to the site.

Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.

On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".

Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.

Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.

Standard cut-corners will be used on all turns.

The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.

The proposed project shall comply with all applicable State and local codes and ordinances, and the guidelines found in the Safety Plan, which is an element of the General Plan of the City of Los Angeles

Recently, the Los Angeles Fire Department (LAFD) modified Fire Prevention Bureau (FPB) Requirement 10. Helicopter landing facilities are still required on all High-Rise buildings in the City. However, FPB's Requirement 10 has been revised to provide two new alternatives to a full FAA-approved helicopter landing facilities.

Each standpipe in a new high-rise building shall be provided with two remotely located FDC's for each zone in compliance with NFPA 14-2013, Section 7.12.2.

During demolition, the Fire Department access will remain clear and unobstructed.

The Fire Department has no objection to the Airspace Vacation.

FPB #105

5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of

the building. This section shall not require improvement of the existing public safety communication systems.

That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately maintained, the sub-divider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:

A. The establishment of a property owners association, which shall cause a yearly inspection to be, made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.

B. The future owners of affected lots with common fire lanes and fire protection facilities shall be informed or their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as the Advisory Agency must approve required hereinabove in writing after consultation with the Fire Department.

C. In the event that the property owners association fails to maintain the common property and easements as required by the CC and R's, the individual property owners shall be responsible for their proportional share of the maintenance.

D. Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.

E. That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.

The plot plans shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.

Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.

Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, Private Street or Fire Lane. This stairwell shall extend onto the roof.

Entrance to the main lobby shall be located off the address side of the building.

Paul Caporaso
June 16, 2023
ENV-EIR

Any required Fire Annunciator panel or Fire Control Room shall be located within 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

The inclusion of the above listed recommendations, along with any additional recommendations made during later reviews of the proposed project will reduce the impacts to an acceptable level.

Definitive plans and specifications shall be submitted to this Department and requirements for necessary permits satisfied prior to commencement of any portion of this project.

The Los Angeles Fire Department continually evaluates fire station placement and overall Department services for the entire City, as well as specific areas. The development of this proposed project, along with other approved and planned projects in the immediate area, may result in the need for the following:

1. Increased staffing for existing facilities. (I.E., Paramedic Rescue Ambulance and EMT Rescue Ambulance resources.)
2. Additional fire protection facilities.
3. Relocation of present fire protection facilities.

For additional information, please contact the Fire Development Services Section, Hydrants & Access Unit at **(213) 482-6543** or email **lafdhydrants@lacity.org** .

Very truly yours,

David Perez
Fire Marshal

DP:MRC:mrc

FORM. GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

June 16, 2023

TO: Vincent Bertoni, AICP, Director of Planning
Department of City Planning
Attn: Paul Caporaso

FROM: Los Angeles Fire Department

SUBJECT: Notice of Completion

CASE NO.:	ENV-EIR
PROJECT NAME:	Wilshire and Cloverdale Project
PROJECT APPLICANT:	Eyestone Environmental
PROJECT ADDRESS:	5350 Wilshire Blvd Los Angeles, CA 90036

PROJECT DESCRIPTION:

As summarized in Table 1 on page 2, the Project would include a mixed-use development comprised of residential and commercial uses with associated parking on an approximately 1.36acre site located at 5350–5376 Wilshire Boulevard, 706–716 Cloverdale Avenue, and 721–725 Detroit Street (Project Site) within the Wilshire Community Plan Area of the City of Los Angeles (City). The Project would utilize the City's Transit Oriented Communities (TOC) Guidelines to construct a podium tower (Residential Tower) comprised of up to 419 residential units, including 47 Extremely Low-Income affordable units, a 2,645 square-foot ground floor restaurant, and 47,533 square feet of open space. Existing 2-story commercial buildings, including Los Angeles Historic-Cultural Monument (HCM) #451 which is limited to the façade of the Dark Room storefront, along Wilshire Boulevard would be retained and would provide 42,092 square feet of office and restaurant uses. In total, the Project would include 44,737 square feet of commercial floor area. Additionally, 6,137 square feet of existing commercial floor area would be removed. The Project would provide up to 443 vehicle parking spaces, comprised of 377 residential parking spaces and 66 commercial parking spaces, within four levels of below grade parking and five levels of above grade parking, as well as approximately 202 short-term and long-term bicycle parking spaces. Vehicular access to the Project Site would be provided via two, two-way driveways along Cloverdale Avenue and Detroit Street that would provide access to a parking area. Primary pedestrian access to the Residential Tower would be provided along Cloverdale Avenue.

Paul Caporaso
June 16, 2023
ENV-EIR

Upon completion, the Project would result in a total floor area of 420,201 square feet, an overall project FAR of 7.51:1, and a maximum building height of 46 stories at approximately 530 feet.

Table 1 Summary of Existing and Proposed Floor Area[a]

Land Use	Existing Floor Area	Existing Floor Area to Be Removed	Existing and Reconfigured Floor Area to Remain	Proposed New Construction Floor Area	Proposed Floor Area Upon Completion
Retail	**20,001**	**(4,695 sf)**	0 [b]	0	0
Restaurant	**18,870**	**(1,442 sf)**	**34,092** [b,d]	**2,645**	**36,737**
Office	**9,358** [c]	**0**	**8,000**	**0**	**8,000 sf**
Total Commercial	48,229 sf	(6,137 sf)	**42,092**	2,645 sf	44,737 sf
Residential	—	—	**—**	375,464 sf	375,464 sf
Total	**48,229 sf**	**(6,137 sf)**	**42,092**	**378,109 sf**	**420,201 sf**

———

sf = square feet [a] Square footage is calculated pursuant to the LAMC definition of floor area for the purpose of calculating FAR. In accordance with LAMC Section 12.03, floor area is defined as "[t]he area in square feet confined within the exterior walls of a building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing buildingoperating equipment or machinery, parking areas with associated driveways and ramps, space for the landing and storage of helicopters, and basement storage areas."

[b] 15,306 square feet of existing retail use would be converted to restaurant use.

[c] 1,358 square feet of existing office use would be converted to restaurant use.

[d] 18,870 square feet of existing restaurant use – 1,442 square feet of existing restaurant use to be removed + 15,306 square feet of existing retail use to be converted to restaurant use + 1,358 square feet of existing office use to be converted to restaurant use = 34,092 square feet of uses to be renovated/converted to restaurant.

Source: Eyestone Environmental, 2023.

The Project would provide a minimum of 47,534 square feet of open space including 11,868 square feet of common indoor open space, 14,716 square feet of common outdoor open space, and 20,950 square feet of private open space including residential balconies and decks. The indoor common open space may include lounge areas, meeting room space, and a fitness center. Outdoor open space would be comprised of a pool, seating areas, fitness areas, and deck areas primarily located on levels 6 (podium) and 43 (private roof top deck areas).

During construction of the Project, temporary security measures, including security fencing, lighting, and locked entry, would be implemented to ensure security of the Project Site. During operation of the Project, the Applicant would implement the following features to enhance on-site safety:

- Lobby areas that are designed to be visible from the public streets or entry ways;
- Building entrances and exits, spaces around buildings, and pedestrian walkways that are designed to be open and in view of surrounding sites;
- Sufficient lighting of building entries and walkways to facilitate pedestrian orientation and clearly identify a secure route between parking areas and points of entry into buildings;
- Sufficient lighting of parking areas, elevators, and lobbies to maximize visibility and reduce areas of concealment; and
- Access controls in the forms of private on-site security, alarm systems, a closedcircuit security camera system, and keycard entry for residents.

The Project Site is currently developed with four historic commercial buildings along Wilshire Boulevard and surface parking areas to the south of those buildings. Therefore, the existing uses on-site do not generate a residential service population. The Project would increase the building square footage on-site and would introduce a new residential population, as discussed above. Based on generation rates included in the City of Los Angeles VMT Calculator Documentation, the Project's new residential units would result in a population of approximately 943 new residents. Additionally, the Project is estimated to generate 26 net new employees to the Project Site.

The following comments are furnished in response to your request for this Department to review the proposed development:

FIRE FLOW:

The adequacy of fire protection for a given area is based on required fire-flow, response distance from existing fire stations, and this Department's judgment for needs in the area. In general, the required fire-flow is closely related to land use. The quantity of water necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard.

Fire-flow requirements vary from 2,000 gallons per minute (G.P.M.) in low density residential areas to 12,000 G.P.M. in high-density commercial or industrial areas. A minimum residual water pressure of 20 pounds per square inch (P.S.I.) is to remain in the water system, with the required gallons per minute flowing. The required fire-flow for this project has been set at **12,000 G.P.M. available to any block (where local conditions indicate that consideration must be given to simultaneous fires, and additional 2,000 to 8,000 G.P.M. will be required).**

Paul Caporaso
June 16, 2023
ENV-EIR

Improvements to the water system in this area may be required to provide 12,000 G.P.M . fire flow. The cost of improving the water system may be charged to the developer. For more detailed information regarding water main improvements, the developer shall contact the Water Services Section of the Department of Water and Power.

RESPONSE DISTANCE:

Based on a required fire-flow of 12,000 G.P.M., the first-due Engine Company should be within

3/4 mile(s), the first-due Truck Company within 1 mile(s).

FIRE STATIONS:

The Fire Department has existing fire stations at the following locations for initial response into the area of the proposed development: **5401 Wilshire**

DISTANCE		SERVICES & EQUIPMENT	STAFF
.6 miles	**Fire Station No. 61** 5821 w 3rd St Los Angeles, CA 90036	Light Force, Assessment Engine, Paramedic Rescue Ambulance, BLS Rescue Ambulance, EMS Supervisor	14
1.9	**Fire Station No. 68** 5023 W. Washington Bl Los Angeles, CA 90019	Engine, Paramedic Rescue Ambulance , Battalion Supervisor	8
2.1	**Fire Station No. 29** 4029 w. Wilshire Bl. Los Angeles CA 90010	Task Force, Paramedic Rescue Ambulance, BLS Rescue Ambulance	14
2.8	**Fire Station No. 41** 1439 N Gardner Los Angeles, CA 90046	Engine and Paramedic Rescue Ambulance	6

3.0	**Fire Station No. 58** 1556 s Robertson Los Angeles, CA 90035	Assessment Engine, Paramedic Rescue Ambulance, BLS Rescue Ambulance	8

Based on these criteria (response distance from existing fire stations), fire protection would be considered **Adequate.**

At present, there are no immediate plans to increase Fire Department staffing or resources in those areas, which will serve the proposed project.

FIREFIGHTING PERSONNEL & APPARATUS ACCESS:

Access for Fire Department apparatus and personnel to and into all structures shall be required.

During demolition, the Fire Department access will remain clear and unobstructed.

Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.One or more

Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).

The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

Fire Lane Requirements:

1) Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
2) The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
3) Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
4) Submit plot plans indicating access road and turning area for Fire Department approval.

5) All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
6) Plans showing areas to be posted and/or painted, “FIRE LANE NO PARKING” shall be submitted and approved by the Fire Department prior to building permit application sign-off.
7) Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
8) All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted “No Parking at Any Time” prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
9) No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.

Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.

The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

The entrance to a Residential lobby must be within 50 feet of the desired street address curb face.

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: 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, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

2014 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 (EXCEPTION)

a. When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.

b. It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term “horizontal travel” refers to the actual path of travel to be taken by a person responding to an emergency in the building.

c. This policy does not apply to single-family dwellings or to non-residential buildings.

Site plans shall include all overhead utility lines adjacent to the site.

Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.

On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".

Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.

Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.

Standard cut-corners will be used on all turns.

The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.

The proposed project shall comply with all applicable State and local codes and ordinances, and the guidelines found in the Safety Plan, which is an element of the General Plan of the City of Los Angeles

Recently, the Los Angeles Fire Department (LAFD) modified Fire Prevention Bureau (FPB) Requirement 10. Helicopter landing facilities are still required on all High-Rise buildings in the City. However, FPB's Requirement 10 has been revised to provide two new alternatives to a full FAA-approved helicopter landing facilities.

Each standpipe in a new high-rise building shall be provided with two remotely located FDC's for each zone in compliance with NFPA 14-2013, Section 7.12.2.

During demolition, the Fire Department access will remain clear and unobstructed.

The Fire Department has no objection to the Airspace Vacation.

FPB #105

5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of

the building. This section shall not require improvement of the existing public safety communication systems.

That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately maintained, the sub-divider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:

A. The establishment of a property owners association, which shall cause a yearly inspection to be, made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.

B. The future owners of affected lots with common fire lanes and fire protection facilities shall be informed or their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as the Advisory Agency must approve required hereinabove in writing after consultation with the Fire Department.

C. In the event that the property owners association fails to maintain the common property and easements as required by the CC and R's, the individual property owners shall be responsible for their proportional share of the maintenance.

D. Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.

E. That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.

The plot plans shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.

Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.

Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, Private Street or Fire Lane. This stairwell shall extend onto the roof.

Entrance to the main lobby shall be located off the address side of the building.

Paul Caporaso
June 16, 2023
ENV-EIR

Any required Fire Annunciator panel or Fire Control Room shall be located within 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

The inclusion of the above listed recommendations, along with any additional recommendations made during later reviews of the proposed project will reduce the impacts to an acceptable level.

Definitive plans and specifications shall be submitted to this Department and requirements for necessary permits satisfied prior to commencement of any portion of this project.

The Los Angeles Fire Department continually evaluates fire station placement and overall Department services for the entire City, as well as specific areas. The development of this proposed project, along with other approved and planned projects in the immediate area, may result in the need for the following:

1. Increased staffing for existing facilities. (I.E., Paramedic Rescue Ambulance and EMT Rescue Ambulance resources.)
2. Additional fire protection facilities.
3. Relocation of present fire protection facilities.

For additional information, please contact the Fire Development Services Section, Hydrants & Access Unit at **(213) 482-6543** or email **lafdhydrants@lacity.org** .

Very truly yours,

David Perez
Fire Marshal

DP:MRC:mrc

Paul Caporaso <paul.caporaso@lacity.org>

ZA-2022-7529-TOC-MCUP-SPR-CDO-VHCA

2 messages

George Malhiot <42549@lapd.online> Thu, May 18, 2023 at 3:35 PM
To: "paul.caporaso@lacity.org" <paul.caporaso@lacity.org>

Hello Mr. Caporaso,

I'm contacting you because I wish to gain more knowledge on the Department of City Planning Application for ZA-2022-7529-TOC-MCUP-SPR-CDO-VHCA
Which is located on the 5300 block of Wilshire Blvd.

I'm currently working on the CUB Conditions for this project

Best,

Police Officer George Malhiot #42549
Los Angeles Police Department, Wilshire Area Vice
4861 West Venice Blvd. Los Angeles CA 90019
213-473-0289

Paul Caporaso <paul.caporaso@lacity.org> Mon, May 22, 2023 at 10:55 AM
To: George Malhiot <42549@lapd.online>

Hello Officer Malhiot,

I am happy to assist you with your review of the Project. Please let me know what information and/or documentation you need to move forward.

Thank you,

LOS ANGELES CITY PLANNING

Paul N. Caporaso (they/them)
City Planner
Los Angeles City Planning
221 N. Figueroa St., Room 1350
Los Angeles, CA 90012
T: (213) 847-3629 | Planning4LA.org
E-NEWS

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Paul Caporaso <paul.caporaso@lacity.org>

NOP COMMENTS- WILSHIRE AND CLOVERDALE PROJECT

2 messages

Godfrey Wachira <godfrey@creedla.com> Thu, Jun 15, 2023 at 4:07 PM
To: Paul Caporaso <paul.caporaso@lacity.org>

Mr. Caporaso,

On behalf of CREED LA, attached please find our NOP comments on the proposed Wilshire and Cloverdale Project.

Thank you.

Godfrey

CREED LA

NOP COMMENTS- WILSHIRE AND CLOVERDALE PROJECT.pdf
273K

Paul Caporaso <paul.caporaso@lacity.org> Thu, Jun 15, 2023 at 4:35 PM
To: Godfrey Wachira <godfrey@creedla.com>

Hello Godfrey,

Thank you for your email and attachment.

Your correspondence will be included in the Projects case file as part of the NOP public comment period.

If you have any further questions, please do not hesitate to contact me.

Kind regards,

Paul

[Quoted text hidden]

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Paul N. Caporaso (they/them)
City Planner
Los Angeles City Planning
221 N. Figueroa St., Room 1350
Los Angeles, CA 90012
T: (213) 847-3629 | Planning4LA.org
E-NEWS

06/15/2023

Paul Caporaso
City of Los Angeles, Department of City Planning
221 North Figueroa Street, Room 1350
Los Angeles, CA 90012
Paul.caporaso@lacity.org

RE: NOP Comments for Wilshire and Cloverdale Project

Dear Mr. Caporaso,

On behalf of The Coalition for Responsible Equitable Economic Development ("CREED LA") thank you for the opportunity to provide comments on the Notice of Preparation (NOP) for environmental review of the Wilshire and Cloverdale Project (the "Project"). The Project proposes a 46 story residential tower and podium comprised of up to 419 residential units, including 47 units for Extremely Low-Income households, and a 2,645 square-foot ground floor restaurant. The Project includes four levels of below grade parking and five levels of above grade parking.

The NOP and its Initial Study ("IS") identify the Project's potentially significant impacts under CEQA to include air quality, cultural resources, energy, geology and soils, greenhouse gas emissions ("GHG"), land use and planning, noise, public services, transportation, tribal cultural resources, and utilities. CREED LA respectfully requests complete analysis of these impacts, imposition of all feasible mitigation and study of a reasonable range of alternatives to the Project. In addition, we request the City to consider the following comments.

i) Project Description: We encourage the City to ensure that the Project's objectives are not so narrow as to preclude any alternative other than the Project. Such a narrow approach for describing the Project's objectives prevents informed decision making and public participation.

ii) Haul Route: The Project involves excavation depths of up to 80 feet below existing grade (page 39). The DEIR must clearly identify the haul route and fully disclose all potentially significant impacts and implement all feasible mitigation to reduce those impacts to less than significant levels.

iii) Air Quality & Public Health: CREED LA has a particular interest in air quality and public health. Estimates of the significance of air quality impacts must be consistent with current epidemiological studies regarding the effects of pollution and various kinds of environmental stress on public health. The DEIR must therefore include a Health Risk Assessment.

iv) Greenhouse Gas Emissions: The IS identifies the Project's impact on greenhouse gas emissions (GHG) as potentially significant. In the DEIR analysis, the City has the discretion to quantify GHG emissions resulting from a project and/or rely on a qualitative analysis or performance-based standards (Guidelines §,15064.4, subd. (a) "based to the extent possible on scientific and factual data" (Guidelines §,15064, subd. (b).

To determine the significance of the Project's GHG, the City should avoid attempts at threshold shopping to secure a favorable less than significant result for the Project. We also urge the City to adopt thresholds that embody climate change's existential threat to humankind. For instance, the City can apply the net zero emissions model advocated by environmental groups such as Earthjustice. Using such a model will enable the City to require effective measures that reduce GHGs or even achieve net zero emissions.

Aside from identifying an appropriate threshold backed with substantial evidence, we expect a detailed discussion on the Applicant's plan to offset the Project's GHG emissions.

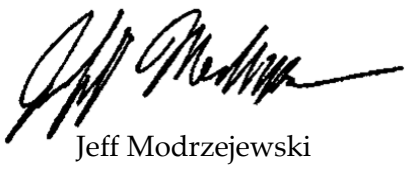
v) Mitigation measures: Mitigation measures must be effective and enforceable. Every effort must be made to incorporate modern technology in the mitigation measures and MMRP. For example, a requirement that all off-road equipment and trucks using the site during construction be zero emission, near-zero emissions or alternative-fueled vehicle would both reduce and/or eliminate air pollution impacts and CO2 emissions.

vi) Full Disclosure: Provide all sources and referenced materials when the DEIR is made available.

Thank you for the opportunity to submit NOP comments. Again, CREED LA respectfully requests under CEQA full analysis of the environmental impacts, feasible mitigation, and reasonable alternatives to the Project.

We look forward to reviewing and commenting to the DEIR.

Sincerely,



Jeff Modrzejewski
Executive Director

Sarah Brunzell <Sarah.Brunzell@tataviam-nsn.us> Tue, May 16, 2023 at 12:10 PM
To: Paul Caporaso <paul.caporaso@lacity.org>

Good afternoon Mr. Caporaso,

On behalf of the Cultural Resources Management (CRM) Division of the Fernandeño Tataviam Band of Mission Indians (FTBMI), thank you for the formal notification and opportunity to consult on the proposed Project located at 5350-5376 Wilshire Boulevard, 706-716 Cloverdale Avenue, and 721-725 Detroit Street, Los Angeles, California 90036.

We will not be requesting consultation for this particular project. If you have any questions, please don't hesitate to contact me.

Kind Regards,

Please submit all proposed Projects via our Mandatory Digital Project Intake Form:
https://www.tataviam-nsn.us/project-intake/

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Sarah Brunzell
Manager
Cultural Resources Management Division
Tribal Historic and Cultural Preservation Department

Fernandeño Tataviam Band of Mission Indians
1019 Second Street
San Fernando, California 91340
Office: (818) 837-0794
Website: http://www.tataviam-nsn.us

Paul Caporaso <paul.caporaso@lacity.org> Wed, May 17, 2023 at 12:38 PM
To: Sarah Brunzell <Sarah.Brunzell@tataviam-nsn.us>

Hello Ms. Brunzell,

Thank you for your email in response to the AB52 Project Notification for the Wilshire and Cloverdale Project (Project). Your response has been recorded and we appreciate you taking the time to get back to us. I am noting for our records that the Fernandeño Tataviam Band of Mission Indians will not be requesting AB52 consultation for the Project. If anything changes, or you have any questions or comments on the Project now or in the future, please do not hesitate to contact me.

Respectfully,

LOS ANGELES CITY PLANNING

Paul N. Caporaso (they/them)
City Planner
Los Angeles City Planning
221 N. Figueroa St., Room 1350
Los Angeles, CA 90012
T: (213) 847-3629 | Planning4LA.org
E-NEWS

[Quoted text hidden]

Sarah Brunzell <Sarah.Brunzell@tataviam-nsn.us> Wed, May 17, 2023 at 1:17 PM
To: Paul Caporaso <paul.caporaso@lacity.org>

Thank you Mr. Caporaso.

Kind Regards,

Please submit all proposed Projects via our Mandatory Digital Project Intake Form:
https://www.tataviam-nsn.us/project-intake/

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. If the reader of this message is not the intended recipient or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination or copying of this communication is strictly prohibited. If you have received this electronic transmission in error, please delete it from your system without copying it and notify the sender by reply e-mail so that the email address record can be corrected. Thank You.

Sarah Brunzell
Manager
Cultural Resources Management Division
Tribal Historic and Cultural Preservation Department

Fernandeño Tataviam Band of Mission Indians
1019 Second Street
San Fernando, California 91340
Office: (818) 837-0794
Website: http://www.tataviam-nsn.us


Fernandeño Tataviam Band of Mission Indians
California

Paul Caporaso <paul.caporaso@lacity.org>

ENV-2022-7530-EIR. 708 S Cloverdale 90036

2 messages

Friends of Historic Miracle Mile <historicmiraclemile@icloud.com> Thu, Jun 15, 2023 at 3:54 PM
To: Paul Caporaso <paul.caporaso@lacity.org>
Cc: Dylan Sittig <dylan.sittig@lacity.org>

Case Number ENV-2022-7530-EIR

Project Location: 5350–5376 Wilshire Boulevard, 706–716 Cloverdale Avenue, and 721–725 Detroit Street, Los Angeles, California 90036

Community Plan Area: Wilshire

Council District: 5—Yaroslavsky

Please see attached Comment Letter re scoping process for the above referenced project.

Thank you.

Barbara Gallen, on behalf of
Friends of Historic Miracle Mile

Caporaso, P. 708 Cloverdale Scoping Comment of FOHMM 6-15-23.pdf
112K

Paul Caporaso <paul.caporaso@lacity.org> Thu, Jun 15, 2023 at 4:17 PM
To: Friends of Historic Miracle Mile <historicmiraclemile@icloud.com>
Cc: Dylan Sittig <dylan.sittig@lacity.org>

Hello Barbara,

Thank you for your email and attachment.

Your correspondence will be included in the Projects case file as part of the NOP public comment period.

If you have any further questions, please do not hesitate to contact me.

Kind regards,

Paul
[Quoted text hidden]
--

Paul N. Caporaso (they/them)
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FRIENDS OF HISTORIC MIRACLE MILE
357 S. Fairfax Avenue #421
Los Angeles, CA 90036
historicmiracle@icloud.com
(323) 956-2958

Paul N. Caporaso
City Planner
Los Angeles City Planning
221 N. Figueroa St., Rm. 1350
Los Angeles, CA 90012

Re: ZA-2022-7529-TOC-MCUP-SPR-CDO-VHCA
ENV-2022-7530-EIR
5350-5376 Wilshire Blvd., 706-716 Cloverdale Avenue, and
721-725 Detroit Street, Los Angeles, CA 90036 the "Project")

Dear Paul:

Friends of Historic Miracle Mile (FOHMM), a California unincorporated association, is a neighborhood watchdog group dedicated to the well-being of the Miracle Mile Apartments Historic District ("MMAHD," the "Historic District") which is situated directly across from the Project on the north side of the Miracle Mile Wilshire corridor. The multi-family Historic District was placed on the National Register of Historic Places in December of 2022.

Shaped like a backwards "L," MMAHD is roughly bounded by the rear lot lines of the properties on the west side of Hauser Avenue on the west; 6th Street, Park La Brea, and the alley south of 3rd Street on the north; the rear lot lines of properties on the east side of Detroit Street on the east; and the vehicular alley north of Wilshire Boulevard on the south. More than 700 residents of the Historic District live within 500 feet of the Project on the 400 and 600 blocks of Detroit Street, Cloverdale and Cochran.

At issue are the environmental impacts of the proposed Project on the adjacent residents which will be onerous if not mitigated because the Project, as proposed, undermines—even eviscerates—the TOC program goals it is intended to accomplish. One of our group's main concerns is that the occupants of the Project will use cars (and ride-hailing services, which is another form of car use) instead of transit, exacerbating traffic congestion and further tightening street parking availability, despite living in a building with provisions intended to discourage car use. A plan that results in a new ultra luxury tower with upscale commercial on the ground floor, where high income residents rely on a mixture of ride-hailing and street parking to offset the intentional under-provision of onsite parking, will do nothing to reduce the per capita Vehicle Miles Traveled (VMT) for the area.

The Project proposes 419 units to house upwards of 1,000 people in an ultra luxury skyscraper with a ground floor upscale restaurant, 377 residential parking spaces, and 66 restaurant parking spaces. There is no open space proposed for kids to play, and no park space nor elementary school in walking distance. Therefore the Project appears targeted to affluent

singles and couples, not families. That translates to 377 residential parking spaces for 1,000 primarily affluent adults. Daily visitors for 1,000 occupants (e.g., personal assistants, housekeepers, clients, friends, guests) could easily surpass 100 per day. Thus there could be >1,100 people in need of a place to park at the Project every day. But only 377 spaces for them.

It doesn't add up.

Several hundred occupants and guests will be driving around looking for a place to park in what is already a notoriously an overparked neighborhood due to the preponderance of historic structures. A 1,000-occupant Project's impacts include usurping every available street space from the working class residents who come home later only to be forced to seek street parking farther and farther from their homes. It's very challenging because there are multiple Preferential Parking Districts in the area which are off limits to anyone without a permit. VMTs skyrocket, increasing greenhouse gases and driving down air quality for the neighborhood as potentially thousands of people drive around in circles in a massive game of musical chairs. It also will create unsupportable levels of cut through traffic on the 300, 400 and 600 blocks of Detroit and Cloverdale, when occupants, visitors, and delivery drivers head to the Project from 3rd or 6th Streets via Cloverdale, or exit the project headed back to 3rd or 6th Street via Detroit St.

Please provide studies with hard data to support the contention that 1,000 primarily wealthy occupants and their retinues will only have 377 vehicles amongst all of them put together.

Please provide studies with hard data to document if there are any other transit-adjacent luxury apartment towers in Los Angeles whose majority of occupants don't have cars and use transit or bicycles as their principal mode of transportation. If no example can be identified, please provide other compelling evidence to support your contention that wealthy people will agree to give up having a car in order to live in this Project.

Several large U.S. cities, including San Francisco, as well as Uber and Lyft themselves, have published studies showing that Uber and Lyft have doubled VMTs in urban areas while simultaneously reducing transit usage and bicycling trips. This is largely because of the "deadheading" effect. An Uber driver summoned to take someone to a destination travels empty to the pick-up. That's an extra trip generated. When the individual wants to go home, she summons another Uber, which travels across town empty to fetch her. It can be several miles, or bumper to bumper idling for 15 minutes, between drop off and pick up. This pattern repeats. A Project occupant using their own vehicle to travel and from a destination generates two vehicle trips, compared to four trips generated if the occupant travels by Uber / Lyft.

Please provide thorough studies that investigate the volume of ride hailing trips expected to be generated by the Project's >1,100 occupants and guests (who you contend will not have cars because they live next to a subway), with a detailed analysis of the impacts on the Miracle Mile residential community of that volume of vehicle trips vis-a-vis Vehicle Miles Traveled (VMT), congestion, air quality and greenhouse gases.

An apartment skyscraper of 1,000 primarily high income individuals will have hundreds of deliveries per day, from Amazon to Uber Eats. Each delivery represents two vehicle trips—one to drop off, and one to drive away. The Project's upscale restaurant will have frequent deliveries including beverage industry big rigs. How will these big rigs make their deliveries? By approaching from 6th Street on Cloverdale? Where will they unload the cases of Budweiser? By choking the narrow two-lane side street? We understand that congestion is not a CEQA impact, but if choking a side street causes everyone else to have to drive the long way around to avoid the bottleneck—*or worse, delays emergency responders getting through directly to a victim because of the circulation impacts* of a 1,000 occupant apartment tower, that IS a CEQA impact.

Please provide studies rigorously investigating the impacts on VMTs, greenhouse gases, air quality, noise, and congestion associated with

a) anticipated volume of deliveries for 1,000 occupants in an ultra luxury tower, and
b) commercial deliveries to a large upscale restaurant.

The small businesses on Wilshire and the side streets will lose more than 70 parking spaces when the surface lot is demolished and Detroit St. and Cloverdale are red-curbed. The adjacent Preferential Parking District No. 34 isn't available for the small business workers and patrons to park. How will the businesses survive with nowhere for workers and customers to park?

Residents unable to park near the Detroit Street Post Office will opt to drive much further to the Bicentennial station on Beverly, racking up two or three times as many VMTs.

Please provide a thorough analysis of the impacts of eliminating virtually all of the public parking options for the small businesses and Post Office on Wilshire and the side streets.

<u>Infrastructure</u>

Current infrastructure isn't handling current demand. The Project proposes to add 1,000 occupants in a very small concentrated footprint. Please provide a detailed plan of mitigation to ensure that all residents and businesses receive reliable electricity, water and sewer service.

Please provide studies investigating the impacts on Emergency Response Times to the Miracle Mile residential community caused by the congestion associated with potentially several thousand vehicle trips daily in the immediate vicinity of the Project related to occupants' vehicles, their guests, restaurant patrons, building employees, deliveries, Uber and Lyft, etc.

Respectfully submitted,

Barbara Gallen, Co-President
Friends of Historic Miracle Mile

Gabrieleno Administration <admin@gabrielenoindians.org> Wed, May 17, 2023 at 12:29 PM
To: Paul Caporaso <paul.caporaso@lacity.org>

Good morning Paul

Thank you for your email. Since Chairman Salas's schedule is fully booked We have an option of going through consultation through email and we can provide substantial evidence and mitigation measures. Please let us know what you would like to know.

Thank you

Brandy Salas

Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723
Office: 844-390-0787
website: www.gabrielenoindians.org

The region where Gabrieleño culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleño who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. "The Gabrieleño are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area ". "That's a contribution that Los Angeles has not recognized--the fact that in its early decades, without the Gabrieleño, the community simply would not have survived."

Paul Caporaso <paul.caporaso@lacity.org> Thu, May 18, 2023 at 1:29 PM
To: Gabrieleno Administration <admin@gabrielenoindians.org>

Hello Brandy,

We welcome any form of consultation that is most convenient and acceptable for Chairman Salas. If you would like to proceed via email, that would be great. If anything changes, please let me know and we would be happy to accommodate. The Project is located within the vicinity of the intersection of Wilshire Boulevard and La Brea Avenue. Any information you would like to provide, including but not limited to substantial evidence and mitigation measures, is greatly appreciated.

Please let me know if you have any further questions or clarifications.

Thank you,

LOS ANGELES CITY PLANNING

Paul N. Caporaso (they/them)
City Planner
Los Angeles City Planning
221 N. Figueroa St., Room 1350
Los Angeles, CA 90012
T: (213) 847-3629 | Planning4LA.org
E-NEWS

Gabrieleno Administration <admin@gabrielenoindians.org> Thu, May 18, 2023 at 3:39 PM
To: Paul Caporaso <paul.caporaso@lacity.org>

Hello Paul

Sounds good. We will have the information out to you as soon as possible.

Thank you

Brandy Salas
Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723
Office: 844-390-0787
website: www.gabrielenoindians.org

The region where Gabrieleño culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleño who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. "The Gabrieleño are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area ". "That's a contribution that Los Angeles has not recognized--the fact that in its early decades, without the Gabrieleño, the community simply would not have survived."

[Quoted text hidden]

Paul Caporaso <paul.caporaso@lacity.org>

5350 Wilshire Blvd Scoping letter CPC-2020-3143-DB-MCUP-CDO-SPR-HCA, ENV-2019-3937-EIR

2 messages

James O'Sullivan <jamesos907@gmail.com> Thu, Jun 15, 2023 at 12:58 PM
To: paul.caporaso@lacity.org
Cc: Councilmember.Yaroslavsky@lacity.org, Thao Tran <thao.tran@lacity.org>, Greg Goldin <goldinarch@gmail.com>, Kari Garcia <miraclemilebusinesswatch@gmail.com>, Joseph Steins <joseph@steins.org>

Mr. Caporaso
Please acknowledge receipt of this email with the attached scoping letter which includes attachment A.
Thank you

--
James O'Sullivan
213-840-0246 - Cell

MMRA 5350 SCOPING LETTER WITH ATTACHMENT A.pdf
4224K

Paul Caporaso <paul.caporaso@lacity.org> Thu, Jun 15, 2023 at 1:38 PM
To: James O'Sullivan <jamesos907@gmail.com>
Cc: Councilmember.Yaroslavsky@lacity.org, Thao Tran <thao.tran@lacity.org>, Greg Goldin <goldinarch@gmail.com>, Kari Garcia <miraclemilebusinesswatch@gmail.com>, Joseph Steins <joseph@steins.org>

Hello James,

Thank you for your email and attached letter.

Your correspondence will be included in the Projects case file as part of the NOP public comment period.

If you have any further questions, please do not hesitate to contact me.

Kind regards,

Paul

LOS ANGELES CITY PLANNING

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E-NEWS

[Quoted text hidden]

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June 14, 2023

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

RE: CPC-2020-3143-DB-MCUP-CDO-SPR-HCA, ENV-2019-3937-EIR / 5411 Wilshire Blvd. LA CA, 90036

Mr. Caporaso:
We welcome this opportunity to comment on the Draft Environmental Report for the above project. I'm sure you know that this will make the sixth large residential project slated for the Miracle Mile. The others are:

1. *5700-5750 Wilshire Blvd. LA CA 90036, ENV-2020-3851-EIR*
2. *5411 Wilshire Blvd. LA CA 90036, CPC-2020-3143-DB-MCUP-CDO-SPR-HCA*
3. *629 South La Brea Ave. LA CA 90035, ZA-2019-1744-CU-MCUP-SPR-TOC-1A*
4. *6380 Wilshire Blvd LA CA 90036, ZA-2023-3599-ZAD-VHCA*
5. *830 South Fairfax Ave. LA CA 90036, ENV-2019-7300-EAF*

We have grave concerns about the cumulative impact of these projects, adding thousands of new residents to the Miracle Mile, especially as we are still dealing with the ongoing work of the subway and the new Los Angeles County Museum of Art.

There are various issues raised in the scoping letter that we would like to address. The Wilshire Community plan states that the quality of life and stability of neighborhoods throughout the Wilshire Community Plan Area critically depend on the **adequate** provision of infrastructure resources (e.g., transportation, police, fire, water, sewerage, parks, etc.) commensurate with the needs of the population.

The initial study for this project lists the following:

> ***Potentially Significant Impact.*** *Based on the analysis contained in this Initial Study, the Project could result in potentially significant impacts with regard to the following topics: air quality; cultural resources (historic and archaeological resources); energy; geology and soils (paleontological resources); greenhouse gas emissions; land use and planning; noise; public services (police protection, fire*

protection, schools, and parks); recreation; transportation; tribal cultural resources; and utilities and service systems (water supply, wastewater, electric power, and natural gas systems).
Further evaluation of the Project's potential impacts on this topic will be included in an EIR.

FIRE PROTECTION, Potentially Significant Impact.
The LAFD provides fire protection and emergency medical services for the Project Site. The Project would increase the floor area and associated occupancy on-site which could result in the need for additional fire protection services during Project operation. Additionally, construction activities have the potential to result in accidental on-site fires by exposing combustible materials to fire risks from machinery and equipment sparks, and from exposed electrical lines, chemical reactions in combustible materials and coatings, and lighted cigarettes. Therefore, further evaluation of this topic in an EIR is required.

While the increased floor area and occupancy of this project is of concern, we want to again emphasize that it is one of 5 different projects coming to the area and the cumulative impact is what concerns us.

The LAFD recently released a Standards of Cover report (attachment A) that should be examined and used in this EIR to:
1. Ensure that an adequate number and type of fire stations and properly equipped fire service personnel are maintained by periodically evaluating population growth, level-of-service (response time and staffing) and fire hazards within the Wilshire Community.
2. Prioritize the development of fire station sites in neighborhoods deficient in fire facilities and services.

Goal 9 of the Wilshire Plan. Protect the residents of the Wilshire community area through a comprehensive fire and life safety program.

Objective 9-1
Maintain fire facilities and protective services that are sufficient for the existing and future population and land use.

POLICE PROTECTION, Potentially Significant Impact.
Police protection for the Project Site is provided by the City of Los Angeles Police Department (LAPD). The Project would increase the floor area and associated occupancy on-site which could result in the need for additional police services during Project operation. Additionally, construction sites can be sources of nuisances and hazards and invite theft and vandalism. Therefore, further evaluation of this topic in an EIR is required.

The Wilshire Community Plan says that an **adequate** number of police stations and properly equipped police personnel must be maintained by periodically evaluating population growth, level-of-service (response time and staffing) and police service within the Community.

ADEQUATE numbers of properly equipped police personnel is something that has been increasing difficult to attain given the DEFUND THE POLICE and other movements current in today's Los Angeles and yet it is precisely what is called for in the Wilshire Community Plan and the Framework Element.

Pursuant to LAMC Section 13.08 E, a **Design Overlay Plan Approval** for compliance with the Miracle Mile Community Design Overlay (CDO)

We do not believe that this project as presented is compliant with the current zoning or the CDO.
When the Wilshire Plan removed "parking buffer" as a category the surface parking lots zoned P-1 were reclassified to be used as parking lots or residential. It did not include an option for a PB (Parking Building). As such the [Q] condition for this property states that the property shall be limited to parking lots or residential development up to R4 densities.

Even if you could get past that zoning issue the CDO states that a parking structure should be integrated into the overall design of a development through compatible materials, color and architectural defining features. It is hard to say exactly what this building is, given that we have two classic examples of podium style buildings (5500 Wilshire, 5400 Wilshire) in the same block. The tower should be centered on the podium and a walk-in address created on Wilshire Blvd.

Several of us were involved with drafting the CDO and we would be happy to work with the team on issues we have with it.

Pursuant to LAMC Section 17.15, a **Vesting Tentative Tract Map** for the vacation of the existing alley, and merger and re-subdivision of the Project Site and alley public right-of-way into one lot

This is a request that many will have an issue with. Frankly many of us were expecting to see a project similar to Desmond's on Wilshire (5500 Wilshire/728 S. Burnside) which kept the alley and built to the south. Should the request be approved the alley (or a location close to it) should be used as the entrance to the driveway. Pushing cars further into the neighborhood, nearby the existing residential building, is not appropriate per the Wilshire Plan and the Framework Element.

Pursuant to LAMC Section 12.22 A.31, a **Transit Oriented Communities (TOC) Determination for Additional Incentives.**

We are aware of several court challenges regarding **Transit Oriented Communities (TOC)** guidelines that are still pending and request that the project instead use SB 1818 as the density bonus.

Sincerely:

James O'Sullivan
Ex-Officio, MMRA

cc. Councilmember.Yaroslavsky@lacity.org

cc. thao.tran@lacity.org

ATTACHMENT A

June 6, 2023

LOS ANGELES FIRE DEPARTMENT

KRISTIN M. CROWLEY
FIRE CHIEF

May 31, 2023

BOARD OF FIRE COMMISSIONERS
FILE NO. 23-055

TO: Board of Fire Commissioners

FROM: Kristin M. Crowley, Fire Chief

SUBJECT: LAFD STANDARDS OF COVER ANALYSIS

FINAL ACTION:	_____ Approved	_____ Approved w/Corrections	_____ Withdrawn
	_____ Denied	_____ Received & Filed	_____ Other

SUMMARY

The Los Angeles Fire Department (LAFD or Department) retained Citygate Associates, LLC (Citygate) to perform a Standards of Cover (SOC) deployment analysis. This study included reviewing the adequacy of the existing deployment system of apparatus and personnel from current fire station locations, testing deployment scenarios to improve response performance, and analyzing workload per response unit.

The study does not include specialized response systems at the Port of Los Angeles, Los Angeles International Airport, LAFD Air Operations, hazardous materials, technical rescue, and complex incident teams. This study focuses on neighborhood-based fire and emergency medical services resources.

Throughout the report, Citygate makes key findings and, where appropriate, specific action item recommendations. Overall, there are 17 key findings and six specific action item recommendations.

The report is presented in three volumes. The Technical Report (Volume 1) includes the Executive Summary containing a synopsis of Citygate's analysis and suggested next steps; Sections 1–6, which contain the deployment and SOC elements of the study; and Section 7, which discusses next steps and summarizes all findings and recommendations. A Map Atlas of deployment coverage measures is provided in Volume 2, and a comprehensive Community Risk Assessment is provided in Volume 3.

The Department is evaluating the findings and recommendations contained in the report to prioritize plans to implement those recommendations, as appropriate.

RECOMMENDATION
That the Board:
Receive the report and transmit to the City Council.

DISCUSSION
The scope of work and corresponding Work Plan for the Standards of Cover analysis were developed consistent with Citygate's Project Team members' experience in fire administration. Citygate utilizes various National Fire Protection Association (NFPA) publications as best practice guidelines, along with best practices from the criteria of the Commission on Fire Accreditation International (CFAI).

The scope of the SOC deployment analysis includes the following elements:

- Modeling the response time ability of the current fire station locations. Although this is not an assessment of fire departments adjacent to LAFD, the assessment does consider the impacts of LAFD's automatic/mutual aid agreements common throughout the area.
- Updating performance goals for LAFD consistent with the local risks to be protected, national best practices, and guidelines from the NFPA and the CFAI.
- Using the incident response time analysis program StatsFD™ to review the incident response statistics of historical performance.
- Using the geographic mapping response time measurement tool FireView™ to measure fire unit driving coverages from LAFD's current fire stations.

The assessment addresses the following questions:

- Is the type and quantity of apparatus and personnel adequate for LAFD's deployment to emergencies?
- What is the recommended deployment to provide adequate emergency response times as growth continues?

The data analyzed by Citygate for the SOC report covers Calendar Years 2018 to 2020. Delays in validating the analysis and providing background information to Citygate began to compound as the COVID-19 lockdown began and the Department deployed Special Duty and civilian resources away from their regular duties to support the testing and vaccination efforts. Other City departments also deployed resources from regular duties, further delaying our ability to provide timely updates to Citygate.

The Department's FireStatLA Section conducted its own analysis of the Unit-Hour Utilization data and found that the trends in the data, extended over an additional two-year period, remained, essentially, the same; and, therefore, do not affect the findings in the report.

Standards of Cover Report Findings

Finding #1: LAFD is a leader in response time reporting with its FireStatLA section, measuring from 9-1-1 answer to first-unit arrival.

Finding #2: The physical spacing of LAFD stations is sufficient, apart from small areas in the northern section of the City.

Finding #3: Effective Response Force (multiple-unit responses to more serious emergencies) travel-time coverage is sufficient in areas that are the most populated and carry the highest incident demand.

Finding #4: Given that the current fire station plan provides 5:00-minute travel time coverage to 88.7 percent of public streets City wide, using a 5:00-minute travel time goal to physically space fire stations across the City's very diverse geography is effective. The incident workload assessment in this study evaluates the needed units per station.

Finding #5: The northern service area needs one additional Battalion Command Team at Station 100 to improve command coverage for more serious incidents.

Finding #6: One additional fire station with an engine is needed northeast of Station 81, as modeled in Scenario Map 1a and 1b (Volume 2—Map Atlas).

Finding #7: LAFD's time-of-day, day-of-week, and month-of-year calls for service demand occurs in consistent, predictable patterns. LAFD's service demand is sufficiently high in all areas, 24 hours per day, to require an all-day, year-round response system.

Finding #8: The top ten busiest engines, trucks, and rescue ambulance companies' unit-hour utilization measures significantly exceed 30 percent for several hours or more at a time. Based on this measure alone, the busiest unit crews are overworked and need relief units and/or strategies to decrease the quantity of non-urgent EMS incidents.

Finding #9: The volume and simultaneous demand of 10 to 28 LAFD stations is the highest Citygate has measured in a metro client to date. Given the likelihood that some of these stations are adjacent to each other—as population density zones are typically larger than a single fire station area—Citygate located the top 10 stations and then expanded the search to the top 28.

Finding #10: As shown in Map #18, there are three clusters in the east-central and southern City core containing 16 of the top 28 stations for workload demand, and nine of the top 10. In the northern Valley area, there are two clusters containing five of the top 28, with one of the top ten. There are seven other stations in the top 28, but they exist as individual stations without an adjacent busy station.

Finding #11: Battalion 1 in the east-central area of the City has three of the top 10 overworked stations; Battalion 13 in the southern area of the City has another five of the top 10.

Finding #12: The importance of this clustering measure is that for long, consecutive hours of the day, large numbers of fire crews are busy with only EMS calls, leaving the area underserved for an immediate need fire or rescue response, even when many of the busiest stations have multiple crews assigned to them.

Finding #13: At 2:03 minutes in 2020, call-processing performance to 90 percent of fire and EMS incidents is only 33 seconds longer than Citygate's and the National Fire Protection Association's 1:30-minute recommendation where no language or location identification barriers exist. In light of the size of the City and the typical barriers to a short 9-1-1 call, the LAFD's average processing time of 1:08 minutes is very good as 235,855 incidents are processed faster than best practice guidelines.

Finding #14: At 1:21 minutes, crew turnout performance to 90 percent of fire and EMS incidents, with an average of 47 seconds, is excellent, and shows a rare attention to the importance of delivering prompt turnout times.

Finding #15: At 7:00 minutes, LAFD's fire unit travel times to 90 percent of fire and EMS incidents is slower than the National Fire Protection Association's urban best practice recommendation of 4:00 minutes, due in part to LAFD's difficult topography in some areas, traffic congestion, and simultaneous incidents. The average travel time of 4:27 minutes does reach 193,743 incidents promptly.

Finding #16: First-due unit call-to-arrival performance to 90 percent of fire and EMS incidents Citywide, at 9:21 minutes, is longer than a best practice goal of 7:30 minutes. However, the average measure of 6:20 minutes means 216,937 incidents received a first responder *faster* than a best practice goal, or 594 times per day in 2020.

Finding #17: Category A first arrival and ERF call-to-arrival times to 90 percent of all occurrences are better than, or very close to, best practices in all but the most geographically challenged areas. This ERF performance is stronger than what Citygate has observed in other metropolitan clients. It is understandable that the Category B response times are longer as more units travel farther to an incident, as with all metropolitan departments.

Standards of Cover Report Deployment Recommendations

Based on the technical analysis and findings contained in this study, Citygate offers the following near-term deployment recommendations:

Recommendation #1: Maintain current response time goals and reporting.

Recommendation #2: Plan for an added Battalion Command Team at an existing station, and one new fire station with engine company, in the northern area of the City.

Recommendation #3: Shift or rotate crews differently every 12 hours on an agreed-upon number of the highest-workload, 24-hour rescue ambulances.

Recommendation #4: Refine and build the case to shift low-acuity EMS incidents from firefighter-staffed rescue ambulances in very high-incident-demand areas to non-firefighter-staffed, low-acuity units to include medical, mental health care, and homeless resources.

Recommendation #5: Maintain the current mix of single-unit and Effective Response Force deployment units and personnel staffing as they meet the risks to be protected in the City.

Recommendation #6: In the following focus areas, plan to change staffing methods and add additional rescue ambulances as this study's data indicates. Note that the first two focus areas contained 29 percent of Citywide incidents in 2020.

The Department is developing plans to implement the report's recommendations, where appropriate. The plans include outreach to internal and external stakeholders for input and/or approval of the plans.

Board report prepared by David A. Perez, Deputy Chief, Chief of Staff.

Attachment

CITYGATE ASSOCIATES, LLC
FIRE & EMERGENCY SERVICES



LOS ANGELES FIRE DEPARTMENT

STANDARDS OF COVER ANALYSIS

VOLUME 1 OF 3: TECHNICAL REPORT

MAY 17, 2023

CITYGATE ASSOCIATES, LLC
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LOS ANGELES FIRE DEPARTMENT
FOUNDED 1886

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VOLUME 2 of 3 – Map Atlas (Separately Bound)

VOLUME 3 of 3 – Risk Assessment (Separately Bound)

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Executive Summary


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EXECUTIVE SUMMARY

The City of Los Angeles (City) Fire Department (LAFD) retained Citygate Associates, LLC (Citygate) to perform a Standards of Cover (SOC) deployment analysis. This study included reviewing the adequacy of the existing deployment system of apparatus and personnel from current fire station locations, testing deployment scenarios to improve response performance, and analyzing workload per response unit. The study does not include specialized response systems at the Port of Los Angeles, Los Angeles International Airport, the LAFD Aviation bureau, hazardous materials, technical rescue, and complex incident teams. This study focuses on neighborhood-based fire and emergency medical services resources.

This report is presented in three volumes. The Technical Report (**Volume 1**) includes: this Executive Summary containing a synopsis of Citygate's analysis and suggested next steps; Sections 1–6, which contain the deployment and SOC elements of the study; and Section 7, which discusses next steps and summarizes all findings and recommendations. A Map Atlas of deployment coverage measures is provided in **Volume 2**, and a comprehensive Community Risk Assessment is provided in **Volume 3**.

Throughout this report, Citygate makes key findings and, where appropriate, specific action item recommendations. Overall, there are 17 key findings and six specific action item recommendations.

POLICY CHOICES FRAMEWORK

As the City of Los Angeles (City) Mayor, Council, and the Fire Commission all understand, there are no mandatory federal or state regulations directing the level of fire service to be provided, including regulations concerning response times and outcomes. The level of service and any resultant costs are a local community decision in the United States. The body of regulations on the fire service suggests that if fire services are provided, they must be provided with the safety of firefighters and the public in mind. Thus, there is often a constructive tension between the desired level of fire services and the level that can be funded, and many communities may not have the level of fire services they desire. The City's large investments in fire services over the past decades serve as its baseline commitment today.

This study identifies that continued investment in fire services is still necessary to provide expanded and additional services from LAFD as the City evolves. The fundamental fire and EMS ambulance service policy choices are derived from two key questions:

1. What outcomes are desired for the emergencies to which LAFD responds? Is the desire to provide emergency medical care in time to lessen the possibility of preventable death or severe disability, and to keep a building fire to the room, building, or block of origin?

2. Should equitable response performance be provided to all neighborhoods with similar risks to protect?

Once desired outcomes are determined, the fire and EMS first responder deployment must be designed to cover the most geography in the fewest minutes to meet stated outcome goals. In a large fire and EMS agency with multiple neighborhoods, such as Los Angeles, it must be determined whether similarly populated areas should receive similar response time performance from a fire services unit.

CITYGATE'S OVERALL OBSERVATIONS ON LAFD'S FIRE CREW DEPLOYMENT

Fire services deployment, simply stated, is about the **speed** and **weight** of the response. **Speed** calls for initial (first-arriving or first-due) all-risk intervention units (engines, ladder trucks, rescue ambulances, and specialty units) strategically located across a jurisdiction to respond within an effective travel time to deliver desired outcomes for routine-to-moderate emergencies and prevent an incident from escalating to greater size or complexity. **Weight** is about multiple-unit response to more serious emergencies, such as a room-and-contents building fire, a wildland fire, a multiple-patient medical incident, a vehicle accident with extrication required, or a technical-rescue incident. In these situations, enough firefighters must be assembled within a reasonable timeframe to safely control the emergency and prevent it from escalating to an even more serious event.

LAFD's service area is marked by diverse populations, land uses, hilly topography in some areas, and a public road pattern that, in certain areas, is geographically challenged with rivers, open spaces, and/or a lack of major cross-connecting roadways, limiting LAFD's response times. Population drives EMS service demand, and infill development increases population. As different areas continue to redevelop and add population density, LAFD's services will need adjustment just to *maintain*, much less *improve*, response times across the City's geography—more so when simultaneous incidents occur at peak hours of the day.

In the most densely developed sections of the City, while the substantial growth in EMS incidents over the past decade seems all-consuming, there is still a need for both a first-due firefighting unit and multiple-unit Effective Response Force (ERF) deployment (First Alarm) consistent with current best practices to limit the risk of fire to only part of an affected building and keep wildland fires small and within the initial attack force's capabilities. In other words, *all communities need a standby and readily available firefighting force* that can respond when fires break out, regardless of peak-hour EMS workload.

As shown in this report, Citygate analyzed response times, station locations, and incident workload on the primary types of responding apparatus. This analysis is based on GIS mapping and incident statistics, which combine to formulate Citygate's opinions and overall deployment findings and recommendations in this section.

The LAFD has response time goals and reports its operational metrics via a public website. The LAFD uses an *average* measure of response time, and the CFAI and NFPA communities use a 90-percent-of-goal (*fractile*) measure. Both are effective measures, and both are utilized in this study. All response time measures point to a strong and effective response system, especially in light of the geographic terrain challenges across the City. Overall, LAFD deployment represents the strongest metropolitan area coverage Citygate has ever studied. While field crew deployment needs some adjustment and improvement in key areas, it is not—by any measure—significantly insufficient or in need of major change or fire station relocation.

Citygate's analysis of prior response statistics and use of geographic mapping tools reveals that LAFD is currently strained by extraordinarily high EMS incident demand in several areas of the City. LAFD's current deployment system performance is described in detail by the maps provided in **Volume 2** and the corresponding text explanation beginning in **Section 4.2** of this volume.

The ongoing effective deployment of fire and EMS first responder units throughout the City is constrained by one critical issue and a small need to add two resources, which will stabilize current response times and increase firefighting unit availability. Across our deployment review, Citygate found the following two challenges by which LAFD is strained to meet the needs of the City.

Challenge #1: High-Volume EMS Incident Demand

As the response unit workloads by time of day show, EMS incidents in 2020 comprised 81.9 percent of total incident demand. The peak of this demand occurs during daylight to mid-evening hours and in clusters of high population and simultaneous incidents. Accordingly, even if fire stations are appropriately located and contain multiple staffed apparatus, peak service demand frequently results in all units assigned to a station simultaneously committed to one or more incidents, thus driving some simultaneous service demand to adjoining stations, which results in cascading delays on unit travel times and overall response performance.

These high workload areas need either (1) more response units or (2) a reduction in non-acute EMS workload, which would be more cost-effective, to stabilize and likely improve response times and availability for serious fire, acute EMS, and technical incidents.

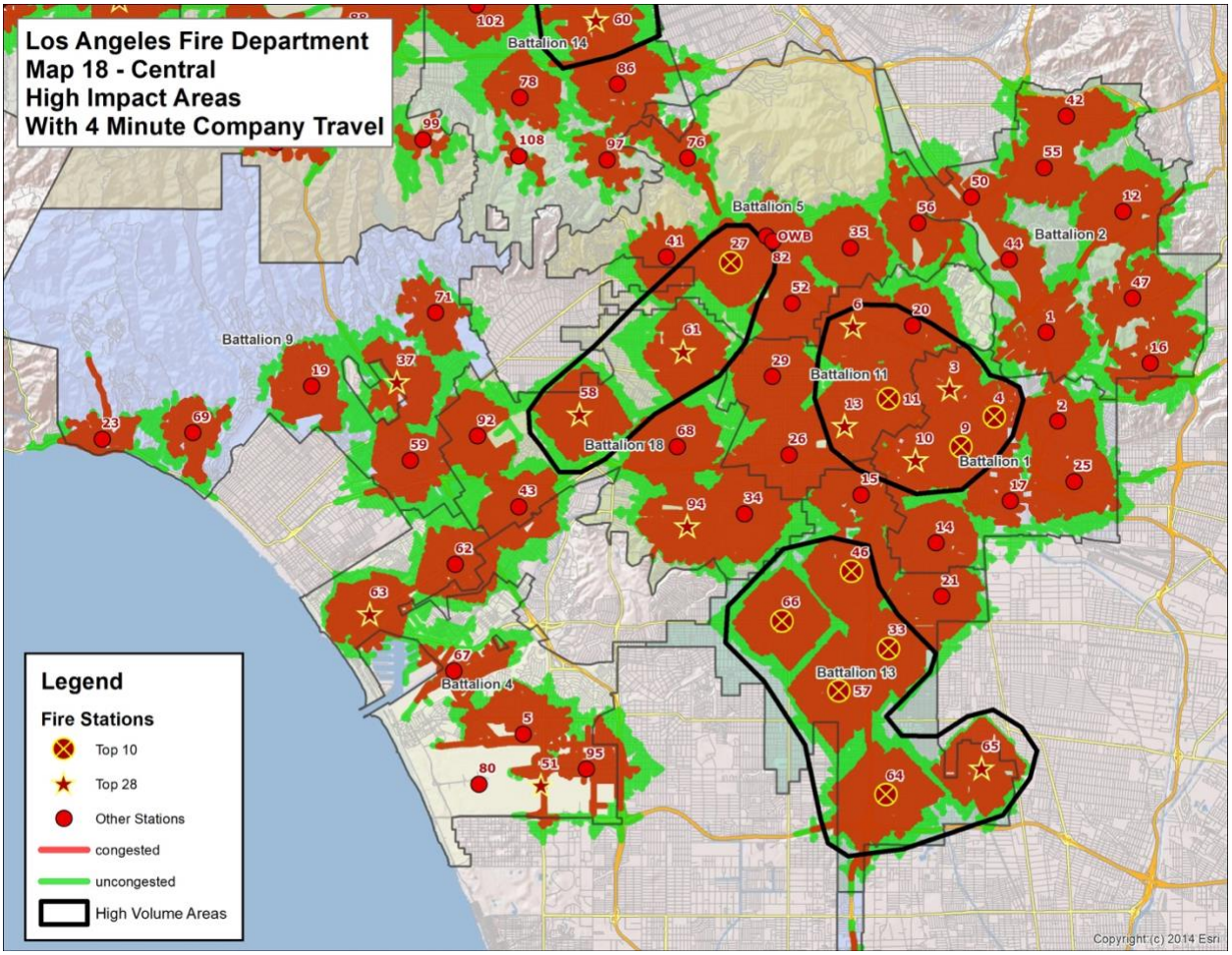
To put the EMS demand in perspective, in 2020, the LAFD responded to 392,949 EMS incidents, some of which had more than one patient. It is not an exaggeration to say the LAFD sees almost half a million patients per year. In 2020, the busiest emergency room in the United States was Parkland Health and Hospital in Dallas, Texas, which saw 210,152 patients. Los Angeles County / USC Medical center was seventh in the nation with 136,161 patients.

In other words, the LAFD is in the human care business, but not all these incidents require traditional emergency medical skills. All incidents do not need the response of a paramedic firefighter engine, truck company, and/or a two-person paramedic or EMT ambulance for a ride to an emergency room. LAFD is well-suited to be an alternative human crisis response agency with

specialized responders in addition to LAFD's firefighters. While such an alternative response system is needed Citywide, it is *critically* needed now in core eastern and southern City areas. Although constructing such a system represents a new expense, overall, it will be more cost-effective than adding fire units. The City *"needs its fire department capacity back."*

The highest incident volume in central Los Angeles is in the areas identified by Map #18 (**Volume 2—Map Atlas**). The top ten busiest engine, truck, and rescue ambulance companies are adjacent to each other, predominantly in two clusters.

Figure 1—Central Los Angeles High-Impact Areas



The individual unit-hour utilization (UHU) measures for these units significantly exceed 30 percent for long, consecutive hours at a time. Based on this measure alone, the busiest unit crews are overworked and in need of relief units and/or strategies to decrease the quantity of non-urgent EMS incidents. The volume and simultaneous demand on the top 10 to top 28 LAFD stations is the highest Citygate has ever measured in a metro client.

The busiest fire stations already have three to six primary units assigned (not chiefs or support units). Some units are placed outdoors on front aprons or in rear lot areas. Many sites are now at their physical limit for adding response units and/or personnel.

Over the course of late 2021 and into 2022, the City and County rolled out a pilot project for the delivery of alternative, non-urgent patient care—including mental health and homeless program diversion; however, this is not enough. The alternative response program needs to *scale massively and quickly* to lower the workload placed on fire units back down to moderate and serious emergencies.

As an illustration of volume, in 2020, Fire Station 9 in the east downtown area responded to 18,986 incidents—an average of 52 per day, or two per hour. If 30 percent of those incidents were managed by an alternative response team, that amounts to approximately 16 incidents per day. If the seven busiest stations in just the east-central area of the City had this low-acuity volume, that total would be 112 incidents per day over the busiest 16 hours.

If the alternative response team spent only 30 minutes per patient contact on average, that would be two contacts per hour per team. The east-central area alone could consume two to three units during daylight and early evening hours. If all six high-workload areas needed three units each, that would amount to 18 units per day, seven days per week, for at least 16 hours per day. Additionally, the other battalions could each use at least one alternative unit, representing another eight units, for a total of 26 units Citywide. On eight-hour shifts at two personnel per unit, that equates to 52 personnel per day just to cover five days per week, not including earned leave time. Therefore, well over 100 new non-firefighter personnel must be hired and trained for alternative response measures to meet the service needs of the City.

In light of the large personnel and unit count needed for alternative care teams, even as a "rapid" program, implementation could take two to three fiscal years. In the meantime, the busiest fire units need relief now. Citygate recommends the LAFD add at least 14 additional rescue ambulances (both ALS And BLS to relieve the busiest types), one engine company at a new station in the northern area of the City, and one Battalion Command Team in the north at an existing fire station.

Further, there are currently at least 25 rescue ambulances on 24-hour shift staffing that are overworked for excessively long periods of a 24-hour day. Citygate does not believe that critical patient care, much less safe firefighting, is always possible when a crew has gone from call to call for 12 or more hours. The LAFD should find a way to "split shift" these busiest 24-hour ambulances by either rotating crews to slower companies (though there are none close by in East and South Los Angeles) or placing these units on an alternative staffing workweek with 12-hour days.

Citygate does not recommend this lightly. This change will require collective bargaining with the represented workforce and will require more firefighters be hired in the near term. However, outside of the traditional 24-hour fire service staffing model, where in America do critical health care professionals, airline pilots, or railroad engineers preform critical work well past 12 consecutive hours without a mandated rest break? Citygate does not believe the LAFD can wait years for an alternative response program to be established, during which time EMS incident volume will likely further *increase.*

Challenge #2: Small Response Coverage Gaps

This study identified the need for one additional Battalion Command Team to serve the northern area of the City near Fire Station 100. In addition, a large enough gap in first-due engine travel-time coverage exists in the eastern section of the northern area of the City (Map #17, **Volume 2—Map Atlas**) that one additional fire station is required.

Given the significant Battalion Command Team coverage gap in the north between Stations 73, 100, and 90, the study maps show the significant benefit of adding a Battalion Command Team at Station 100, located at 6751 Louise Avenue in Van Nuys. Almost 100 percent of the underserved road miles at a travel time of 8:00 minutes are included in this area southeast of the Van Nuys Airport.

The addition of an engine on the east side of the northern area, near the intersection of Woodman and Roscoe in Panorama City, would also be beneficial. This location is west of SR-170, a little south of the SR-170/I-5 interchange, at the intersection of two prime arterials, which will allow an added engine to route into far-away neighborhoods more quickly. As such, this location test did the best job of filling in the engine travel time gap at both 4:00 minutes' and 5:00 minutes' travel time. The added engine would increase public road coverage by 51.7 miles at 4:00 minutes, or up to 55.23 more miles at 5:00 minutes of travel time. The remaining underserved gap is between the fifth and sixth minute of coverage from adjoining stations 77 and 98.

FINDINGS AND RECOMMENDATIONS

Overall, there are 17 key findings and six specific action item recommendations contained in the body of the report. These are now presented in a comprehensive list for ease of reference.

Findings

Finding #1: LAFD is a leader in response time reporting with its FireStatLA section, measuring from 9-1-1 answer to first-unit arrival.

Finding #2: The physical spacing of LAFD stations is sufficient, apart from small areas in the northern section of the City.

Finding #3: Effective Response Force (multiple-unit responses to more serious emergencies) travel-time coverage is sufficient in areas that are the most populated and carry the highest incident demand.

Finding #4: Given that the current fire station plan provides 5:00-minute travel time coverage to 88.7 percent of public streets City wide, using a 5:00-minute travel time goal to physically space fire stations across the City's very diverse geography is effective. The incident workload assessment in this study evaluates the needed units per station.

Finding #5: The northern service area needs one additional Battalion Command Team at Station 100 to improve command coverage for more serious incidents.

Finding #6: One additional fire station with an engine is needed northeast of Station 81, as modeled in Scenario Map 1a and 1b (**Volume 2—Map Atlas**).

Finding #7: LAFD's time-of-day, day-of-week, and month-of-year calls for service demand occurs in consistent, predictable patterns. LAFD's service demand is sufficiently high in all areas, 24 hours per day, to require an all-day, year-round response system.

Finding #8: The top ten busiest engines, trucks, and rescue ambulance companies' unit-hour utilization measures significantly exceed 30 percent for several hours or more at a time. Based on this measure alone, the busiest unit crews are overworked and need relief units and/or strategies to decrease the quantity of non-urgent EMS incidents.

Finding #9: The volume and simultaneous demand of 10 to 28 LAFD stations is the highest Citygate has measured in a metro client to date. Given the likelihood that some of these stations are adjacent to each other—as population density zones are typically larger than a single fire station area—Citygate located the top 10 stations and then expanded the search to the top 28.

Finding #10: As shown in Map #18, there are three clusters in the east-central and southern City core containing 16 of the top 28 stations for workload demand, and nine of the top 10. In the northern Valley area, there are two clusters containing five of the top 28, with one of the top ten. There are seven other stations in the top 28, but they exist as individual stations without an adjacent busy station.

Finding #11: Battalion 1 in the east-central area of the City has three of the top 10 overworked stations; Battalion 13 in the southern area of the City has another five of the top 10.

Finding #12: The importance of this clustering measure is that for long, consecutive hours of the day, large numbers of fire crews are busy with only EMS calls, leaving the area underserved for an immediate need fire or rescue response, even when many of the busiest stations have multiple crews assigned to them.

Finding #13: At 2:03 minutes in 2020, call-processing performance to 90 percent of fire and EMS incidents is only 33 seconds longer than Citygate's and the National Fire Protection Association's 1:30-minute recommendation where no language or location identification barriers exist. In light of the size of the City and the typical barriers to a short 9-1-1 call, the LAFD's average processing time of 1:08 minutes is very good as 235,855 incidents are processed faster than best practice guidelines.

Finding #14: At 1:21 minutes, crew turnout performance to 90 percent of fire and EMS incidents, with an average of 47 seconds, is excellent, and shows a rare attention to the importance of delivering prompt turnout times.

Finding #15: At 7:00 minutes, LAFD's fire unit travel times to 90 percent of fire and EMS incidents is slower than the National Fire Protection Association's urban best practice recommendation of 4:00 minutes, due in part to LAFD's difficult topography in some areas, traffic congestion, and simultaneous incidents. The average travel time of 4:27 minutes does reach 193,743 incidents promptly.

Finding #16: First-due unit call-to-arrival performance to 90 percent of fire and EMS incidents Citywide, at 9:21 minutes, is longer than a best practice goal of 7:30 minutes. However, the average measure of 6:20 minutes means 216,937 incidents received a first responder *faster* than a best practice goal, or 594 times per day in 2020.

Finding #17: Category A first arrival and ERF call-to-arrival times to 90 percent of all occurrences are better than, or very close to, best practices in all but the most geographically challenged areas. This ERF performance is stronger than what Citygate has observed in other metropolitan clients. It is understandable that the Category B response times are longer as more units travel farther to an incident, as with all metropolitan departments.

Deployment Recommendations

Based on the technical analysis and findings contained in this study, Citygate offers the following near-term deployment recommendations:

Recommendation #1: Maintain current response time goals and reporting.

Recommendation #2: Plan for an added Battalion Command Team at an existing station, and one new fire station with engine company, in the northern area of the City.

Recommendation #3: Shift or rotate crews differently every 12 hours on an agreed-upon number of the highest-workload, 24-hour rescue ambulances.

Recommendation #4: Refine and build the case to shift low-acuity EMS incidents from firefighter-staffed rescue ambulances in very high-incident-demand areas to non-firefighter-staffed, low-acuity units to include medical, mental health care, and homeless resources.

Recommendation #5: Maintain the current mix of single-unit and Effective Response Force deployment units and personnel staffing as they meet the risks to be protected in the City.

Recommendation #6: In the following focus areas, plan to change staffing methods and add additional rescue ambulances as this study's data indicates. Note that the first two focus areas contained 29 percent of Citywide incidents in 2020.

Focus Area 1 – Battalions 1 and 11

Total: seven stations, 14.3 percent of Citywide incident volume in 2020.

- Station 3 – Needs split shift crews on both rescue ambulances
- Station 4 – Add third rescue ambulance
- Station 6 – Needs split shift crews on both rescue ambulances
- Station 10 – Needs split shift crews on both rescue ambulances
- Station 11 – Add third rescue ambulance
- Station 13 – Split shift crew rescue ambulance 13

Focus Area 2 – Battalion 13

Total: six stations, 14.8 percent of Citywide incident volume in 2020.

- Station 33 – Add third rescue ambulance
- Station 46 – Add third rescue ambulance
- Station 57 – Add fourth rescue ambulance, split shift crews on the three current rescue ambulances

- Station 64 – Add fourth rescue ambulance, split shift crews on the three current rescue ambulances
- Station 65 – Monitor need for split shift crews and/or fourth rescue ambulance
- Station 66 – Add fourth rescue ambulance

Focus Area 3 – Battalions 5 and 18

- Station 27 – Add third rescue ambulance, split shift crews on two rescue ambulances
- Station 58 – Add fourth rescue ambulance, split shift crews on three rescue ambulances
- Station 61 – Add third rescue ambulance, split shift crews on two rescue ambulances

Focus Area 4 – Northern Areas

- Station 39 – Split shift the rescue ambulance
- Station 60 – Split shift the two rescue ambulances
- Station 89 – Add third rescue ambulance, split shift crews on two rescue ambulances

Focus Area 5 – Northern Area – Battalion 12

- Station 7 – Add second rescue ambulance
- Station 98 – Split shift the two rescue ambulances

NEXT STEPS

Near-Term

- Review and absorb the findings and recommendations provided in this report.
- Develop a methodology for how to split shift the overloaded rescue ambulances.
- Direct staff to return with costs and timing to make near-term staffing changes.

Longer-Term

- Plan for an added Battalion Command Team at an existing station, and one new fire station with engine company, in the northern area of the City.

- If central City, high-impact stations cannot physically add rescue ambulances, locate and implement ambulance-only hub stations in existing commercial properties in the high-workload areas.
- Monitor response time performance against adopted goals.

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Section 1

Introduction and Background


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SECTION 1—INTRODUCTION AND BACKGROUND

Citygate Associates, LLC's (Citygate) detailed work product for the Los Angeles Fire Department (LAFD) is presented in this volume. The scope of work and corresponding Work Plan for this analysis were developed consistent with Citygate's Project Team members' experience in fire administration. Citygate utilizes various National Fire Protection Association (NFPA) publications as best practice guidelines, along with best practices from the criteria of the Commission on Fire Accreditation International (CFAI).

1.1 REPORT ORGANIZATION

This report is comprised of three volumes. A Map Atlas is found in **Volume 2** and a comprehensive Community Risk Assessment is found in **Volume 3**. **Volume 1** consists of the following sections:

Executive Summary: A summary of our analysis and suggested next steps.

Section 1 Introduction and Background: An introduction to LAFD and background facts.

Section 2 Standards of Coverage Introduction: An introduction to the SOC (deployment) process and methodology used by Citygate in this review.

Section 3 Deployment Goals, Measures, and Risk Assessment: An in-depth examination of LAFD's ability to deploy firefighters and apparatus to meet the risks, expectations, and emergency needs of its constituents.

Section 4 Staffing and Geo-Mapping Analysis: A review of (1) the critical tasks that must be performed to achieve LAFD's desired fire and emergency medical services (EMS) outcomes, and (2) LAFD's existing fire station and apparatus locations as well as needed future locations.

Section 5 Statistical Analysis: A statistical data analysis of LAFD's incident responses.

Section 6 Firefighting and Rescue Ambulance Deployment Evaluation: An integrated summary of deployment priorities and an overall deployment recommendation.

Section 7 Findings and Recommendations and Next Steps: A summary of recommended next steps and a list of all findings and recommendations.

1.1.1 Goals of the Report

This study will cite findings and make recommendations, as appropriate, related to each finding. Findings and recommendations are numbered sequentially. Section 7 of this report brings attention to the highest priority needs and recommended next steps.

This document provides technical information about how fire services are provided and legally regulated and how LAFD currently operates. This information is presented in the form of recommendations and policy choices for the Fire Commission and City Council to consider.

1.2 Project Scope of Work

1.2.1 Standards of Coverage (Deployment) and Services Reviews

The scope of this SOC deployment analysis includes the following elements:

- Modeling the response time ability of the current fire station locations. Although this is not an assessment of fire departments adjacent to LAFD, the assessment does consider the impacts of LAFD's automatic/mutual aid agreements common throughout the area.
- Updating performance goals for LAFD consistent with the local risks to be protected, national best practices, and guidelines from the NFPA and the CFAI.
- Using the incident response time analysis program StatsFD™ to review the incident response statistics of historical performance.
- Using the geographic mapping response time measurement tool FireView™ to measure fire unit driving coverages from LAFD's current fire stations.

SOC Review Questions

This assessment addresses the following questions:

- Is the type and quantity of apparatus and personnel adequate for LAFD's deployment to emergencies?
- What is the recommended deployment to provide adequate emergency response times as growth continues?

1.3 Los Angeles Fire Department Overview

This review of LAFD's field services deployment must be completed in the context of the risks and areas served by LAFD. While LAFD exists to provide firefighting and rescue services, the provision of First Responder EMS by LAFD now dominates emergency incident volume, as illustrated by calendar year 2020 when **81.85 percent** of all incidents responded to by LAFD were medical emergencies.

The following facts illustrate the LAFD service area and resultant services system:

- 3.9 million residents

- 469 square miles
- 32.06 square miles of water
- 616,925 single-family residences; 112,081 apartment complexes
- 64,226 commercial or industrial properties
- Over 36,079 acres of all types of open spaces
- Total real property values (2021/22) assessed at $774.38 billion
- Dozens of tourist venues, many with worldwide status
- Large, nationally significant employers
- A total City budget of $11.76 billion
- 106 fire stations with 98 staffed engine companies
- 93 Paramedic ambulances
- 42 ladder truck / light force companies, of which 28 are Paramedic Assessment Engines
- 43 Basic Life Support ambulances
- 15 Brush Patrols
- 6 Urban Search and Rescue (USAR) companies
- 8 aircraft firefighting apparatus
- 7 helicopters
- 5 bulldozers/loaders
- 5 fireboats
- 4 Hazardous Materials companies
- 4 Swift Water Rescue teams
- 4 firefighting foam tenders
- 1 Heavy Rescue Unit
- 14 Battalion Command Teams and 2 Assistant Chiefs for daily incident command
- Fire station personnel are also cross-trained to respond in specialty apparatus, such as hazardous materials units, wildland fire units, all-terrain vehicles, fireboats, foam units, etc.

- In FY22/23, 1,023 fire station platoon field staffing, plus 32 platoon duty dispatch personnel, and 40 special duty sworn field members
- Total LAFD employees: 3,535 sworn and 428 civilian

All sworn LAFD personnel are trained to either the Emergency Medical Technician (EMT) level to provide Basic Life Support (BLS) pre-hospital emergency medical care or to the EMT-Paramedic (EMT-P) level to provide Advanced Life Support (ALS) pre-hospital emergency medical care.

Ambulance transportation is provided by the LAFD. When needed, air ambulance transport services are also provided by LAFD Air Operations.

Section 2

Standards of Coverage Introduction



SECTION 2—STANDARDS OF COVERAGE INTRODUCTION

2.1 STANDARDS OF COVERAGE REVIEW PROCESSES

The core methodology used by Citygate in the scope of its deployment analysis work is the *Community Risk Assessment: Standards of Cover* fifth and sixth editions, which is a systems-based approach to fire crew deployment as published by the CFAI. This approach uses local risk and demographics to determine the level of protection best fitting an agency's service area needs.

The SOC method evaluates deployment as part of the self-assessment process of a fire agency. This approach uses risk and community expectations on outcomes to help elected officials make informed decisions on fire and EMS first responder deployment levels. Citygate has adopted this methodology as a comprehensive tool to evaluate fire station locations. Depending on the needs of the assessment, the depth of the components may vary.

In the United States, there are no federal or state government requirements for a minimum level of fire services. The level of fire services is an issue for each community to consider and fund in protecting its risks as it chooses. Rather than a one-size-fits-all prescriptive formula, the SOC systems approach to deployment allows for local determination. In this comprehensive approach, each agency can match local needs (risks and expectations) with the costs of various levels of service. In an informed public policy debate, a governing board "purchases" the fire and emergency medical service levels the community needs and can afford.

While working with multiple components to conduct a deployment analysis is admittedly more work, it yields a much better result than using only a singular component. For instance, if only travel time is considered, and frequency of multiple calls is not considered, the analysis could miss overworked companies. If a risk assessment for deployment is not considered and deployment is based only on travel time, a community could under-deploy to incidents.

The SOC process consists of the following eight elements.

Table 1—Standards of Coverage Process Elements

Element	Meaning
Existing Deployment Policies	Reviewing the deployment goals the agency has in place today
Community Outcome Expectations	Reviewing the expectations of the community for response to emergencies
Community Risk Assessment	Reviewing the assets at risk in the community
Critical Task Study	Reviewing the tasks that must be performed and the personnel required to deliver the stated outcome expectation for the Effective Response Force (ERF)
Distribution Study	Reviewing the spacing of first-due resources (typically engines) to control routine emergencies
Concentration Study	Reviewing the spacing of fire stations so that building fires can receive sufficient resources in a timely manner (First-Alarm Assignment or ERF)
Reliability and Historical Response Effectiveness Studies	Using prior response statistics to determine the percent of compliance the existing system delivers
Overall Evaluation	Proposing Standards of Coverage statements by risk type as necessary

Fire services deployment, simply stated, is about the **speed** and **weight** of the response. **Speed** calls for first-due, all-risk intervention units (engines, ladder trucks, rescue ambulance and specialty units) strategically located across an agency's service area responding in an effective travel time. These units are tasked with controlling moderate emergencies without the incident escalating to second alarm or greater size, which would unnecessarily deplete the agency's resources as multiple requests for services occur. **Weight** is about multiple-unit response for serious emergencies, such as a room-and-contents structure fire, a multiple-patient incident, a vehicle accident with extrication required, or a heavy-rescue incident. In these situations, enough firefighters must be assembled within a reasonable period to safely control the emergency, thereby keeping it from escalating to greater alarms.

This deployment design paradigm is reiterated in the following table.

Table 2—Fire Services Deployment Simplified

Element of Attack	Meaning	Purpose
***Speed* of Attack**	Travel time of first-due, all-risk intervention units strategically located across a jurisdiction.	Controlling moderate emergencies without the incident escalating in size or complexity.
***Weight* of Attack**	Number of firefighters in a multiple-unit response for serious emergencies.	Assembling enough firefighters within a reasonable timeframe to safely control the emergency.

Thus, small fires and medical emergencies require a single- or two-unit response (engine and specialty unit) with a quick response time. Larger incidents require more crews. In either case, if the crews arrive too late or the total personnel sent to the emergency are too few for the emergency type, they are drawn into a losing and more dangerous battle. The science of fire crew deployment is to spread crews out across a community for quick response to keep emergencies small with positive outcomes without spreading the crews so far apart that they cannot amass together quickly enough to be effective in major emergencies.

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Section 3

Deployment Goals, Measures, and Risk Assessment


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SECTION 3—DEPLOYMENT GOALS, MEASURES, AND RISK ASSESSMENT

3.1 HOW DOES LAFD DELIVER EXISTING FIRE CREW DEPLOYMENT SERVICES?

3.1.1 Existing Response Time Policies and Goals – What Are LAFD's Goals?

SOC ELEMENT 1 OF 8*
EXISTING DEPLOYMENT POLICIES
*Note: This is an overview of Element 1. The detail is provided in Section 3.2.

Advisory best practices are for a City, County Fire Department or Fire District to adopt response time goals to drive the provision of fire services. Historically, where this was done, response time was cited, but not tied to an outcome goal. In the last 20 years, driven by the CFAI and NFPA, the goal statements have become more robust to include organization *by type of emergency*, with an outcome goal that suggests the staffing needed over a response time to deliver the desired service.

There are two typical methods to state a fire/EMS response goal policy—in the Safety Element of a city or county's Comprehensive General Plan for community zoning/development, and/or by fire departments publishing their goals as budget performance measures and in their Strategic Plan. The City uses both methods of stating and measuring fire and EMS services goal statements.

In the City's updated 2021 General Plan Safety Element:

Goal 2: Emergency Response states: *"A city that responds with the maximum feasible speed and efficiency to disaster events so as to minimize injury, loss of life, property damage and disruption of the social and economic life of the City and its immediate environs."*

Objective 2.1 states: *"Develop and implement comprehensive emergency response plans and programs that are integrated with each other and with the City's comprehensive hazard mitigation and recovery plans and programs."*

Policy 2.1.5 Response: Develop, implement, and continue to improve the City's ability to respond to emergency events. Participate in regularly scheduled disaster exercises to better prepare Police, Fire, Public Works, and other City employees with disaster responsibilities.

2.1.6 Standards/Fire: Continue to maintain, enforce, and upgrade requirements, procedures, and standards to facilitate more effective fire suppression and safety.

A. *Enforce peak water supply / fire flow requirements and ensure that new development is able to sufficiently source water, including in VHFHSZs.*

B. *Enforce minimum roadway widths and clearances for evacuation and fire suppression.*

C. *Maintain special fire-fighting units at the Port of Los Angeles, Los Angeles International Airport, and Van Nuys Municipal Airport capable of responding to special emergencies unique to the operations of those facilities.*

D. *Coordinate with CALFIRE, local fire agencies, fire safe councils, private landowners, and other responsible agencies to identify the best method(s) of fuel modification to reduce the severity of future wildfires, including Prescribed fire; Forest thinning; Grazing; Mechanical clearing; Hand clearing (piling, burning/chipping); Education; and Defensible space.*

E. *Maintain mutual aid or mutual assistance agreements with local fire departments to ensure an adequate response in the event of a major earthquake, wildfire, urban fire, fire in areas with substandard fire protection, or other fire emergencies.*

FireStatLA Section

In 2012, then Fire Chief Brian Cummings established a new administrative section to track LAFD performance measures—FireStatLA. The goal for the section was to provide "A leadership and management strategy designed to quantify and evaluate the performance of our fire and EMS units at the station, battalion, and Department level." LAFD was also one of the first departments to widely publish its incident volumes and response times on the web for transparency.

With the creation of FireStatLA, the Department chose to report actual incident counts and response times to major incident types. Los Angeles does not include any Departmental performance measures in its budget. In its strategic plan, the LAFD reviews performance by incident type but does not set forward a specific set of outcome goals. Within FireStatLA, the Department's measures and, just as importantly, measurement standards are:

- **LAFD Operational Response Time:** The time interval that begins when first contact is made (either through 9-1-1 or the fire dispatch center) and ends when the first Standard Unit arrives on-scene.
- **LAFD Call-Processing Time:** The time interval that begins when the call is created in computer-aided dispatch (CAD) by a Fire Dispatcher until the initial fire or EMS unit is dispatched.
- **Turnout Time:** The time interval between the activation of station alerting devices to when first responders have put on their PPE, are aboard apparatus, and are en-route (wheels rolling). Both station alarm and en-route times are required to measure this interval for each unit that responds. Turnout time is calculated for each unit dispatched to each incident.
- **Travel Time:** The time interval that begins when the first Standard Unit is en-route to the incident and ends upon arrival of any of the Standard Units first on scene.

This requires one valid en-route time and one valid on-scene time for the incident. Travel time can differ considerably amongst stations. Many factors, such as traffic, topography, road width, public events, and unspecified incident locations may impact travel time.

- **Incident Count:** The number of incidents that result in one or more LAFD units being dispatched, regardless of record qualification.
- **Qualified Data:** Only qualified data is used to calculate call-processing time, turnout time, and travel time. Qualified data meets the following criteria:
  - Data with negative values or values greater than 24 hours is removed if it involves computed time variables (call processing, turnout, and travel times).
  - Occasionally, multiple time stamps can occur due to multiple button presses. The time stamp recorded with the first button push will be used for the analysis.
  - Non-emergency responses are removed. Only emergency responses are included.
  - Airport and Port resources (Fire Stations 80, 110, 111, and 114) are excluded because they are not dispatched through the LAFD CAD system.
  - Turnout time measurement is restricted to QTR (in quarters) dispatch status.
  - The highest and lowest one percent of computed time values (operational response time, call-processing time, turnout time, and travel time) are removed or "trimmed" from the available data each month. This is done to protect the calculated value from the influence of outliers.
- **ALS Critical Incidents:** This incident type includes all Advanced Life Support (ALS) incidents that are marked for immediate dispatch. This includes most types of critical incidents.
- **Structure Fire Incidents:** This incident type indicates that a building or structure is reported to be actively burning. This category is calculated on a quarterly basis due to frequency of occurrence.

FireStatLA measures and reports average response times and incident counts for the categories of:

- EMS
- Non-EMS

- Critical ALS (Paramedic)
- Structure Fire

FireStatLA uses the "average" measure as it is a more common measure of the middle of a dispersed data set from low to high. As such, an *average* represents the bulk of the transactions. As technical authorities for internal fire service planning, the CFAI and the NFPA, in contrast, have adopted *fractile* (percentile, or percent of goal) measures, as they allow an understanding of the distribution curve for a type of data in the event of there being many responses significantly exceeding the average. Both response time measures do not tell the entire deployment story; they are two useful, *different* views of time. Other measures in an SOC analysis provide even more "camera angles" related to assessing performance. In this study, Citygate will use multiple measures to provide a robust understanding of what and where improvements to deployment are indicated.

LAFD has a long history of striving to provide a level of service that is evidenced in the number and types of fire companies and minimum daily staffing. Thus, even without explicit, outcome-driven response time goals, LAFD has requested funding for a level of service to meet the City's needs as they relate to risks to be protected.

Finding #1: LAFD is a leader in response time reporting with its FireStatLA section, measuring from 9-1-1 answer to first-unit arrival.

This report can assist the LAFD in adding outcome-driven response time goals, should it so choose. Nationally recognized standards and best practices call for a response timeline with several important measurements, including a definition of all aspects of response time—*which the LAFD FireStatLA program already does*. In this SOC assessment, Citygate uses response time goals to include dispatch process time, crew turnout time, and travel time which together equal a total response time to all risks, including fire, EMS, hazardous materials, and technical rescue responses. The goals are consistent with the CFAI and NFPA systems approach to response.

Per the current NFPA Standard 1221 for dispatching, 9-1-1 emergency calls without language barriers to the most acute calls should be dispatched in 60 seconds, 90 percent of the time. Prior versions of this best practice were 90 seconds, absent language barriers. As for crew turnout time, for years, the NFPA and CFAI have believed (without extensive research) that turnout could take 60 to 90 seconds. In Citygate's experience with hundreds of fire services clients over the past 20 years, it is exceedingly difficult to don the protective clothing mandated by the Occupational Safety and Health Administration (OSHA), be seated, and have a seat belt secured in less than 2:00 minutes, 90 percent of the time. These times are also challenged by some station designs and the differences between waking and sleeping hours.

As for travel time, since the NFPA first published its recommended Standard 1710 for career fire services deployment, the travel time goal in urban areas has been 4:00 minutes. However, this was part of an overall response time measure. The 4:00-minute travel time was "believed possible" across a traditional-grid, right-angle road network. There was no empirical research on differing road network designs or topography. In Citygate's experience, few clients can deploy to meet a 4:00-minute travel time outside of urban core downtown areas *with a grid street network and adequate fire station spacing*.

3.1.2 Existing Outcome Expectations

SOC ELEMENT 2 OF 8
COMMUNITY OUTCOME EXPECTATIONS

The SOC process begins by reviewing existing emergency services outcome expectations. This entails determining the purpose for which the response system exists to provide the fire and EMS services funded.

Within the SOC process, positive outcomes are the goal, and from that goal, crew size and response time can be calculated to allow efficient fire station spacing (distribution and concentration). Emergency medical incidents have the most severe time constraints. The brain can only survive between 4:00 and 8:00 minutes without oxygen. Heart attacks, other trauma events that cause severe blood loss, or a respiratory emergency can all cause oxygen deprivation to the brain; drowning, choking, trauma constrictions, or other similar events have the same effect. In a building fire, a small incipient fire can grow to involve the entire room in 8:00 to 10:00 minutes. If fire services response is to achieve positive outcomes in severe emergency medical situations and incipient fire situations, *all* responding crews must arrive, assess the situation, and deploy effective measures before brain death occurs or a fire leaves the room of origin.

Thus, from the time of 9-1-1 receiving the call, an effective deployment system is *beginning* to manage the problem within a 7:00- to 8:00-minute total response time. This is right at the point that brain death is becoming irreversible, or a fire has grown to the point of leaving the room of origin and becoming very serious. Thus, LAFD needs a first-due response goal that is within a range that can give hope for a positive outcome. It is important to note that the fire or medical emergency continues to deteriorate from the time of inception, not the time the fire engine starts to be driven on the response route. Ideally, the emergency is noticed immediately, and the 9-1-1 system is activated promptly. This step of awareness—calling 9-1-1 and giving the dispatcher accurate information—takes, in the best of circumstances, 1:30 minutes. Crew notification and travel time then take additional minutes. Once arrived, the crew must walk to the patient or emergency, assess the situation, and deploy its skills and tools. Even in easy-to-access situations, this step can take 2:00 minutes or more. This timeframe may be increased considerably due to long driveways, apartment buildings with limited access, multiple-story apartments or office complexes, or shopping center buildings such as those found in parts of Los Angeles.

Unfortunately, there are times the emergency becomes too severe, even before 9-1-1 notification or LAFD response, for the responding crew to reverse; however, when an appropriate response time policy is combined with a well-designed system, only issues like bad weather, poor traffic conditions, or multiple emergencies will slow the response system down. Consequently, a properly designed system will give 9-1-1 callers the hope of a positive outcome for their tax-dollar expenditure.

For this report, total response time is the sum of the dispatch processing, crew turnout, and road travel time steps. This is consistent with the recommendations of the CFAI.

3.2 RISK ASSESSMENT

The third element of the SOC process is a community risk assessment. This section summarizes a very detailed Risk Assessment contained in **Volume 3** of this study.

SOC ELEMENT 3 OF 8
COMMUNITY RISK ASSESSMENT

Within the context of an SOC review, the objectives of a community risk assessment are to:

- Identify the values at risk to be protected within the community or service area.
- Identify the specific hazards with the potential to adversely impact the community or service area.
- Quantify the overall risk associated with each hazard.
- Establish a foundation for current/future deployment decisions and risk-reduction / hazard mitigation planning and evaluation.

A *hazard* is broadly defined as a situation or condition that can cause or contribute to harm. Examples include fire, medical emergency, vehicle collision, earthquake, flood, etc. *Risk* is broadly defined as the *probability of hazard occurrence* in combination with the *likely severity of resultant impacts* to people, property, and the community.

3.2.1 Values to Be Protected

Broadly defined, *values at risk* are those tangibles of significant importance or value to the community or jurisdiction potentially at risk of harm or damage from a hazard occurrence. Values at risk typically include people, critical facilities/infrastructure, buildings, and key economic, cultural, historic, and natural resources.

3.2.2 Overview of Values at Risk and Hazards in LAFD's Service Area

Citygate's evaluation of the values at risk and hazards likely to impact LAFD's service area yields the following conclusions.

People

Residents, employees, visitors, and travelers in a community or jurisdiction are vulnerable to harm from a hazard occurrence. Particularly vulnerable are specific at-risk populations, including those unable to care for themselves or self-evacuate in the event of an emergency. At-risk populations typically include children younger than 10 years of age, the elderly, people housed in institutional settings, households below the federal poverty level, and people living unsheltered. The following table summarizes key demographic data for the City.

Table 3—Key Demographic Data – City of Los Angeles

Demographic	2022
Population	**3,903,648**
Under 10 years	11.80%
10 – 14 years	5.90%
15 – 64 years	68.60%
65 – 74 years	7.90%
75 years and older	5.90%
Median age	35.8
Daytime population	3,948,032
Housing Units	**1,513,840**
Owner-Occupied	34.80%
Renter-Occupied	58.90%
Vacant	6.30%
Median Household Size	2.67
Median Home Value	$736,691
Race/Ethnicity	
White Only	34.10%
Black / African American Only	8.50%
Asian Only	12.30%
Other / Two or More Races	45.10%
Hispanic/Latino Origin	47.00%
Diversity Index	87.7
Education (population over 24 yrs. of age)	**2,663,659**
High School Graduate	81.00%
Undergraduate Degree	39.20%
Graduate/Professional Degree	13.10%
Employment (population over 15 yrs. of age)	**2,072,308**
In Labor Force	92.90%
Unemployed	7.10%
Median Household Income	$75,564
Population Below Poverty Level	16.90%
Population without Health Insurance Coverage	12.10%

Source: Esri Community Analyst (2022) and U.S. Census Bureau

Of note from the previous table is the following:

- Nearly 26 percent of the population is under 10 years or over 65 years of age.
- The City's population is predominantly Other / Two or More Races (45 percent), followed by White (34 percent), Asian (12 percent), and Black / African American (9 percent). In addition, 47 percent of the population is Hispanic/Latino in origin.
- Of the population over 24 years of age, 81 percent has completed high school or equivalency.
- Of the population over 24 years of age, slightly more than 39 percent has an undergraduate, graduate, or professional degree.
- Of the population 15 years of age or older, nearly 93 percent is in the workforce; of those, 7 percent are unemployed.
- Median household income is slightly more than $75,500.
- The population below the federal poverty level is nearly 17 percent.
- Slightly more than 12 percent of the population does not have health insurance coverage.

Projected Growth

The Southern California Association of Governments (SCAG) projects the City's population will grow by 18 percent over the next 18 years to 2040.[1]

Buildings

The City has more than 1.1 million buildings[2] with an assessed valuation of more than $774 billion to protect, including more than 1.5 million residential housing units[3] and approximately 200,000 businesses.[4]

Critical Infrastructure / Key Resources

The U.S. Department of Homeland Security defines critical infrastructure / key resources as those physical assets essential to the public health and safety, economic vitality, and resilience of a community, such as lifeline utilities infrastructure, telecommunications infrastructure, essential government services facilities, public safety facilities, schools, hospitals, airports, etc. The City has identified 3,023 critical facilities and infrastructure in its 2018 Local Hazard Mitigation Plan.

[1] Source: College Station Project, Draft Environmental Impact Report, March 2018, Table 4.8-1.
[2] Source: Los Angeles Fire Department Planning Section.
[3] Source: Esri Community Analyst – Community Profile (2022).
[4] Source: Esri Community Analyst – Business Summary (2022).

A hazard occurrence with significant consequence severity affecting one or more of these facilities would likely adversely impact critical public or community services.

Economic Resources

With the sixteenth largest economy worldwide and regarded as the entertainment capital of the world, the City of Los Angeles economy is led by the education/healthcare/social services industry (22 percent), followed by the professional/scientific/management/administrative industry (15 percent), arts/entertainment/recreation industry (13 percent), public administration (3 percent), and other industries (47 percent).[5] The City's Adopted Budget for Fiscal Year 2022/23 is $11.76 billion, with a total assessed valuation of $723.6 billion.[6]

Natural Resources

Key natural resources within the City of Los Angeles include:

- Pacific Ocean/Los Angeles Harbor
- Los Angeles River
- Griffith Park
- Santa Monica Mountains National Recreation Area

Cultural/Historic Resources

As a vibrant, multicultural city, Los Angeles boasts a large inventory of cultural and historic resources, including:

- Natural History Museum
- Walt Disney Concert Hall
- Los Angeles County Museum of Art
- The Underground Museum
- The Museum of Jurassic Technology
- Museum of Tolerance
- Getty Art Museum
- Discovery Cube

[5] Source: City of Los Angeles 2018 Local Hazard Mitigation Plan, Figure 4-20.
[6] Source: County of Los Angeles Auditor-Controller's Office website.

- The Banning Museum

Special/Unique Resources

The following facilities are special or unique resources to be protected:

- Los Angeles International Airport
- Multiple internationally known universities, colleges, and their sports venues
- Occidental College
- Dodger Stadium
- Griffith Observatory
- Crypto.com Arena

3.2.3 Hazard Identification

Citygate utilized prior risk studies where available, fire and non-fire hazards as identified by the CFAI, and agency- and jurisdiction-specific data and information to identify the hazards to be evaluated for this study. The 2018 City of Los Angeles Local Hazard Mitigation Plan identifies the following ten hazards of concern:

1. Adverse weather
2. Climate change / sea-level rise
3. Dam failure
4. Drought
5. Earthquake
6. Flood
7. Landslide
8. Tsunami
9. Wildland/Urban Interface (WUI) fire
10. Human-caused hazards

LAFD provides some hazard mitigation services, such as fire prevention, code enforcement, and wildland fuel reduction programs. In addition, it must provide response services related to multiple hazards, including fire suppression, emergency medical services, technical rescue, and hazardous materials response.

3.2.4 Risk Assessment Summary

Citygate's evaluation of the values at risk and hazards likely to impact the City of Los Angeles yields the following:

- LAFD serves a very diverse urban population with densities ranging from less than 5,000 to more than 40,000 people per square mile over a widely varied urban land-use pattern.
- The City's population is projected to grow by 18 percent over the next 18 years to 2040.
- The City has a large inventory of residential and non-residential buildings to protect.
- The City has significant economic and other resource values to be protected, as identified in this assessment.
- The City has multiple mass emergency notification options available to effectively communicate emergency information to the public in a timely manner.
- The City's risk for five hazards related to emergency services provided by LAFD range from **Low** to **Extreme**, as summarized in the following table. Risk ratings consider the probability of occurrence, probable consequence severity, and impact on LAFD's ability to maintain sufficient response capacity.

Table 4—Overall Risk by Incident Type

Hazard	Sub-Hazard	Risk Rating
Building Fire	Outbuilding/ADU	***Moderate***
	Single-Family Residence	***High***
	Multi-Family Residence	***High***
	Light Commercial	***High***
	Heavy Commercial / Industrial	***High***
Vegetation/Wildland Fire	Grass/Brush (Non-Hazard Areas)	***Low***
	Grass/Brush (Moderate-Hazard Areas)	***Moderate***
	Grass/Brush (High/Very High-Hazard Areas)	***High***
	WUI (> 25 acres)	***Extreme***
Medical Emergency	BLS only	***Moderate***
	BLS/ALS	***High***
	ALS	***High***
	Mass Casualty Incident	***High***
	Weapon of Mass Destruction	***Extreme***
Hazardous Materials	Alarm/Odor Investigation	***Low***
	HazMat Level 1	***Moderate***
	HazMat Level 2 Biological/Chemical Threat Natural Gas Leak	***High***
	HazMat Level 3 Biological/Chemical Release Railroad Incident	***High***
	Explosion / WMD	***Extreme***
Technical Rescue	Elevator Rescue	***Low***
	Trauma / Pin-In / Potential Jumper Rope Rescue	***Moderate***
	Confined Space / Trench Rescue	***Moderate***
	Building Collapse / Natural Disaster	***Extreme***

3.3 CURRENT LAFD DEPLOYMENT

3.3.1 Existing Deployment Situation – What LAFD Currently Has in Place

SOC ELEMENT 1 OF 8*
EXISTING DEPLOYMENT POLICIES
**Note: Continued from Section 3.1.*

As the Department has not adopted specific fire and EMS response time goals, this assessment will benchmark LAFD against the fractile response time recommendations of NFPA 1710 for career fire services deployment, as well as LAFD's internally reported results as averages.

The NFPA 1710 goals are:

- Travel time of 4:00 minutes for the first-due unit to 90 percent of all types of fire and EMS *emergencies* (thus not including other and non-emergent incidents).
- Travel time of 8:00 minutes for multiple units needed to 90 percent of *serious emergencies* (First Alarm).

LAFD's current daily staffing plan is summarized in the following table.

Table 5—LAFD Current Daily Minimum Staffing per Unit

Primary Units	Minimum Staffing Per Unit	Extended Minimum
98 Engine Companies	4	392
42 Aerial Ladder Truck/Light Force companies	6	252
1 Aerial Ladder Company (Single Piece)	5	5
93 Paramedic Ambulance	2	186
43 Basic Life Support Ambulances	2	86
7 EMS Supervision Units	1	7
Technical Response Companies (HazMat, USAR, ARFF)	Varies by Company	31
Other Response Companies (Fire Boats, Helicopters)	Varies by Resource	32
14 Battalion Command Teams and 2 Bureau Command Teams	2	32
Total Typical 24/7/365 Fire/EMS Operations Staffing		**1,023**

These daily personnel "cross-staff" specialty response units such as:

- 15 Brush patrols
- 5 Urban Search and Rescue (USAR) companies
- 2 Aircraft firefighting apparatus

- 5 Bulldozer/loaders
- 3 Hazardous Materials companies
- 4 Swift Water Rescue teams
- 4 Firefighting foam tenders

This total daily staffing is adequate for the immediate response needs presented in the most built-up, urban areas of LAFD—without the mandatory use of automatic aid forces from a neighboring agency to staff typical daily incident types.

Services Provided

LAFD provides an all-risk response, providing the public with services that include structure, wildland, and marine fires, BLS and ALS first responder EMS, ALS and BLS ambulances for patient transport, technical rescue, and hazardous materials response, as well as other services.

Given these risks, the City's Metropolitan Fire Communications (MFC, or dispatch) uses a tiered approach of dispatching different types of apparatus to each incident category. MFC selects the closest and most appropriate resource type for each incident. As an example, the following table shows the resources dispatched to common risk types.

Table 6—Resources Dispatched to Common Risk Types

Risk Type	Minimum Number and Type of Resources Sent	Initial LAFD Personnel Sent
One-Patient EMS	One Engine or Light Force and Rescue Ambulance	6
Auto Fire	One Engine	4
Category A Small Building/Residential Fire	Three Engines, One Light Force, One Paramedic Rescue Ambulance, One Basic Rescue Ambulance, and One Battalion Command Team	24
Category B Commercial Building Fire	Four Engines, Two Light Forces, One Paramedic Rescue Ambulance, One Basic Rescue Ambulance, One EMS Captain, and One Battalion Command Team	35
Category C Special, such as Technical Rescue and Hazardous Materials or aircraft or harbor	Minimum of three Engines, one Light Force	18

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Section 4

Staffing and Geo-Mapping Analysis



SECTION 4—STAFFING AND GEO-MAPPING ANALYSIS

4.1 CRITICAL TASK TIME MEASURES – WHAT MUST BE DONE OVER WHAT TIME FRAME TO ACHIEVE THE STATED OUTCOME EXPECTATION?

SOC ELEMENT 4 OF 8
CRITICAL TASK TIME STUDY

SOC studies use task time information to determine the number of firefighters needed within a timeframe to accomplish the desired fire control objective on moderate residential fires and modest emergency medical incidents.

4.1.1 Firefighting Critical Tasks

LAFD's Effective Response Force (ERF, or First Alarm Assignment) to initial reports of a residential structure (dispatch Category A) fire in urban areas includes three engines, one Light Force ladder truck, one Battalion Command Team, one Paramedic Rescue Ambulance, one BLS Ambulance, for an ERF total of **24** personnel.

The following table shows what a force of 24 can accomplish. The larger the force (weight of attack), the faster the tasks are completed.

Scenario: *The following is a simulated one-story residential working structure fire with no rescue situation. Responding companies received dispatch information as typical for a witnessed fire.*

Upon arrival, they were told approximately 1,000 square feet of the home was involved in fire.

Table 7—First Alarm Category A Structure Fire – 24 Personnel

Company Level Tasks
First Arriving Engine and Light Force
1. Lay in a hydrant supply line
2. Stretch the 200-foot, 1 ¾-inch hose line to the point of access for fire attack
3. Operate the pump to supply water and attach hydrant supply line.
4. Assume command of initial operations.
5. Conduct primary search and rescue.
6. Ventilation and salvage of the structure and contents
Second Arriving Engine
1. If necessary, lay in a second hydrant supply line.
2. Stretch a second 200-foot hose line as a back-up line and for fire attack.
3. Establish two-in / two-out safety team.
Third Arriving Engine
1. Staff the Rapid Intervention Crew.
2. Secondary rescue search if needed.
Rescue Ambulances
1. Assist with forcible access/egress as needed. Patient care as needed.
2. Secure utilities.
3. Remove any obstructions or debris that would hinder fire ground operations.
Battalion Command Team
1. Establish exterior command and scene safety.

Grouped together, these duties form an ERF or First Alarm Assignment. These tasks must be performed simultaneously and effectively to achieve the desired outcome; arriving on-scene does not stop the escalation of the emergency. While firefighters accomplish these tasks, the incident progression clock keeps running.

Fire spread in a structure can double in size during its *free-burn* period before firefighting starts. Many studies have shown that a small fire can spread to engulf an entire room in fewer than 6:00 to 8:00 minutes after free burning has started. Once the room is completely superheated and involved in fire (known as flashover), the fire will spread quickly throughout the structure and into the attic and walls. For this reason, it is imperative that fire attack and search commence before

the flashover point occurs if the outcome goal is to keep fire damage in or near the room of origin. In addition, flashover presents a danger to both firefighters and any occupants of the building.

4.1.2 EMS Critical Tasks

LAFD responded to approximately 392,949 EMS incidents in 2020. These incidents included car accidents, childbirths, strokes, heart attacks, difficulty breathing, falls, and many other medical emergencies.

Some EMS calls require treatment for more than one patient. These calls include vehicle accidents, chemical exposures, construction or industrial accidents, and any other event that occurs with several people in proximity. Patient conditions can range from minor cuts and bruises to life-threatening injuries.

MFC dispatchers are responsible for screening calls to establish the correct initial response. The first fire officer on the scene can amend the response once conditions have been assessed. Standard operating procedures are used to request adequate personnel and resources.

The following critical task table reviews the tasks required on a critical response to a single illustrative cardiac arrest incident.

Table 8—Cardiac Arrest – Engine Crew (Four Personnel) and Ambulance (Two ALS or BLS Personnel)

Task	Personnel Required	Type of Treatment Administered
Compressions	1–2	Compression of chest to circulate blood
Ventilate/oxygenate	1–2	Bag-valve-mask, apply O_2
Airway control	1–2	Manual techniques/intubation/cricothyrotomy
Defibrillate	1–2	Electrical defibrillation of dysrhythmia
Establish I.V.	1–2	Peripheral or central intravenous access
Interpret ECG	2	Identify type and treat dysrhythmia
Administer drugs	1	Administer appropriate pharmacological agents
Patient charting	1–2	Record vitals, treatments administered, etc.
Hospital communication	1–2	Receive treatment orders from physician
Scene management	1	Safety, security, and communications
Quality assurance	1	Medical Service Officer oversight
Treat en route	2–3	Continue to treat/monitor/transport patient
Total	**6**	

4.1.3 Critical Task Analysis and Effective Response Force Size

What does a deployment assessment derive from a critical task analysis? The total task needs (as displayed in Table 7 and Table 8) to stop the escalation of an emergency must be compared to outcomes. When flashover occurs after approximately 6:00 to 8:00 minutes of free burning, the entire room is engulfed, the structure becomes threatened, and human survival near or in the fire room becomes impossible. Additionally, brain death begins to occur within 6:00 to 8:00 minutes of the heart having stopped. Thus, the ERF must arrive in time to stop these catastrophic events from worsening.

LAFD, given its size, is staffed with enough firefighters to deliver multiple ERFs of 24 firefighters, each without the use of automatic aid, to a building fire. Mitigating an emergency event is a team effort once units have arrived. This refers to the "weight" of response analogy: if too few personnel arrive too slowly, the emergency will worsen instead of improving. The outcome times will be longer with less desirable results if the arriving force is later or smaller.

The quantity of staffing and the arrival timeframe can be critical in a serious fire. Fires in older and/or multiple-story buildings could well require the initial firefighters needing to rescue trapped or immobile occupants. If a lightly staffed force arrives, it cannot simultaneously conduct rescue and firefighting operations.

Fires and complex medical incidents require that the other units arrive in time to complete an effective intervention. Time is one factor that comes from *proper station placement*. Good performance also comes from *adequate staffing* and *training*. In the critical tasks identified previously, LAFD can perform well in terms of staffing. However, in situations where fire stations are spaced too far apart, such as when one unit must cover another unit's area, or multiple units are needed, these units can be too far away.

Previous critical task studies conducted by Citygate, the National Institute of Standards and Technology (NIST), and NFPA Standard 1710 find that all units must arrive with 17 or more firefighters within 11:30 minutes from the time of call at a residential room-and-contents structure fire to be able to perform the tasks of rescue, fire attack, and ventilation *simultaneously and effectively*.[7]

If fewer firefighters arrive, the search team will most likely be delayed, as will ventilation efforts. The attack lines will only consist of two firefighters, which does not allow for rapid movement above the first-floor deployment. Rescue is conducted with only two-person teams; thus, when rescue is essential, other tasks are not completed in a simultaneous, timely manner. Effective

[7] NIST Technical Note 1661, Report on Residential Fireground Field Experiments (April 2010).

deployment is about the **speed** (travel time) and the **weight** (firefighters, medics, appropriate apparatus, etc.) of response.

Twenty-eight initial firefighters can manage a moderate-risk, confined house fire; however, even an ERF of 24 will be seriously slowed by a fire that is above the first floor in a low-rise apartment building, or in a commercial/industrial building. This is where the capability to add units to the standard response (as LAFD does) becomes important.

The fact that LAFD's First Alarm plan (ERF) delivers 24 personnel to a moderate-risk building fire reflects LAFD's goal to confine serious building fires to or near the room of origin. This is a typical desired outcome in built-out areas and requires more firefighters more quickly than the typical rural outcome goal of keeping a fire contained to the parcel of origin.

LAFD's current physical response to building fires is, in effect, LAFD's de facto deployment measure to built-up urban/suburban areas. Thus, this becomes the baseline policy for the deployment of firefighters.

4.2 Distribution and Concentration Studies – How the Location of First-Due and First-Alarm Resources Affects the Outcome

SOC Element 5 of 8
Distribution Study

SOC Element 6 of 8
Concentration Study

LAFD is currently served by 106 fire stations fielding engine companies, ladder truck companies, specialty units, and Chief Officers for incident command. It is appropriate to understand what the existing stations do and do not cover, if there are any coverage gaps needing additional stations, and what, if anything, to do about them.

In brief, there are two geographic perspectives to fire station deployment:

- Distribution – the spacing of first-due fire units to manage routine emergencies.
- Concentration – the clustering of fire stations in proximity of each other so that building fires can receive sufficient resources from multiple fire stations quickly. This is known as the ERF or, more commonly, the First Alarm Assignment.

To analyze first-due fire unit travel time coverage, Citygate used a geographic mapping tool to measure theoretical travel time over the City's street network. For this calculation, Citygate used the base map and street travel speeds calibrated to actual fire company travel times from previous responses to simulate real-world coverage. A second model was built that uses traffic congestion data to slow the fire unit responses at peak traffic periods. Using these tools, Citygate ran several deployment tests and measured impacts on various parts of LAFD's service area. The first-due unit *travel* time measure initially used was 4:00 minutes and 8:00 minutes for multiple units over

the road network, which is consistent with the benchmark recommendation in NFPA 1710 and desirable outcomes in critical emergencies.

In all the geographic information system (GIS) models described, care was taken to add into the model as many of the newest streets as possible. The following described maps can be found in **Volume 2—Map Atlas**. Due to the City's size, the maps measure response time coverage in three views—North, Central, and South. There is some overlap between views to help maintain orientation. Some map series' also feature a letter designation—a, b, c, or d—to differentiate between the types of coverage shown—such as uncongested, congested, or a scenario (i.e., showing both uncongested and congested).

- Each map series with an "a" designation (e.g., Map #3a) shows uncongested coverage in green street segments.
- Each map series with a "b" designation shows traffic-congested coverage in a dark color above the non-congested green street segments.
- Each map series with a "c" designation shows paramedic Rescue Ambulance coverage.
- Map series "d" shows EMT (BLS) ambulance coverage.

This is further clarified in the description of each map series in the following section, with a clear discussion of what the sub views each show.

4.2.1 Base Maps – Existing Coverage

Due to LAFD's extensive service area, each map "series" is presented by "Central," "North," and "South" designations for greater fidelity in representing detailed coverage in the City.

Map Series #1 – General Geography and Station Locations

Map Series #1 shows the existing fire station locations in the City and, by differing colors, each Battalion area. These are reference maps for the other maps that follow.

Map #2 – Risk Planning Zones

Map #2 shows the current 14 Battalion areas for risk assessment planning and quantification by differing colors for each Battalion area. This is also a Citywide reference and orientation map for other maps that follow.

Map #2a – Population Density

This map shows current population densities in the City by Battalion risk planning areas. Zoning across the City's diverse communities allows for differing population clusters. For EMS events in particular, population drives 9-1-1 requests for medical assistance. It is important to understand

where the highest density resident population areas are in relation to the actual incident demand to be mapped later in this series. [This map does not describe the mobile populations of traffic, employment, and tourism as accounting for those populations by geographic area is very difficult given variabilities over the course of a year.]

What should be noted are the population densities in Battalion 11 in the downtown core. In Citygate's experience, the areas with more than 40,000 people per square mile are the highest in the western United States and in just one mile there are more people than many smaller suburban cities spread out over many square miles. This high population density is what is driving the high EMS incident demands on the LAFD.

Map Series #2 Bat. 1–18 – Battalion Level Risk Maps

Map Series #2 Bat. shows the risks assessed in each Battalion planning area. Note: At present, there are only 14 battalions. Some numbers were reserved for creation of a future Battalion. Hazard occurrences are identified in the risk assessment at a local level to understand where significant risks occur that—in the event of an emergency—the resultant loss will impact individuals, the public, or community services and local economics.

Map Series #3a – First-Due Unit Distribution: 4:00-Minute Engine Travel

Using green street segments, Map Series #3a shows the *distribution* of fire stations per a response goal of a 4:00-minute best practice *travel* time recommendation. Therefore, green indicates the locations an engine could reach within this time *assuming* it is in its station and encounters no unusual traffic delays. The computer mapping tool uses prior fire company speeds by roadway type. Thus, the green projection is realistic for engines within normal traffic conditions.

Given the design of the road network, topographical barriers, and the current fire station locations, there are very few gaps in coverage of the public streets when applying a 4:00-minute travel time goal in the central and southern areas. However, in the north area, there are several—both small and more significant gaps. These will be studied further after the baseline maps are reviewed.

Map Series #3b – First-Due Unit Distribution: 4:00-Minute Engine Travel – Traffic Congestion Combined

Map Series #3b uses red to represent the reduced travel time coverage at peak traffic congestion during morning/evening hours, which is overlaid on the green uncongested coverage. Severe traffic congestion can hamper travel time even with traffic signal preemption technology. The impact is the largest in the more travelled major road and commercial corridors but does have an impact in all areas of the City. Larger impacts are seen in the northern and west central areas where the fire stations are farther apart.

The purpose of this geographic mapping is to determine response time coverage across a community's geography to balance station locations. This geographic mapping design is then

checked against actual dispatch time data, which reflects real response times. There should be some overlap between station areas so that a second-due unit has a chance of an adequate response time when it covers a call in another station's first-due area.

As Section 5 will detail, the *travel* time to 90 percent of core fire and EMS incidents is 7:00 minutes Department-wide in reporting year (RY) 2020. This is supported by the GIS model that shows that 4:00 minutes for travel does not fully cover the road network, more so during periods of traffic congestion.

Map Series #3c – ALS (Paramedic) Rescue Ambulance Coverage

Map Series #3c measures the coverage for Paramedic RAs at a travel time of 6:00 minutes, which when added to dispatch and turnout time, delivers Paramedic-level transport in less than 10:00 minutes. 6:00-minute coverage is very good Citywide, with only small gaps apparent in the northern and southern areas.

Map Series #3d – BLS (EMT) Rescue Ambulance Coverage

Map Series #3d measures the coverage for BLS RAs at a travel time of 6:00 minutes, which when added to dispatch and turnout time, delivers BLS-level transport in less than 10:00 minutes. There are larger gaps in the BLS RA coverage in the northern and southern areas of the City, where there are not as many deployed due to incident demand and the placement of the Paramedic RAs in areas at the edge of the City.

Map Series #4 – ISO 1.5-Mile Travel Coverage Areas

This map set displays the Insurance Services Office (ISO) requirement that stations cover a 1.5-mile *distance* response area. Depending on the road network in an agency, the 1.5-mile measure usually equates with a 3:30- to 4:00-minute travel time. However, a 1.5-mile measure is a reasonable indicator of station spacing and overlap. As the map series shows, the more conservative ISO coverage does not cover all public road miles and, outside of the most central urban areas, has many of the same gaps as the 4:00-minute travel time model.

Map Series #5a – Citywide Residential Building Fire: Category A ERF – 8:00-Minute Travel Concentration

The most common multiple-unit ERF needed in any urban area is for a residential or small commercial building fire. The LAFD response to these fires is three Engines, one Light Force, one Paramedic Rescue Ambulance, and one basic rescue ambulance, and one Battalion Command Team totaling 24 personnel.

Map Series #5a shows the *concentration*, or massing, of Category A fire crews for serious fire or rescue calls. Building fires require 17 or more firefighters to a house fire, or 28 personnel to a

smaller commercial building fire (per NFPA 1710).[8] arriving within a reasonable timeframe to work together and effectively stop the escalation of an emergency. Otherwise, if too few firefighters arrive, or if they arrive too late in the fire's progress, the result is a greater-alarm fire, which is more dangerous to the public and the firefighters.

The concentration maps display LAFD's ability to initially send its Category A within an 8:00-minute travel time (11:30 minutes from 9-1-1 dispatch receipt). This measure ensures that a *minimum* of 24 personnel can arrive on-scene to work *simultaneously* and effectively to begin to stop the spread of a serious building fire.

This map set shows in green where LAFD's current fire station system should deliver the Category A force. Given an 8:00-minute travel time measure, the coverage is all but complete except for small pockets in the northern and southern areas.

Map Series #5b – Citywide Residential Building Fire: Category A ERF – 8:00-Minute Travel Concentration – Traffic Congestion Impacts

This map set shows the Category A coverage impacted by traffic congestion. In a multiple-unit response, the coverage measure cannot be met until the last-due unit arrives on-scene. It is much more challenging to get all needed units on-scene when some must travel against congestion the entire travel route.

As the map set shows, traffic congestion impacts Category A coverage in all areas of the City, with a smaller impact in the central, core areas where station coverage spacing is tighter due to historic demand for service.

Map Series #5c – Citywide Residential Building Fire: Category B ERF – 8:00-Minute Travel Concentration

For more serious fires in larger buildings, the LAFD response is called a Category B level as it adds units to provide more firefighters immediately. The Category B force is four Engines, two Light Forces, one Paramedic Rescue Ambulance, one basic rescue ambulance, one EMS Captain, and one Battalion Command Team totaling 35 personnel.

As with Category A, this coverage is very good in the central area of the City. However, the added units do mean that gaps in the north and south are larger as there are too many units in 8:00-minutes' travel time to the edges of the south service area. As for the north, the fire stations in much of the northern area, along the mountains and to either side of the I-5, are too far apart.

[8] NFPA 1710, 2020 Edition, Section 5.2.4.1.1.

Map Series #5d – Citywide Residential Building Fire: Category B ERF – 8:00-Minute Travel Concentration – Traffic Congestion Impacts

This map set shows the Category A coverage impacted by traffic congestion. Given more units to cover the distance, the impact of congestion increases even more in all three areas. However, the Category B coverage is good where it must be—in the most populated core areas.

Map Series #6a – Ladder Truck Coverage (Light Forces): Category A ERF – 8:00-Minute Travel Concentration

A valuable part of the multi-unit ERF is the aerial ladder truck which, in the LAFD, is a two-apparatus team of an aerial Ladder and a pumping Engine, together staffed by one crew. As this uncongested coverage shows, there are enough Ladder units to cover the entire City in almost all areas.

Map Series #6b – Ladder Truck Coverage (Light Forces): Category A ERF – 8:00-Minute Travel – Traffic Congestion Impacts

The spacing of the Light Forces is so good that even under traffic congestion, they can cover all but a few small pockets of the City within a travel time of 8:00 minutes, and two of those pockets are in northern area, not the most populated central area.

Map Series #6c – Citywide Residential Building Fire: Category B ERF – 8:00-Minute Travel – Normal and Combined with Traffic Congestion Impacts

The Category B response adds a second Light Force Ladder team; thus, these maps show the normal and congested coverage for two Light Force Ladder teams. As would be expected by adding a second Light Force, the uncongested coverage is reduced in all three areas, but this reduction is less in the central area of the City. However, under traffic congestion, there are significant reductions everywhere except the most densely populated areas.

Map Series #7a – One Battalion Command Team: 8:00-Minute Travel

This map set shows ERF coverage for one Battalion Command Team on either a Category A or B response. The uncongested coverage is all but complete Citywide. The two small, underserved areas are the southern tip of San Pedro and the northern area near Station 100 up to Station 114.

Map Series #7b – One Battalion Command Team: 8:00-Minute Travel – Traffic Congestion Impacts

The single Battalion Command Team coverage under traffic congestion is reduced in all areas to the sections around Battalion headquarters. The impact is the most severe in the center of the northern area of the City.

Map Series #7c – One Emergency Medical Supervisor: 8:00-Minute Travel – Normal and Combined with Traffic Congestion Impacts

There are not as many of these specialty supervisor units as there are Battalion Command Teams. As such, 8:00-minute travel coverage is somewhat weaker than it is for Battalion Command Teams. In both normal and congested traffic, the coverage of these units is sufficient in the most densely populated sections of the central and southern areas of the City. However, the core of the northern area is not reached in a travel time of 8:00 minutes even under normal traffic conditions.

Map Series #8 – All Incident Locations

This series of maps shows the exact location for all incident types across a three-year period. It is apparent that there is a need for fire services on almost every developed street segment of the service area. This incident plot (and the others to follow) also show where LAFD units respond outside of its area for regional mutual aid incidents.

Map Series #9 – Emergency Medical Services and Rescue Incident Locations

This series shows only emergency medical and rescue call locations. With most of the calls for service being EMS-related, virtually all areas of the City need EMS coverage.

Map Series #10 – All Fire Type Locations

This map set identifies the location of all fires in the City for the three-year assessment period. All fires include any type of fire call, from auto to dumpster to building. There are obviously fewer fires compared to medical or rescue calls; however, it remains evident that all first-due engine districts experience fires—although fires are more concentrated where buildings are older or more densely spaced due to zoning and historic growth. Major road arterials can also be seen due to the occurrence of vehicle fires.

Map Series #11 – Structure Fire Locations

This series shows all structure fire locations. While the structure fire quantity is a smaller subset of the total fire quantity, there are two meaningful findings from this map. First, there are still structure fires in every fire station district, and the location of many building fires parallels the areas where it is more common to find older and higher-risk building types. These areas and buildings pose a significant fire- and life-loss risk to communities. Second, fires in the more complicated building types must be controlled quickly or losses can be significant. Thus, again, core areas of the City must maintain an available, effective multiple-unit response capacity.

Map Series #12 – Emergency Medical Services and Rescue Incident Location Densities

This map set examines (by mathematical density) where clusters of EMS incident activity occurred over the three-year assessment period. The darkest color plots the highest concentration of all

incidents and shows the location of frequent workload, which is more meaningful than simply mapping the locations of all EMS incidents, as were measured for Map Series #9.

This perspective is important because the deployment system must include an overlap of units to ensure the delivery of multiple units when needed for serious incidents, or to handle simultaneous calls for service. It is obvious that there are multiple areas that generate a much higher demand for emergency medical services. Therefore, crew workload planning must consider actual incident demand by hour—not just population density in general.

Map Series #13 – All Fire Location Densities

This series is like Map Series #10 but shows the hot spots of activity for all types of fires. As with EMS incidents, fire density is more concentrated in the highly populated, most-developed, older areas of the City.

Map Series #14 – Structure Fire Densities

This map set shows only the building fire workload by density. While the density is greater in the oldest areas, each battalion has smaller clusters of structure fires over the three-year assessment period, pointing to the need for a successful ERF for building fires in every battalion's service area.

Map Series #15 – Wildland Fire Densities

This series shows the wildland fire workload by density. While smaller in total count than building fires, importantly, many are in open space areas and hills with a high risk for wildfire. Also worrisome is the quantity of fires along highway corridors where an auto fire can easily spread to a wildland area. In these areas, fires must be suppressed quickly during dangerous fire weather or they can easily become catastrophic events.

4.2.2 Coverage Gap and Improvement Scenarios

Given the 4:00-minute travel time coverage gaps in the existing station network—as evidenced in both the normal and congested travel maps in addition to historical incident response travel time records in **Section 5** of this study—Citygate conducted additional GIS measures to understand where adding fire stations or specific fire company types might be indicated. Some of the following analyses feature the GIS tool measuring how many public road miles are covered by a fire station plan. The entire table of measures will follow the map descriptions.

Map Series #16 – 5:00-Minute Travel Time Coverage

Given that LAFD's fire station spacing covers 76 percent of the City, and most of the coverage gaps are at the edges of small gaps between two fire station areas, the question becomes how much better is the coverage at just one more minute of travel? In Citygate's experience, many larger departments with challenging geography to cover can space fire stations at 5:00 minutes and,

ensuring they control dispatch and turnout times, still deliver first-due units in 8:30 minutes or slightly less from the time of dispatch answering a call.

These three maps test this measure. As can be seen in just one more minute of travel from 4:00 to 5:00 minutes, central and southern area coverage is almost complete. In the northern area, the gaps have reduced to only two that remain large enough to merit further consideration for resources—between stations 100 and 88 and stations 98 and 99. The 5:00-minute coverage for public streets increases to 92 percent Citywide, which is a figure Citygate has never seen citywide in a metro client.

Map Series #17 – 4:00- and 5:00-Minute Travel Gap: Small Area Gap Analysis

To further illustrate the locations of some of the remaining travel time gaps at both the fourth and fifth minute of travel, this series of maps scales in very close to see neighborhood-level coverage compared to the terrain and highway barriers present. The following table compares the gaps by mile of coverage.

Table 9—Small Area Gap Analysis

Gap Area	Gap in Coverage at 4:00 Minutes	Gap Miles Covered at 5:00 Minutes	Open Gap Miles Remaining
North Gap Near Station 7	169.11	89.2	79.91
Central Gap Near Station 57	72.09	34.51	37.58
South Gap Near Station 85	28.02	6.22	21.8

In the central area, simply increasing the measure to 5:00 minutes closes *48 percent* of existing gaps and, due to the remaining gaps being at the edges of the City limits, adding fire stations would not be cost effective, as most of the added coverage would extend more into neighboring cities.

In the northern area, using 5:00-minute coverage closes 53 percent of the gap, but still leaves a large gap between stations 98 and 99. Even with 5:00-minute coverage, the remaining east side gap in the northern area is 79.9 road miles. This is large enough to merit further study for an added station once this analysis considers the incident demands and response times for the five stations in proximity to this gap.

As for the southern area, at either the fourth or fifth minute of travel, the only significant gap is the small corridor of City limits connecting Battalion 6 – San Pedro, to the central City areas. Given the gap left after 5:00 minutes of travel time is only 21.8 miles, the area is too small to justify adding a fire station.

Map Series #18 – Central and North Area Highest Incident Demand Locations

These maps are presented at full scale and will also be used in this analysis in the incident statistics section to follow. The volume and simultaneous demand on the top 10 to 28 LAFD stations is the highest Citygate has measured in a metro client. Given that it was likely that some of these stations were in close proximity to each other as zones with greater population density are typically larger than the area that can be covered by one fire station, Citygate located the top 10 stations and then expanded the search to the top 28.

As the map set shows, this instinct was correct. In the central area of the City in three clusters are 16 of the top 28 stations for workload demand, and **9** of the top 10. In the northern area, there are two clusters containing 5 of the top 28 stations for workload demand, and **1** of the top ten.

There are 7 other stations in the top 28, but they exist individually/distinctly in the central and southern areas and, as such, are not mapped. The importance of this clustering measure is that at peak hours of the day, a large area's worth of fire crews is likely busy with only EMS calls, leaving the area underserved for an immediate need fire or rescue response. When multiple units are added to fire stations it is to provide "reliever units" to high-incident demand stations.

4.2.3 Road Mile Coverage Measures

In addition to the visual representation of coverage provided by maps, the GIS software allows the miles of public streets covered at 4:00, 5:00, or 8:00 minutes to be measured.

The following tables provide these metrics to compare the existing normal coverage to congested coverage in each area of the City.

Table 10—LAFD North: Road Mile Coverage – First-Due and ERF

Measure	Total Road Miles (within City Limits)	Uncongested Miles Reached by Open Fire Stations	Congested Road Miles	Difference in Miles Covered
8:00-Minute ERF	3936.98	2818.65		**1118.33**
		(72% of total public miles)		
		2818.65	1146.55	**1672.1**
			(41% of uncongested ERF)	
4:00-Minute First-Due	3936.98	2323.2		**1613.78**
		(59% of total public miles)		
		2323.2	1347.23	**975.97**
			(58% of uncongested first-due)	
5:00-Minute First-Due	3936.98	3385.2		**551.78**
		(86% of total public miles)		
		3385.2	2544.51	**840.69**
			(75% of uncongested first-due)	

Table 11—LAFD Central: Road Mile Coverage – First-Due and ERF

Measure	Total Road Miles (within City Limits)	Uncongested Miles Reached by Open Fire Stations	Congested Road Miles	Difference in Miles Covered
8:00-Minute ERF	4399.34	3588.61		**810.73**
		(82% of total public miles)		
		3588.61	2307.16	**1281.45**
			(64% of uncongested ERF)	
4:00-Minute First-Due	4399.34	3353.33		**1046.01**
		(76% of total public miles)		
		3353.33	2386.43	**966.9**
			(71% of uncongested first-due)	
5:00-Minute First-Due	4399.34	4056.83		**342.51**
		(92% of total public miles)		
		4056.83	3568.7	**488.13**
			(88% of uncongested first-due)	

Table 12—LAFD South: Road Mile Coverage – First-Due and ERF

Measure	Total Road Miles (within City Limits)	Uncongested Miles Reached by Open Fire Stations	Congested Road Miles	Difference in Miles Covered
8:00-Minute ERF	661.42	279.32		**382.1**
		(42% of total public miles)		
		279.32	142.03	**137.29**
			(51% of uncongested ERF)	
4:00-Minute First-Due	661.42	401.77		**259.65**
		(61% of total public miles)		
		401.77	327.73	**74.04**
			(50% of uncongested first-due)	
5:00-Minute First-Due	661.42	535.02		**126.4**
		(81% of total public miles)		
		535.02	473.54	**61.48**
			(89% of uncongested first-due)	

The current fire station spacing for first-due units at 4:00 minutes only covers 59 percent of the City's public road miles. The fire station spacing in the west central and northern area of the City is simply too great. However, at the fifth minute of travel time, coverage increases to 86 percent which, in Citygate's experience, is particularly good for a large, metropolitan City.

At present, traffic congestion—and more curvilinear streets rather than a right-angle grid system—outside of core downtown areas only slows travel time coverage by one percent for the fourth travel minute. However, the more expansive fifth minute of coverage, as it extends more to the edges of the City limits or hillside areas, is slowed by 11 percent.

As for multiple-unit ERF coverage for Schedule A at 8:00 minutes, coverage ranges from 82 percent in the central area, to 72 percent in the north, to 42 percent in the south. Given the demands for service in the central area, the 82 percent coverage is particularly good for a major metro location. Adding a small number of resources in the north will improve the ERF in that area. As for the southern area, coverage is only reduced due to the Battalion Command team being located

farther inland. There is not a serious building fire rate closer to the ocean that would justify adding another Battalion Command Team or moving Battalion 6 from Station 49 in the middle harbor.

4.2.4 Added Coverage Scenarios

Given the Engine and Battalion Command Team gap identified in the Northern area, the next three maps model the benefit of adding coverage, or lack thereof.

Map Series Scenario 1a & 1b – Central and North Area Highest Incident Demand Locations – 4:00- and 5:00-Minute Travel

These maps measure the addition of an engine in the east side of the northern area near the intersection of Woodman and Roscoe in Panorama City. This location is west of SR-170, a little south of the SR-170/I-5 interchange, and is at the intersection of two major prime arterials which will allow an added engine to route into farther away neighborhoods more quickly. As such, this location test does the best job of filling in the engine company gap at both 4:00- and 5:00-minutes of travel time. There remains some uncovered area to the northeast, but if the station is placed any further in that direction, north coverage is lost to the south.

The added coverage is shown in two views. The "a" view includes overlapping coverage with existing engine companies. The "b" view is the added coverage for only the test location against the outside boundary line of the entire gap area. The added Engine would increase coverage by 51.7 miles at a travel time of 4:00 minutes, or up to 55.23 miles at a travel time of 5:00 minutes. The remaining gap is between the fifth and sixth minute of coverage from adjoining stations 77 and 98. Given the added coverage in an area that is difficult to serve quickly, the added engine would be beneficial.

Map Scenario 2 – Add a Battalion Command Team in the North Area

Given the significant Battalion Command Team coverage gap in the North between stations 73, 100, and 90, this map shows the significant benefit of adding a Chief at Station 100, located at 6751 Louise Avenue, Van Nuys. Almost 100 percent of the underserved road miles at an 8:00-minute travel time are covered in this area southeast of Van Nuys Airport. Note: Station 114 on the map is inside the working airport property and is the aviation base for LAFD aircraft. As such, it is not a typical neighborhood fire station.

4.2.5 GIS Mapping Findings

Finding #2:	The physical spacing of LAFD stations is sufficient, apart from small areas in the northern section of the City.

Finding #3:	Effective Response Force (multiple-unit responses to more serious emergencies) travel-time coverage is sufficient in areas that are the most populated and carry the highest incident demand.
Finding #4:	Given that the current fire station plan provides 5:00-minute travel time coverage to 88.7 percent of public streets City wide, using a 5:00-minute travel time goal to physically space fire stations across the City's very diverse geography is effective. The incident workload assessment in this study evaluates the needed units per station.
Finding #5:	The northern service area needs one additional Battalion Command Team at Station 100 to improve command coverage for more serious incidents.
Finding #6:	One additional fire station with an engine is needed northeast of Station 81, as modeled in Scenario Map 1a and 1b (**Volume 2—Map Atlas**).

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Paul Caporaso <paul.caporaso@lacity.org>

[City of Los Angeles, 5350 Wilshire Boulevard] - Inquiry

6 messages

Jonathan Montano <jonathan@mitchtsailaw.com> Tue, Apr 18, 2023 at 4:32 PM
To: paul.caporaso@lacity.org
Cc: Stephanie Papayanis <stephanie@mitchtsailaw.com>, "Mitchell M. Tsai Attorney at Law, P.C." <info@mitchtsailaw.com>

Good afternoon,

Our office would like to inquire on the status of the 5350 Wilshire Blvd. Project.
Can you confirm if this matter is still currently on hold, and if so, what will be the next step(s)?

Thank you for your assistance.

--

Jonathan Montano
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Website: http://www.mitchtsailaw.com

*** Our Office Has Recently Moved. Please Note New Mailing Address ****

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Paul Caporaso <paul.caporaso@lacity.org> Wed, Apr 19, 2023 at 1:36 PM
To: Jonathan Montano <jonathan@mitchtsailaw.com>
Cc: Stephanie Papayanis <stephanie@mitchtsailaw.com>, "Mitchell M. Tsai Attorney at Law, P.C." <info@mitchtsailaw.com>

Hello Jonathon,

The Project is currently in the process of preparing its Initial Study and NOP. Would you like to be added to the Interested Parties list to receive direct notice of all applicable publications and notices?

Thank you,

LOS ANGELES CITY PLANNING

Paul Caporaso (they/them, elle/elles)
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Room 1350
Los Angeles, CA 90012
T: (213) 847-3629 | Planning4LA.org
E-NEWS

[Quoted text hidden]

Jonathan Montano <jonathan@mitchtsailaw.com> Thu, Apr 20, 2023 at 10:08 AM
To: Paul Caporaso <paul.caporaso@lacity.org>
Cc: Stephanie Papayanis <stephanie@mitchtsailaw.com>, "Mitchell M. Tsai Attorney at Law, P.C." <info@mitchtsailaw.com>

Thank you Paul, yes, if you would be so kind to add the following emails to the notice list:

info@mitchtsailaw.com
jonathan@mitchtsailaw.com
stephanie@mitchtsailaw.com

Thank you!
[Quoted text hidden]

Paul Caporaso <paul.caporaso@lacity.org> Thu, Apr 20, 2023 at 10:18 AM
To: Jonathan Montano <jonathan@mitchtsailaw.com>
Cc: Stephanie Papayanis <stephanie@mitchtsailaw.com>, "Mitchell M. Tsai Attorney at Law, P.C." <info@mitchtsailaw.com>

Hello Jonathan,

I am confirming the addition of the above emails to the Interested Parties (IP) List for the Projects located at 5350 Wilshire and 5700 Wilshire. Note that several email addresses from your firm had been added to the IP List for the Project located 5700 Wilshire as of 8/22/22.

If you have any further questions, please let me know. Apologies for misspelling your name in my previous emails.

Thank you,

LOS ANGELES CITY PLANNING

Paul Caporaso (they/them, elle/elles)
City Planning Associate
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221 N. Figueroa St., Room 1350
Los Angeles, CA 90012
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E-NEWS

[Quoted text hidden]

Jonathan Montano <jonathan@mitchtsailaw.com> Tue, May 23, 2023 at 3:04 PM
To: Paul Caporaso <paul.caporaso@lacity.org>

Good afternoon Paul,

I hope you are well. I am hoping you can help me understand the approval process for this specific project more? Would you be able to provide the hearing bodies for this project, as well as steps it takes towards approval?

Thank you for your help, I appreciate your time and attention.
[Quoted text hidden]

Paul Caporaso <paul.caporaso@lacity.org> Wed, May 24, 2023 at 1:27 PM
To: Jonathan Montano <jonathan@mitchtsailaw.com>

Hello Jonathan,

The Project's entitlements can be found here, for your reference as I will be mentioning them below. You should have received the Notice of Preparation via email, - if you did not please let me know.

The details below should be considered as an ideal or typical scenario, and should not be considered prescriptive or definitive, as changes and/or delays are unaccounted for and rely on the assumption that the Project would be approved.

--

1. Environmental review:

The Project will prepare a full EIR, including the Initial Study, a Draft EIR, a Final ER, and if applicable/required, any supplemental environmental documents such as an Errata or Addenda .

2. Entitlement (including VTT) review:

Once the Final EIR is published, the Project would hold a Joint Hearing with a Zoning Administrator and a Deputy Advisory Agency. Supposing the Project is approved *as is* at the time of hearing, the Zoning Administrator would approve the Tract Map (and certify the EIR) and approve the Project's entitlements.

Subsequent to the Zoning Administrator determinations, the Zoning Administrator would be responsible for issuing two separate Letter of Determinations for the Project. Assuming there are no appeals (the appellate bodies would be the Area Planning Commission and then the City Council), the Project would then be considered approved.

--

Please let me know if you have any further questions! Again, this should be considered an ideal or typical scenario as there are numerous unforeseen factors that could delay the process. That being said, the order of events would be the same, e.g. Final EIR publication prior to the Joint Hearing, etc.

Thank you,

LOS ANGELES CITY PLANNING

Paul N. Caporaso (they/them)
City Planner
Los Angeles City Planning
221 N. Figueroa St., Room 1350
Los Angeles, CA 90012
T: (213) 847-3629 | Planning4LA.org
E-NEWS

[Quoted text hidden]

Paul Caporaso <paul.caporaso@lacity.org>

Comment Submission [City of Los Angeles, 5350 Wilshire Boulevard] ENV-2022-7530-EIR

2 messages

Jonathan Montano <jonathan@mitchtsailaw.com> Thu, Jun 1, 2023 at 11:34 AM
To: Paul Caporaso <paul.caporaso@lacity.org>
Cc: Stephanie Papayanis <stephanie@mitchtsailaw.com>, "Mitchell M. Tsai Attorney at Law, P.C." <info@mitchtsailaw.com>

Good morning Paul,

Please find attached our office's comment letter submission for the Wilshire and Cloverdale project, ENV-2022-7530-EIR

If you may please confirm receipt of the attached letter, that would be appreciated.

Thank you!

--

Jonathan Montano
Paralegal
Mitchell M. Tsai, Attorney At Law
139 South Hudson Avenue Suite 200
Pasadena, CA 91101
Phone: (626) 314-3821
Fax: (626) 389-5414
Email: jonathan@mitchtsailaw.com
Website: http://www.mitchtsailaw.com

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20230526_CityofLA_5350WilshireBlvd_IS_CommentLetter_final.pdf
3230K

Paul Caporaso <paul.caporaso@lacity.org> Thu, Jun 1, 2023 at 12:31 PM
To: Jonathan Montano <jonathan@mitchtsailaw.com>
Cc: Stephanie Papayanis <stephanie@mitchtsailaw.com>, "Mitchell M. Tsai Attorney at Law, P.C." <info@mitchtsailaw.com>

Hello Jonathan,

Thank you for your email. I am confirming receipt of your comment letter for the referenced Project.

Best regards,

LOS ANGELES CITY PLANNING

Paul N. Caporaso (they/them)
City Planner
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E: info@mitchtsailaw.com

Mitchell M. Tsai
Attorney At Law

139 South Hudson Avenue
Suite 200
Pasadena, California 91101

VIA E-MAIL

June 1, 2023

Paul Caporaso
City of Los Angeles, Department of City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012
Em: paul.caporaso@lacity.org

RE: City of Los Angeles's 5350 Wilshire Boulevard Project

Dear Paul Caporaso,

On behalf of the Southwest Mountain States Regional Council of Carpenters ("**Southwest Mountain States Carpenters**" or "**SWMSRCC**"), my Office is submitting these comments for the City of Los Angeles's ("**City**") Initial Study for the 5350 Wilshire Boulevard Project ("**Project**").

The Southwest Mountain States Carpenters is a labor union representing 63,000 union carpenters in 10 states, including California, and has a strong interest in well-ordered land use planning and in addressing the environmental impacts of development projects.

Individual members of SWMSRCC live, work, and recreate in the City and surrounding communities and would be directly affected by the Project's environmental impacts.

The Southwest Mountain States Carpenters expressly reserves the right to supplement these comments at or prior to hearings on the Project, and at any later hearing and proceeding related to this Project. Gov. Code, § 65009, subd. (b); Pub. Res. Code, § 21177, subd. (a); see *Bakersfield Citizens for Local Control v. Bakersfield* (2004) 124 Cal.App.4th 1184, 1199-1203; see also *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal.App.4th 1109, 1121.

The Southwest Mountain States Carpenters incorporates by reference all comments raising issues regarding the Initial Study submitted prior to certification of the Initial Study for the Project. See *Citizens for Clean Energy v City of Woodland* (2014) 225

Cal.App.4th 173, 191 (finding that any party who has objected to the project's environmental documentation may assert any issue timely raised by other parties).

Moreover, the Southwest Mountain States Carpenters requests that the City provide notice for any and all notices referring or related to the Project issued under the California Environmental Quality Act (**CEQA**) (Pub. Res. Code, § 21000 *et seq.*), and the California Planning and Zoning Law ("**Planning and Zoning Law**") (Gov. Code, §§ 65000–65010). California Public Resources Code Sections 21092.2, and 21167(f) and California Government Code Section 65092 require agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body.

I. THE CITY SHOULD REQUIRE THE USE OF A LOCAL WORKFORCE TO BENEFIT THE COMMUNITY'S ECONOMIC DEVELOPMENT AND ENVIRONMENT

The City should require the Project to be built using local workers who have graduated from a Joint Labor-Management Apprenticeship Program approved by the State of California, have at least as many hours of on-the-job experience in the applicable craft which would be required to graduate from such a state-approved apprenticeship training program, or who are registered apprentices in a state-approved apprenticeship training program.

Community benefits such as local hire can also be helpful to reduce environmental impacts and improve the positive economic impact of the Project. Local hire provisions requiring that a certain percentage of workers reside within 10 miles or less of the Project site can reduce the length of vendor trips, reduce greenhouse gas emissions, and provide localized economic benefits. As environmental consultants Matt Hagemann and Paul E. Rosenfeld note:

> [A]ny local hire requirement that results in a decreased worker trip length from the default value has the potential to result in a reduction of construction-related GHG emissions, though the significance of the reduction would vary based on the location and urbanization level of the project site.

March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling.

Workforce requirements promote the development of skilled trades that yield sustainable economic development. As the California Workforce Development Board and the University of California, Berkeley Center for Labor Research and Education concluded:

> [L]abor should be considered an investment rather than a cost—and investments in growing, diversifying, and upskilling California's workforce can positively affect returns on climate mitigation efforts. In other words, well-trained workers are key to delivering emissions reductions and moving California closer to its climate targets.[1]

Furthermore, workforce policies have significant environmental benefits given that they improve an area's jobs-housing balance, decreasing the amount and length of job commutes and the associated greenhouse gas (GHG) emissions. In fact, on May 7, 2021, the South Coast Air Quality Management District found that that the "[u]se of a local state-certified apprenticeship program" can result in air pollutant reductions.[2]

Locating jobs closer to residential areas can have significant environmental benefits. As the California Planning Roundtable noted in 2008:

> People who live and work in the same jurisdiction would be more likely to take transit, walk, or bicycle to work than residents of less balanced communities and their vehicle trips would be shorter. Benefits would include potential reductions in both vehicle miles traveled and vehicle hours traveled.[3]

Moreover, local hire mandates and skill-training are critical facets of a strategy to reduce vehicle miles traveled (VMT). As planning experts Robert Cervero and

---

[1] California Workforce Development Board (2020) Putting California on the High Road: A Jobs and Climate Action Plan for 2030 at p. ii, *available at* https://laborcenter.berkeley.edu/wp-content/uploads/2020/09/Putting-California-on-the-High-Road.pdf.

[2] South Coast Air Quality Management District (May 7, 2021) Certify Final Environmental Assessment and Adopt Proposed Rule 2305 – Warehouse Indirect Source Rule – Warehouse Actions and Investments to Reduce Emissions Program, and Proposed Rule 316 – Fees for Rule 2305, Submit Rule 2305 for Inclusion Into the SIP, and Approve Supporting Budget Actions, *available at* http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2021/2021-May7-027.pdf?sfvrsn=10.

[3] California Planning Roundtable (2008) Deconstructing Jobs-Housing Balance at p. 6, *available at* https://cproundtable.org/static/media/uploads/publications/cpr-jobs-housing.pdf

Michael Duncan have noted, simply placing jobs near housing stock is insufficient to achieve VMT reductions given that the skill requirements of available local jobs must match those held by local residents.[4] Some municipalities have even tied local hire and other workforce policies to local development permits to address transportation issues. Cervero and Duncan note that:

> In nearly built-out Berkeley, CA, the approach to balancing jobs and housing is to create local jobs rather than to develop new housing. The city's First Source program encourages businesses to hire local residents, especially for entry- and intermediate-level jobs, and sponsors vocational training to ensure residents are employment-ready. While the program is voluntary, some 300 businesses have used it to date, placing more than 3,000 city residents in local jobs since it was launched in 1986. When needed, these carrots are matched by sticks, since the city is not shy about negotiating corporate participation in First Source as a condition of approval for development permits.

Recently, the State of California verified its commitment towards workforce development through the Affordable Housing and High Road Jobs Act of 2022, otherwise known as Assembly Bill No. 2011 ("**AB2011**"). AB2011 amended the Planning and Zoning Law to allow ministerial, by-right approval for projects being built alongside commercial corridors that meet affordability and labor requirements.

The City should consider utilizing local workforce policies and requirements to benefit the local area economically and to mitigate greenhouse gas, improve air quality, and reduce transportation impacts.

II. THE CITY SHOULD IMPOSE TRAINING REQUIREMENTS FOR THE PROJECT'S CONSTRUCTION ACTIVITIES TO PREVENT COMMUNITY SPREAD OF COVID-19 AND OTHER INFECTIOUS DISEASES

Construction work has been defined as a Lower to High-risk activity for COVID-19 spread by the Occupations Safety and Health Administration. Recently, several

[4] Cervero, Robert and Duncan, Michael (2006) Which Reduces Vehicle Travel More: Jobs-Housing Balance or Retail-Housing Mixing? Journal of the American Planning Association 72 (4), 475-490, 482, *available at* http://reconnectingamerica.org/assets/Uploads/UTCT-825.pdf.

construction sites have been identified as sources of community spread of COVID-19.[5]

Southwest Mountain States Carpenters recommend that the Lead Agency adopt additional requirements to mitigate public health risks from the Project's construction activities. SWMSRCC requests that the Lead Agency require safe on-site construction work practices as well as training and certification for any construction workers on the Project Site.

In particular, based upon Southwest Mountain States Carpenters' experience with safe construction site work practices, SWMSRCC recommends that the Lead Agency require that while construction activities are being conducted at the Project Site:

Construction Site Design:

- The Project Site will be limited to two controlled entry points.
- Entry points will have temperature screening technicians taking temperature readings when the entry point is open.
- The Temperature Screening Site Plan shows details regarding access to the Project Site and Project Site logistics for conducting temperature screening.
- A 48-hour advance notice will be provided to all trades prior to the first day of temperature screening.
- The perimeter fence directly adjacent to the entry points will be clearly marked indicating the appropriate 6-foot social distancing position for when you approach the screening area. Please reference the Apex temperature screening site map for additional details.
- There will be clear signage posted at the project site directing you through temperature screening.

[5] Santa Clara County Public Health (June 12, 2020) COVID-19 CASES AT CONSTRUCTION SITES HIGHLIGHT NEED FOR CONTINUED VIGILANCE IN SECTORS THAT HAVE REOPENED, *available at* https://www.sccgov.org/sites/covid19/Pages/press-release-06-12-2020-cases-at-construction-sites.aspx.

- Provide hand washing stations throughout the construction site.

Testing Procedures:

- The temperature screening being used are non-contact devices.
- Temperature readings will not be recorded.
- Personnel will be screened upon entering the testing center and should only take 1-2 seconds per individual.
- Hard hats, head coverings, sweat, dirt, sunscreen or any other cosmetics must be removed on the forehead before temperature screening.
- Anyone who refuses to submit to a temperature screening or does not answer the health screening questions will be refused access to the Project Site.
- Screening will be performed at both entrances from 5:30 am to 7:30 am.; main gate [ZONE 1] and personnel gate [ZONE 2]
- After 7:30 am only the main gate entrance [ZONE 1] will continue to be used for temperature testing for anybody gaining entry to the project site such as returning personnel, deliveries, and visitors.
- If the digital thermometer displays a temperature reading above 100.0 degrees Fahrenheit, a second reading will be taken to verify an accurate reading.
- If the second reading confirms an elevated temperature, DHS will instruct the individual that he/she will not be allowed to enter the Project Site. DHS will also instruct the individual to promptly notify his/her supervisor and his/her human resources (HR) representative and provide them with a copy of Annex A.

Planning

- Require the development of an Infectious Disease Preparedness and Response Plan that will include basic infection prevention measures (requiring the use of personal protection equipment), policies and procedures for prompt identification and isolation of sick individuals, social distancing (prohibiting gatherings of no more than 10 people including all-hands meetings and all-hands lunches) communication and training and workplace controls that meet standards that may be promulgated by the Center for Disease Control, Occupational Safety and Health Administration, Cal/OSHA, California Department of Public Health or applicable local public health agencies.[6]

The United Brotherhood of Carpenters and Carpenters International Training Fund has developed COVID-19 Training and Certification to ensure that Carpenter union members and apprentices conduct safe work practices. The Agency should require that all construction workers undergo COVID-19 Training and Certification before being allowed to conduct construction activities at the Project Site.

Southwest Mountain States Carpenters has also developed a rigorous Infection Control Risk Assessment ("**ICRA**") training program to ensure it delivers a workforce that understands how to identify and control infection risks by implementing protocols to protect themselves and all others during renovation and construction projects in healthcare environments.[7]

ICRA protocols are intended to contain pathogens, control airflow, and protect patients during the construction, maintenance and renovation of healthcare facilities.

---

[6] *See also* The Center for Construction Research and Training, North America's Building Trades Unions (April 27 2020) NABTU and CPWR COVIC-19 Standards for U.S Constructions Sites, *available at* https://www.cpwr.com/sites/default/files/NABTU_CPWR_Standards_COVID-19.pdf; Los Angeles County Department of Public Works (2020) Guidelines for Construction Sites During COVID-19 Pandemic, *available at* https://dpw.lacounty.gov/building-and-safety/docs/pw_guidelines-construction-sites.pdf.

[7] For details concerning Southwest Carpenters's ICRA training program, *see* https://icrahealthcare.com/.

ICRA protocols prevent cross contamination, minimizing the risk of secondary infections in patients at hospital facilities.

The City should require the Project to be built using a workforce trained in ICRA protocols.

Sincerely,

Stephanie Papayanis

Stephanie Papayanis
Attorneys for Southwest Mountain
States Regional Council of Carpenters

Attached:

March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling (Exhibit A);

Air Quality and GHG Expert Paul Rosenfeld CV (Exhibit B); and

Air Quality and GHG Expert Matt Hagemann CV (Exhibit C).

EXHIBIT A

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

2656 29th Street, Suite 201
Santa Monica, CA 90405

Matt Hagemann, P.G, C.Hg.
(949) 887-9013
mhagemann@swape.com

Paul E. Rosenfeld, PhD
(310) 795-2335
prosenfeld@swape.com

March 8, 2021

Mitchell M. Tsai
155 South El Molino, Suite 104
Pasadena, CA 91101

Subject: Local Hire Requirements and Considerations for Greenhouse Gas Modeling

Dear Mr. Tsai,

Soil Water Air Protection Enterprise ("SWAPE") is pleased to provide the following draft technical report explaining the significance of worker trips required for construction of land use development projects with respect to the estimation of greenhouse gas ("GHG") emissions. The report will also discuss the potential for local hire requirements to reduce the length of worker trips, and consequently, reduced or mitigate the potential GHG impacts.

Worker Trips and Greenhouse Gas Calculations

The California Emissions Estimator Model ("CalEEMod") is a "statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operations from a variety of land use projects."[1] CalEEMod quantifies construction-related emissions associated with land use projects resulting from off-road construction equipment; on-road mobile equipment associated with workers, vendors, and hauling; fugitive dust associated with grading, demolition, truck loading, and on-road vehicles traveling along paved and unpaved roads; and architectural coating activities; and paving.[2]

The number, length, and vehicle class of worker trips are utilized by CalEEMod to calculate emissions associated with the on-road vehicle trips required to transport workers to and from the Project site during construction.[3]

[1] "California Emissions Estimator Model." CAPCOA, 2017, *available at:* http://www.aqmd.gov/caleemod/home.
[2] "California Emissions Estimator Model." CAPCOA, 2017, *available at:* http://www.aqmd.gov/caleemod/home.
[3] "CalEEMod User's Guide." CAPCOA, November 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4, p. 34.

Specifically, the number and length of vehicle trips is utilized to estimate the vehicle miles travelled ("VMT") associated with construction. Then, utilizing vehicle-class specific EMFAC 2014 emission factors, CalEEMod calculates the vehicle exhaust, evaporative, and dust emissions resulting from construction-related VMT, including personal vehicles for worker commuting.[4]

Specifically, in order to calculate VMT, CalEEMod multiplies the average daily trip rate by the average overall trip length (see excerpt below):

> "$VMT_d = \Sigma(\text{Average Daily Trip Rate}_i * \text{Average Overall Trip Length}_i)_n$
>
> Where:
>
> n = Number of land uses being modeled."[5]

Furthermore, to calculate the on-road emissions associated with worker trips, CalEEMod utilizes the following equation (see excerpt below):

> "$\text{Emissions}_{pollutant} = VMT * EF_{running,pollutant}$
>
> Where:
>
> $\text{Emissions}_{pollutant}$ = emissions from vehicle running for each pollutant
>
> VMT = vehicle miles traveled
>
> $EF_{running,pollutant}$ = emission factor for running emissions."[6]

Thus, there is a direct relationship between trip length and VMT, as well as a direct relationship between VMT and vehicle running emissions. In other words, when the trip length is increased, the VMT and vehicle running emissions increase as a result. Thus, vehicle running emissions can be reduced by decreasing the average overall trip length, by way of a local hire requirement or otherwise.

Default Worker Trip Parameters and Potential Local Hire Requirements

As previously discussed, the number, length, and vehicle class of worker trips are utilized by CalEEMod to calculate emissions associated with the on-road vehicle trips required to transport workers to and from the Project site during construction.[7] In order to understand how local hire requirements and associated worker trip length reductions impact GHG emissions calculations, it is important to consider the CalEEMod default worker trip parameters. CalEEMod provides recommended default values based on site-specific information, such as land use type, meteorological data, total lot acreage, project type and typical equipment associated with project type. If more specific project information is known, the user can change the default values and input project-specific values, but the California Environmental Quality Act ("CEQA") requires that such changes be justified by substantial evidence.[8] The default number of construction-related worker trips is calculated by multiplying the

[4] "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 14-15.
[5] "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 23.
[6] "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 15.
[7] "CalEEMod User's Guide." CAPCOA, November 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4, p. 34.
[8] CalEEMod User Guide, *available at:* http://www.caleemod.com/, p. 1, 9.

number of pieces of equipment for all phases by 1.25, with the exception of worker trips required for the building construction and architectural coating phases.[9] Furthermore, the worker trip vehicle class is a 50/25/25 percent mix of light duty autos, light duty truck class 1 and light duty truck class 2, respectively."[10] Finally, the default worker trip length is consistent with the length of the operational home-to-work vehicle trips.[11] The operational home-to-work vehicle trip lengths are:

> "[B]ased on the *location* and *urbanization* selected on the project characteristic screen. These values were *supplied by the air districts or use a default average for the state*. Each district (or county) also assigns trip lengths for urban and rural settings" (emphasis added). [12]

Thus, the default worker trip length is based on the location and urbanization level selected by the User when modeling emissions. The below table shows the CalEEMod default rural and urban worker trip lengths by air basin (see excerpt below and Attachment A).[13]

Worker Trip Length by Air Basin		
Air Basin	**Rural (miles)**	**Urban (miles)**
Great Basin Valleys	16.8	10.8
Lake County	16.8	10.8
Lake Tahoe	16.8	10.8
Mojave Desert	16.8	10.8
Mountain Counties	16.8	10.8
North Central Coast	17.1	12.3
North Coast	16.8	10.8
Northeast Plateau	16.8	10.8
Sacramento Valley	16.8	10.8
Salton Sea	14.6	11
San Diego	16.8	10.8
San Francisco Bay Area	10.8	10.8
San Joaquin Valley	16.8	10.8
South Central Coast	16.8	10.8
South Coast	19.8	14.7
Average	**16.47**	**11.17**
Minimum	**10.80**	**10.80**
Maximum	**19.80**	**14.70**
Range	**9.00**	**3.90**

[9] "CalEEMod User's Guide." CAPCOA, November 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4, p. 34.
[10] "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 15.
[11] "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 14.
[12] "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 21.
[13] "Appendix D Default Data Tables." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/05_appendix-d2016-3-2.pdf?sfvrsn=4, p. D-84 – D-86.

As demonstrated above, default rural worker trip lengths for air basins in California vary from 10.8- to 19.8-miles, with an average of 16.47 miles. Furthermore, default urban worker trip lengths vary from 10.8- to 14.7-miles, with an average of 11.17 miles. Thus, while default worker trip lengths vary by location, default urban worker trip lengths tend to be shorter in length. Based on these trends evident in the CalEEMod default worker trip lengths, we can reasonably assume that the efficacy of a local hire requirement is especially dependent upon the urbanization of the project site, as well as the project location.

Practical Application of a Local Hire Requirement and Associated Impact

To provide an example of the potential impact of a local hire provision on construction-related GHG emissions, we estimated the significance of a local hire provision for the Village South Specific Plan ("Project") located in the City of Claremont ("City"). The Project proposed to construct 1,000 residential units, 100,000-SF of retail space, 45,000-SF of office space, as well as a 50-room hotel, on the 24-acre site. The Project location is classified as Urban and lies within the Los Angeles-South Coast County. As a result, the Project has a default worker trip length of 14.7 miles.[14] In an effort to evaluate the potential for a local hire provision to reduce the Project's construction-related GHG emissions, we prepared an updated model, reducing all worker trip lengths to 10 miles (see Attachment B). Our analysis estimates that if a local hire provision with a 10-mile radius were to be implemented, the GHG emissions associated with Project construction would decrease by approximately 17% (see table below and Attachment C).

Local Hire Provision Net Change	
Without Local Hire Provision	
Total Construction GHG Emissions (MT CO_2e)	3,623
Amortized Construction GHG Emissions (MT CO_2e/year)	120.77
With Local Hire Provision	
Total Construction GHG Emissions (MT CO2e)	3,024
Amortized Construction GHG Emissions (MT CO_2e/year)	100.80
% Decrease in Construction-related GHG Emissions	***17%***

As demonstrated above, by implementing a local hire provision requiring 10 mile worker trip lengths, the Project could reduce potential GHG emissions associated with construction worker trips. More broadly, any local hire requirement that results in a decreased worker trip length from the default value has the potential to result in a reduction of construction-related GHG emissions, though the significance of the reduction would vary based on the location and urbanization level of the project site.

This serves as an example of the potential impacts of local hire requirements on estimated project-level GHG emissions, though it does not indicate that local hire requirements would result in reduced construction-related GHG emission for all projects. As previously described, the significance of a local hire requirement depends on the worker trip length enforced and the default worker trip length for the project's urbanization level and location.

[14] "Appendix D Default Data Tables." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/05_appendix-d2016-3-2.pdf?sfvrsn=4, p. D-85.

Disclaimer

SWAPE has received limited discovery. Additional information may become available in the future; thus, we retain the right to revise or amend this report when additional information becomes available. 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 at the time of service. No other warranty, expressed or implied, is made as to the scope of work, work methodologies and protocols, site conditions, analytical testing results, and findings presented. This report reflects efforts which were limited to information that was reasonably accessible at the time of the work, and may contain informational gaps, inconsistencies, or otherwise be incomplete due to the unavailability or uncertainty of information obtained or provided by third parties.

Sincerely,



Matt Hagemann, P.G., C.Hg.



Paul E. Rosenfeld, Ph.D.

Location Type	Location Name	Rural H-W (miles)	Urban H-W (miles)
Air Basin	Great Basin	16.8	10.8
Air Basin	Lake County	16.8	10.8
Air Basin	Lake Tahoe	16.8	10.8
Air Basin	Mojave Desert	16.8	10.8
Air Basin	Mountain	16.8	10.8
Air Basin	North Central	17.1	12.3
Air Basin	North Coast	16.8	10.8
Air Basin	Northeast	16.8	10.8
Air Basin	Sacramento	16.8	10.8
Air Basin	Salton Sea	14.6	11
Air Basin	San Diego	16.8	10.8
Air Basin	San Francisco	10.8	10.8
Air Basin	San Joaquin	16.8	10.8
Air Basin	South Central	16.8	10.8
Air Basin	South Coast	19.8	14.7
Air District	Amador County	16.8	10.8
Air District	Antelope Valley	16.8	10.8
Air District	Bay Area AQMD	10.8	10.8
Air District	Butte County	12.54	12.54
Air District	Calaveras	16.8	10.8
Air District	Colusa County	16.8	10.8
Air District	El Dorado	16.8	10.8
Air District	Feather River	16.8	10.8
Air District	Glenn County	16.8	10.8
Air District	Great Basin	16.8	10.8
Air District	Imperial County	10.2	7.3
Air District	Kern County	16.8	10.8
Air District	Lake County	16.8	10.8
Air District	Lassen County	16.8	10.8
Air District	Mariposa	16.8	10.8
Air District	Mendocino	16.8	10.8
Air District	Modoc County	16.8	10.8
Air District	Mojave Desert	16.8	10.8
Air District	Monterey Bay	16.8	10.8
Air District	North Coast	16.8	10.8
Air District	Northern Sierra	16.8	10.8
Air District	Northern	16.8	10.8
Air District	Placer County	16.8	10.8
Air District	Sacramento	15	10

Air District	San Diego	16.8	10.8
Air District	San Joaquin	16.8	10.8
Air District	San Luis Obispo	13	13
Air District	Santa Barbara	8.3	8.3
Air District	Shasta County	16.8	10.8
Air District	Siskiyou County	16.8	10.8
Air District	South Coast	19.8	14.7
Air District	Tehama County	16.8	10.8
Air District	Tuolumne	16.8	10.8
Air District	Ventura County	16.8	10.8
Air District	Yolo/Solano	15	10
County	Alameda	10.8	10.8
County	Alpine	16.8	10.8
County	Amador	16.8	10.8
County	Butte	12.54	12.54
County	Calaveras	16.8	10.8
County	Colusa	16.8	10.8
County	Contra Costa	10.8	10.8
County	Del Norte	16.8	10.8
County	El Dorado-Lake	16.8	10.8
County	El Dorado-	16.8	10.8
County	Fresno	16.8	10.8
County	Glenn	16.8	10.8
County	Humboldt	16.8	10.8
County	Imperial	10.2	7.3
County	Inyo	16.8	10.8
County	Kern-Mojave	16.8	10.8
County	Kern-San	16.8	10.8
County	Kings	16.8	10.8
County	Lake	16.8	10.8
County	Lassen	16.8	10.8
County	Los Angeles-	16.8	10.8
County	Los Angeles-	19.8	14.7
County	Madera	16.8	10.8
County	Marin	10.8	10.8
County	Mariposa	16.8	10.8
County	Mendocino-	16.8	10.8
County	Mendocino-	16.8	10.8
County	Mendocino-	16.8	10.8
County	Mendocino-	16.8	10.8
County	Merced	16.8	10.8
County	Modoc	16.8	10.8
County	Mono	16.8	10.8
County	Monterey	16.8	10.8
County	Napa	10.8	10.8

County	Nevada	16.8	10.8
County	Orange	19.8	14.7
County	Placer-Lake	16.8	10.8
County	Placer-Mountain	16.8	10.8
County	Placer-	16.8	10.8
County	Plumas	16.8	10.8
County	Riverside-	16.8	10.8
County	Riverside-	19.8	14.7
County	Riverside-Salton	14.6	11
County	Riverside-South	19.8	14.7
County	Sacramento	15	10
County	San Benito	16.8	10.8
County	San Bernardino-	16.8	10.8
County	San Bernardino-	19.8	14.7
County	San Diego	16.8	10.8
County	San Francisco	10.8	10.8
County	San Joaquin	16.8	10.8
County	San Luis Obispo	13	13
County	San Mateo	10.8	10.8
County	Santa Barbara-	8.3	8.3
County	Santa Barbara-	8.3	8.3
County	Santa Clara	10.8	10.8
County	Santa Cruz	16.8	10.8
County	Shasta	16.8	10.8
County	Sierra	16.8	10.8
County	Siskiyou	16.8	10.8
County	Solano-	15	10
County	Solano-San	16.8	10.8
County	Sonoma-North	16.8	10.8
County	Sonoma-San	10.8	10.8
County	Stanislaus	16.8	10.8
County	Sutter	16.8	10.8
County	Tehama	16.8	10.8
County	Trinity	16.8	10.8
County	Tulare	16.8	10.8
County	Tuolumne	16.8	10.8
County	Ventura	16.8	10.8
County	Yolo	15	10
County	Yuba	16.8	10.8
Statewide	Statewide	16.8	10.8

Worker Trip Length by Air Basin		
Air Basin	**Rural (miles)**	**Urban (miles)**
Great Basin Valleys	16.8	10.8
Lake County	16.8	10.8
Lake Tahoe	16.8	10.8
Mojave Desert	16.8	10.8
Mountain Counties	16.8	10.8
North Central Coast	17.1	12.3
North Coast	16.8	10.8
Northeast Plateau	16.8	10.8
Sacramento Valley	16.8	10.8
Salton Sea	14.6	11
San Diego	16.8	10.8
San Francisco Bay Area	10.8	10.8
San Joaquin Valley	16.8	10.8
South Central Coast	16.8	10.8
South Coast	19.8	14.7
Average	**16.47**	**11.17**
Mininum	**10.80**	**10.80**
Maximum	**19.80**	**14.70**
Range	**9.00**	**3.90**

Village South Specific Plan (Proposed)

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 Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82
tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27

tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	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					
2021	0.1713	1.8242	1.1662	2.4000e-003	0.4169	0.0817	0.4986	0.1795	0.0754	0.2549	0.0000	213.1969	213.1969	0.0601	0.0000	214.6993
2022	0.6904	4.1142	6.1625	0.0189	1.3058	0.1201	1.4259	0.3460	0.1128	0.4588	0.0000	1,721.6826	1,721.6826	0.1294	0.0000	1,724.9187
2023	0.6148	3.3649	5.6747	0.0178	1.1963	0.0996	1.2959	0.3203	0.0935	0.4138	0.0000	1,627.5295	1,627.5295	0.1185	0.0000	1,630.4925
2024	4.1619	0.1335	0.2810	5.9000e-004	0.0325	6.4700e-003	0.0390	8.6300e-003	6.0400e-003	0.0147	0.0000	52.9078	52.9078	8.0200e-003	0.0000	53.1082
Maximum	**4.1619**	**4.1142**	**6.1625**	**0.0189**	**1.3058**	**0.1201**	**1.4259**	**0.3460**	**0.1128**	**0.4588**	**0.0000**	**1,721.6826**	**1,721.6826**	**0.1294**	**0.0000**	**1,724.9187**

2.1 Overall Construction

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	0.1713	1.8242	1.1662	2.4000e-003	0.4169	0.0817	0.4986	0.1795	0.0754	0.2549	0.0000	213.1967	213.1967	0.0601	0.0000	214.6991
2022	0.6904	4.1142	6.1625	0.0189	1.3058	0.1201	1.4259	0.3460	0.1128	0.4588	0.0000	1,721.6823	1,721.6823	0.1294	0.0000	1,724.9183
2023	0.6148	3.3648	5.6747	0.0178	1.1963	0.0996	1.2959	0.3203	0.0935	0.4138	0.0000	1,627.5291	1,627.5291	0.1185	0.0000	1,630.4921
2024	4.1619	0.1335	0.2810	5.9000e-004	0.0325	6.4700e-003	0.0390	8.6300e-003	6.0400e-003	0.0147	0.0000	52.9077	52.9077	8.0200e-003	0.0000	53.1082
Maximum	**4.1619**	**4.1142**	**6.1625**	**0.0189**	**1.3058**	**0.1201**	**1.4259**	**0.3460**	**0.1128**	**0.4588**	**0.0000**	**1,721.6823**	**1,721.6823**	**0.1294**	**0.0000**	**1,724.9183**

	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	**9-1-2021**	**11-30-2021**	1.4103	1.4103
2	**12-1-2021**	**2-28-2022**	1.3613	1.3613
3	**3-1-2022**	**5-31-2022**	1.1985	1.1985
4	**6-1-2022**	**8-31-2022**	1.1921	1.1921
5	**9-1-2022**	**11-30-2022**	1.1918	1.1918
6	**12-1-2022**	**2-28-2023**	1.0774	1.0774
7	**3-1-2023**	**5-31-2023**	1.0320	1.0320
8	**6-1-2023**	**8-31-2023**	1.0260	1.0260

9	**9-1-2023**	**11-30-2023**	1.0265	1.0265
10	**12-1-2023**	**2-29-2024**	2.8857	2.8857
11	**3-1-2024**	**5-31-2024**	1.6207	1.6207
		Highest	2.8857	2.8857

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	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
Energy	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	3,896.0732	3,896.0732	0.1303	0.0468	3,913.2833
Mobile	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
Waste						0.0000	0.0000		0.0000	0.0000	207.8079	0.0000	207.8079	12.2811	0.0000	514.8354
Water						0.0000	0.0000		0.0000	0.0000	29.1632	556.6420	585.8052	3.0183	0.0755	683.7567
Total	**6.8692**	**9.5223**	**30.3407**	**0.0914**	**7.7979**	**0.2260**	**8.0240**	**2.0895**	**0.2219**	**2.3114**	**236.9712**	**12,294.1807**	**12,531.1519**	**15.7904**	**0.1260**	**12,963.4751**

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	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
Energy	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	3,896.0732	3,896.0732	0.1303	0.0468	3,913.2833
Mobile	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
Waste						0.0000	0.0000		0.0000	0.0000	207.8079	0.0000	207.8079	12.2811	0.0000	514.8354
Water						0.0000	0.0000		0.0000	0.0000	29.1632	556.6420	585.8052	3.0183	0.0755	683.7567
Total	**6.8692**	**9.5223**	**30.3407**	**0.0914**	**7.7979**	**0.2260**	**8.0240**	**2.0895**	**0.2219**	**2.3114**	**236.9712**	**12,294.1807**	**12,531.1519**	**15.7904**	**0.1260**	**12,963.4751**

	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

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; 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	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

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	6	15.00	0.00	458.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	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	1	160.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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					0.0496	0.0000	0.0496	7.5100e-003	0.0000	7.5100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0475	0.4716	0.3235	5.8000e-004		0.0233	0.0233		0.0216	0.0216	0.0000	51.0012	51.0012	0.0144	0.0000	51.3601
Total	**0.0475**	**0.4716**	**0.3235**	**5.8000e-004**	**0.0496**	**0.0233**	**0.0729**	**7.5100e-003**	**0.0216**	**0.0291**	**0.0000**	**51.0012**	**51.0012**	**0.0144**	**0.0000**	**51.3601**

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	1.9300e-003	0.0634	0.0148	1.8000e-004	3.9400e-003	1.9000e-004	4.1300e-003	1.0800e-003	1.8000e-004	1.2600e-003	0.0000	17.4566	17.4566	1.2100e-003	0.0000	17.4869
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	9.7000e-004	7.5000e-004	8.5100e-003	2.0000e-005	2.4700e-003	2.0000e-005	2.4900e-003	6.5000e-004	2.0000e-005	6.7000e-004	0.0000	2.2251	2.2251	7.0000e-005	0.0000	2.2267
Total	**2.9000e-003**	**0.0641**	**0.0233**	**2.0000e-004**	**6.4100e-003**	**2.1000e-004**	**6.6200e-003**	**1.7300e-003**	**2.0000e-004**	**1.9300e-003**	**0.0000**	**19.6816**	**19.6816**	**1.2800e-003**	**0.0000**	**19.7136**

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					0.0496	0.0000	0.0496	7.5100e-003	0.0000	7.5100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0475	0.4716	0.3235	5.8000e-004		0.0233	0.0233		0.0216	0.0216	0.0000	51.0011	51.0011	0.0144	0.0000	51.3600
Total	**0.0475**	**0.4716**	**0.3235**	**5.8000e-004**	**0.0496**	**0.0233**	**0.0729**	**7.5100e-003**	**0.0216**	**0.0291**	**0.0000**	**51.0011**	**51.0011**	**0.0144**	**0.0000**	**51.3600**

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	1.9300e-003	0.0634	0.0148	1.8000e-004	3.9400e-003	1.9000e-004	4.1300e-003	1.0800e-003	1.8000e-004	1.2600e-003	0.0000	17.4566	17.4566	1.2100e-003	0.0000	17.4869
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	9.7000e-004	7.5000e-004	8.5100e-003	2.0000e-005	2.4700e-003	2.0000e-005	2.4900e-003	6.5000e-004	2.0000e-005	6.7000e-004	0.0000	2.2251	2.2251	7.0000e-005	0.0000	2.2267
Total	**2.9000e-003**	**0.0641**	**0.0233**	**2.0000e-004**	**6.4100e-003**	**2.1000e-004**	**6.6200e-003**	**1.7300e-003**	**2.0000e-004**	**1.9300e-003**	**0.0000**	**19.6816**	**19.6816**	**1.2800e-003**	**0.0000**	**19.7136**

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					0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0389	0.4050	0.2115	3.8000e-004		0.0204	0.0204		0.0188	0.0188	0.0000	33.4357	33.4357	0.0108	0.0000	33.7061
Total	**0.0389**	**0.4050**	**0.2115**	**3.8000e-004**	**0.1807**	**0.0204**	**0.2011**	**0.0993**	**0.0188**	**0.1181**	**0.0000**	**33.4357**	**33.4357**	**0.0108**	**0.0000**	**33.7061**

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	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	7.7000e-004	6.0000e-004	6.8100e-003	2.0000e-005	1.9700e-003	2.0000e-005	1.9900e-003	5.2000e-004	1.0000e-005	5.4000e-004	0.0000	1.7801	1.7801	5.0000e-005	0.0000	1.7814
Total	**7.7000e-004**	**6.0000e-004**	**6.8100e-003**	**2.0000e-005**	**1.9700e-003**	**2.0000e-005**	**1.9900e-003**	**5.2000e-004**	**1.0000e-005**	**5.4000e-004**	**0.0000**	**1.7801**	**1.7801**	**5.0000e-005**	**0.0000**	**1.7814**

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					0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0389	0.4050	0.2115	3.8000e-004		0.0204	0.0204		0.0188	0.0188	0.0000	33.4357	33.4357	0.0108	0.0000	33.7060
Total	**0.0389**	**0.4050**	**0.2115**	**3.8000e-004**	**0.1807**	**0.0204**	**0.2011**	**0.0993**	**0.0188**	**0.1181**	**0.0000**	**33.4357**	**33.4357**	**0.0108**	**0.0000**	**33.7060**

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	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	7.7000e-004	6.0000e-004	6.8100e-003	2.0000e-005	1.9700e-003	2.0000e-005	1.9900e-003	5.2000e-004	1.0000e-005	5.4000e-004	0.0000	1.7801	1.7801	5.0000e-005	0.0000	1.7814
Total	**7.7000e-004**	**6.0000e-004**	**6.8100e-003**	**2.0000e-005**	**1.9700e-003**	**2.0000e-005**	**1.9900e-003**	**5.2000e-004**	**1.0000e-005**	**5.4000e-004**	**0.0000**	**1.7801**	**1.7801**	**5.0000e-005**	**0.0000**	**1.7814**

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					0.1741	0.0000	0.1741	0.0693	0.0000	0.0693	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0796	0.8816	0.5867	1.1800e-003		0.0377	0.0377		0.0347	0.0347	0.0000	103.5405	103.5405	0.0335	0.0000	104.3776
Total	**0.0796**	**0.8816**	**0.5867**	**1.1800e-003**	**0.1741**	**0.0377**	**0.2118**	**0.0693**	**0.0347**	**0.1040**	**0.0000**	**103.5405**	**103.5405**	**0.0335**	**0.0000**	**104.3776**

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	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	1.6400e-003	1.2700e-003	0.0144	4.0000e-005	4.1600e-003	3.0000e-005	4.2000e-003	1.1100e-003	3.0000e-005	1.1400e-003	0.0000	3.7579	3.7579	1.1000e-004	0.0000	3.7607
Total	**1.6400e-003**	**1.2700e-003**	**0.0144**	**4.0000e-005**	**4.1600e-003**	**3.0000e-005**	**4.2000e-003**	**1.1100e-003**	**3.0000e-005**	**1.1400e-003**	**0.0000**	**3.7579**	**3.7579**	**1.1000e-004**	**0.0000**	**3.7607**

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					0.1741	0.0000	0.1741	0.0693	0.0000	0.0693	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0796	0.8816	0.5867	1.1800e-003		0.0377	0.0377		0.0347	0.0347	0.0000	103.5403	103.5403	0.0335	0.0000	104.3775
Total	**0.0796**	**0.8816**	**0.5867**	**1.1800e-003**	**0.1741**	**0.0377**	**0.2118**	**0.0693**	**0.0347**	**0.1040**	**0.0000**	**103.5403**	**103.5403**	**0.0335**	**0.0000**	**104.3775**

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	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	1.6400e-003	1.2700e-003	0.0144	4.0000e-005	4.1600e-003	3.0000e-005	4.2000e-003	1.1100e-003	3.0000e-005	1.1400e-003	0.0000	3.7579	3.7579	1.1000e-004	0.0000	3.7607
Total	**1.6400e-003**	**1.2700e-003**	**0.0144**	**4.0000e-005**	**4.1600e-003**	**3.0000e-005**	**4.2000e-003**	**1.1100e-003**	**3.0000e-005**	**1.1400e-003**	**0.0000**	**3.7579**	**3.7579**	**1.1000e-004**	**0.0000**	**3.7607**

3.4 Grading - 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					
Fugitive Dust					0.0807	0.0000	0.0807	0.0180	0.0000	0.0180	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0127	0.1360	0.1017	2.2000e-004		5.7200e-003	5.7200e-003		5.2600e-003	5.2600e-003	0.0000	19.0871	19.0871	6.1700e-003	0.0000	19.2414
Total	**0.0127**	**0.1360**	**0.1017**	**2.2000e-004**	**0.0807**	**5.7200e-003**	**0.0865**	**0.0180**	**5.2600e-003**	**0.0233**	**0.0000**	**19.0871**	**19.0871**	**6.1700e-003**	**0.0000**	**19.2414**

3.4 Grading - 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	2.8000e-004	2.1000e-004	2.4400e-003	1.0000e-005	7.7000e-004	1.0000e-005	7.7000e-004	2.0000e-004	1.0000e-005	2.1000e-004	0.0000	0.6679	0.6679	2.0000e-005	0.0000	0.6684
Total	**2.8000e-004**	**2.1000e-004**	**2.4400e-003**	**1.0000e-005**	**7.7000e-004**	**1.0000e-005**	**7.7000e-004**	**2.0000e-004**	**1.0000e-005**	**2.1000e-004**	**0.0000**	**0.6679**	**0.6679**	**2.0000e-005**	**0.0000**	**0.6684**

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					0.0807	0.0000	0.0807	0.0180	0.0000	0.0180	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0127	0.1360	0.1017	2.2000e-004		5.7200e-003	5.7200e-003		5.2600e-003	5.2600e-003	0.0000	19.0871	19.0871	6.1700e-003	0.0000	19.2414
Total	**0.0127**	**0.1360**	**0.1017**	**2.2000e-004**	**0.0807**	**5.7200e-003**	**0.0865**	**0.0180**	**5.2600e-003**	**0.0233**	**0.0000**	**19.0871**	**19.0871**	**6.1700e-003**	**0.0000**	**19.2414**

3.4 Grading - 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	2.8000e-004	2.1000e-004	2.4400e-003	1.0000e-005	7.7000e-004	1.0000e-005	7.7000e-004	2.0000e-004	1.0000e-005	2.1000e-004	0.0000	0.6679	0.6679	2.0000e-005	0.0000	0.6684
Total	**2.8000e-004**	**2.1000e-004**	**2.4400e-003**	**1.0000e-005**	**7.7000e-004**	**1.0000e-005**	**7.7000e-004**	**2.0000e-004**	**1.0000e-005**	**2.1000e-004**	**0.0000**	**0.6679**	**0.6679**	**2.0000e-005**	**0.0000**	**0.6684**

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	0.2158	1.9754	2.0700	3.4100e-003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1324	293.1324	0.0702	0.0000	294.8881
Total	**0.2158**	**1.9754**	**2.0700**	**3.4100e-003**		**0.1023**	**0.1023**		**0.0963**	**0.0963**	**0.0000**	**293.1324**	**293.1324**	**0.0702**	**0.0000**	**294.8881**

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	0.0527	1.6961	0.4580	4.5500e-003	0.1140	3.1800e-003	0.1171	0.0329	3.0400e-003	0.0359	0.0000	441.9835	441.9835	0.0264	0.0000	442.6435
Worker	0.4088	0.3066	3.5305	0.0107	1.1103	8.8700e-003	1.1192	0.2949	8.1700e-003	0.3031	0.0000	966.8117	966.8117	0.0266	0.0000	967.4773
Total	**0.4616**	**2.0027**	**3.9885**	**0.0152**	**1.2243**	**0.0121**	**1.2363**	**0.3278**	**0.0112**	**0.3390**	**0.0000**	**1,408.7952**	**1,408.7952**	**0.0530**	**0.0000**	**1,410.1208**

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	0.2158	1.9754	2.0700	3.4100e-003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1321	293.1321	0.0702	0.0000	294.8877
Total	**0.2158**	**1.9754**	**2.0700**	**3.4100e-003**		**0.1023**	**0.1023**		**0.0963**	**0.0963**	**0.0000**	**293.1321**	**293.1321**	**0.0702**	**0.0000**	**294.8877**

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	0.0527	1.6961	0.4580	4.5500e-003	0.1140	3.1800e-003	0.1171	0.0329	3.0400e-003	0.0359	0.0000	441.9835	441.9835	0.0264	0.0000	442.6435
Worker	0.4088	0.3066	3.5305	0.0107	1.1103	8.8700e-003	1.1192	0.2949	8.1700e-003	0.3031	0.0000	966.8117	966.8117	0.0266	0.0000	967.4773
Total	**0.4616**	**2.0027**	**3.9885**	**0.0152**	**1.2243**	**0.0121**	**1.2363**	**0.3278**	**0.0112**	**0.3390**	**0.0000**	**1,408.7952**	**1,408.7952**	**0.0530**	**0.0000**	**1,410.1208**

3.5 Building Construction - 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					
Off-Road	0.1942	1.7765	2.0061	3.3300e-003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2789	286.2789	0.0681	0.0000	287.9814
Total	**0.1942**	**1.7765**	**2.0061**	**3.3300e-003**		**0.0864**	**0.0864**		**0.0813**	**0.0813**	**0.0000**	**286.2789**	**286.2789**	**0.0681**	**0.0000**	**287.9814**

3.5 Building Construction - 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	0.0382	1.2511	0.4011	4.3000e-003	0.1113	1.4600e-003	0.1127	0.0321	1.4000e-003	0.0335	0.0000	417.9930	417.9930	0.0228	0.0000	418.5624
Worker	0.3753	0.2708	3.1696	0.0101	1.0840	8.4100e-003	1.0924	0.2879	7.7400e-003	0.2957	0.0000	909.3439	909.3439	0.0234	0.0000	909.9291
Total	**0.4135**	**1.5218**	**3.5707**	**0.0144**	**1.1953**	**9.8700e-003**	**1.2051**	**0.3200**	**9.1400e-003**	**0.3292**	**0.0000**	**1,327.3369**	**1,327.3369**	**0.0462**	**0.0000**	**1,328.4916**

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	0.1942	1.7765	2.0061	3.3300e-003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2785	286.2785	0.0681	0.0000	287.9811
Total	**0.1942**	**1.7765**	**2.0061**	**3.3300e-003**		**0.0864**	**0.0864**		**0.0813**	**0.0813**	**0.0000**	**286.2785**	**286.2785**	**0.0681**	**0.0000**	**287.9811**

3.5 Building Construction - 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	0.0382	1.2511	0.4011	4.3000e-003	0.1113	1.4600e-003	0.1127	0.0321	1.4000e-003	0.0335	0.0000	417.9930	417.9930	0.0228	0.0000	418.5624
Worker	0.3753	0.2708	3.1696	0.0101	1.0840	8.4100e-003	1.0924	0.2879	7.7400e-003	0.2957	0.0000	909.3439	909.3439	0.0234	0.0000	909.9291
Total	**0.4135**	**1.5218**	**3.5707**	**0.0144**	**1.1953**	**9.8700e-003**	**1.2051**	**0.3200**	**9.1400e-003**	**0.3292**	**0.0000**	**1,327.3369**	**1,327.3369**	**0.0462**	**0.0000**	**1,328.4916**

3.6 Paving - 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					
Off-Road	6.7100e-003	0.0663	0.0948	1.5000e-004		3.3200e-003	3.3200e-003		3.0500e-003	3.0500e-003	0.0000	13.0175	13.0175	4.2100e-003	0.0000	13.1227
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**6.7100e-003**	**0.0663**	**0.0948**	**1.5000e-004**		**3.3200e-003**	**3.3200e-003**		**3.0500e-003**	**3.0500e-003**	**0.0000**	**13.0175**	**13.0175**	**4.2100e-003**	**0.0000**	**13.1227**

3.6 Paving - 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	3.7000e-004	2.7000e-004	3.1200e-003	1.0000e-005	1.0700e-003	1.0000e-005	1.0800e-003	2.8000e-004	1.0000e-005	2.9000e-004	0.0000	0.8963	0.8963	2.0000e-005	0.0000	0.8968
Total	**3.7000e-004**	**2.7000e-004**	**3.1200e-003**	**1.0000e-005**	**1.0700e-003**	**1.0000e-005**	**1.0800e-003**	**2.8000e-004**	**1.0000e-005**	**2.9000e-004**	**0.0000**	**0.8963**	**0.8963**	**2.0000e-005**	**0.0000**	**0.8968**

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	6.7100e-003	0.0663	0.0948	1.5000e-004		3.3200e-003	3.3200e-003		3.0500e-003	3.0500e-003	0.0000	13.0175	13.0175	4.2100e-003	0.0000	13.1227
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**6.7100e-003**	**0.0663**	**0.0948**	**1.5000e-004**		**3.3200e-003**	**3.3200e-003**		**3.0500e-003**	**3.0500e-003**	**0.0000**	**13.0175**	**13.0175**	**4.2100e-003**	**0.0000**	**13.1227**

3.6 Paving - 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	3.7000e-004	2.7000e-004	3.1200e-003	1.0000e-005	1.0700e-003	1.0000e-005	1.0800e-003	2.8000e-004	1.0000e-005	2.9000e-004	0.0000	0.8963	0.8963	2.0000e-005	0.0000	0.8968
Total	**3.7000e-004**	**2.7000e-004**	**3.1200e-003**	**1.0000e-005**	**1.0700e-003**	**1.0000e-005**	**1.0800e-003**	**2.8000e-004**	**1.0000e-005**	**2.9000e-004**	**0.0000**	**0.8963**	**0.8963**	**2.0000e-005**	**0.0000**	**0.8968**

3.6 Paving - 2024

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	0.0109	0.1048	0.1609	2.5000e-004		5.1500e-003	5.1500e-003		4.7400e-003	4.7400e-003	0.0000	22.0292	22.0292	7.1200e-003	0.0000	22.2073
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0109**	**0.1048**	**0.1609**	**2.5000e-004**		**5.1500e-003**	**5.1500e-003**		**4.7400e-003**	**4.7400e-003**	**0.0000**	**22.0292**	**22.0292**	**7.1200e-003**	**0.0000**	**22.2073**

3.6 Paving - 2024

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	5.9000e-004	4.1000e-004	4.9200e-003	2.0000e-005	1.8100e-003	1.0000e-005	1.8200e-003	4.8000e-004	1.0000e-005	4.9000e-004	0.0000	1.4697	1.4697	4.0000e-005	0.0000	1.4706
Total	**5.9000e-004**	**4.1000e-004**	**4.9200e-003**	**2.0000e-005**	**1.8100e-003**	**1.0000e-005**	**1.8200e-003**	**4.8000e-004**	**1.0000e-005**	**4.9000e-004**	**0.0000**	**1.4697**	**1.4697**	**4.0000e-005**	**0.0000**	**1.4706**

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	0.0109	0.1048	0.1609	2.5000e-004		5.1500e-003	5.1500e-003		4.7400e-003	4.7400e-003	0.0000	22.0292	22.0292	7.1200e-003	0.0000	22.2073
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0109**	**0.1048**	**0.1609**	**2.5000e-004**		**5.1500e-003**	**5.1500e-003**		**4.7400e-003**	**4.7400e-003**	**0.0000**	**22.0292**	**22.0292**	**7.1200e-003**	**0.0000**	**22.2073**

3.6 Paving - 2024

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	5.9000e-004	4.1000e-004	4.9200e-003	2.0000e-005	1.8100e-003	1.0000e-005	1.8200e-003	4.8000e-004	1.0000e-005	4.9000e-004	0.0000	1.4697	1.4697	4.0000e-005	0.0000	1.4706
Total	**5.9000e-004**	**4.1000e-004**	**4.9200e-003**	**2.0000e-005**	**1.8100e-003**	**1.0000e-005**	**1.8200e-003**	**4.8000e-004**	**1.0000e-005**	**4.9000e-004**	**0.0000**	**1.4697**	**1.4697**	**4.0000e-005**	**0.0000**	**1.4706**

3.7 Architectural Coating - 2024

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	4.1372					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.1600e-003	0.0213	0.0317	5.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	4.4682	4.4682	2.5000e-004	0.0000	4.4745
Total	**4.1404**	**0.0213**	**0.0317**	**5.0000e-005**		**1.0700e-003**	**1.0700e-003**		**1.0700e-003**	**1.0700e-003**	**0.0000**	**4.4682**	**4.4682**	**2.5000e-004**	**0.0000**	**4.4745**

3.7 Architectural Coating - 2024

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	0.0101	6.9900e-003	0.0835	2.8000e-004	0.0307	2.3000e-004	0.0309	8.1500e-003	2.2000e-004	8.3700e-003	0.0000	24.9407	24.9407	6.1000e-004	0.0000	24.9558
Total	**0.0101**	**6.9900e-003**	**0.0835**	**2.8000e-004**	**0.0307**	**2.3000e-004**	**0.0309**	**8.1500e-003**	**2.2000e-004**	**8.3700e-003**	**0.0000**	**24.9407**	**24.9407**	**6.1000e-004**	**0.0000**	**24.9558**

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	4.1372					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.1600e-003	0.0213	0.0317	5.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	4.4682	4.4682	2.5000e-004	0.0000	4.4745
Total	**4.1404**	**0.0213**	**0.0317**	**5.0000e-005**		**1.0700e-003**	**1.0700e-003**		**1.0700e-003**	**1.0700e-003**	**0.0000**	**4.4682**	**4.4682**	**2.5000e-004**	**0.0000**	**4.4745**

3.7 Architectural Coating - 2024

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	0.0101	6.9900e-003	0.0835	2.8000e-004	0.0307	2.3000e-004	0.0309	8.1500e-003	2.2000e-004	8.3700e-003	0.0000	24.9407	24.9407	6.1000e-004	0.0000	24.9558
Total	**0.0101**	**6.9900e-003**	**0.0835**	**2.8000e-004**	**0.0307**	**2.3000e-004**	**0.0309**	**8.1500e-003**	**2.2000e-004**	**8.3700e-003**	**0.0000**	**24.9407**	**24.9407**	**6.1000e-004**	**0.0000**	**24.9558**

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	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
Unmitigated	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

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 Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

	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	2,512.6465	2,512.6465	0.1037	0.0215	2,521.6356
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,512.6465	2,512.6465	0.1037	0.0215	2,521.6356
NaturalGas Mitigated	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.4267	1,383.4267	0.0265	0.0254	1,391.6478
NaturalGas Unmitigated	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.4267	1,383.4267	0.0265	0.0254	1,391.6478

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 Low Rise	408494	2.2000e-003	0.0188	8.0100e-003	1.2000e-004		1.5200e-003	1.5200e-003		1.5200e-003	1.5200e-003	0.0000	21.7988	21.7988	4.2000e-004	4.0000e-004	21.9284
Apartments Mid Rise	1.30613e+007	0.0704	0.6018	0.2561	3.8400e-003		0.0487	0.0487		0.0487	0.0487	0.0000	696.9989	696.9989	0.0134	0.0128	701.1408
General Office Building	468450	2.5300e-003	0.0230	0.0193	1.4000e-004		1.7500e-003	1.7500e-003		1.7500e-003	1.7500e-003	0.0000	24.9983	24.9983	4.8000e-004	4.6000e-004	25.1468
High Turnover (Sit Down Restaurant)	8.30736e+006	0.0448	0.4072	0.3421	2.4400e-003		0.0310	0.0310		0.0310	0.0310	0.0000	443.3124	443.3124	8.5000e-003	8.1300e-003	445.9468
Hotel	1.74095e+006	9.3900e-003	0.0853	0.0717	5.1000e-004		6.4900e-003	6.4900e-003		6.4900e-003	6.4900e-003	0.0000	92.9036	92.9036	1.7800e-003	1.7000e-003	93.4557
Quality Restaurant	1.84608e+006	9.9500e-003	0.0905	0.0760	5.4000e-004		6.8800e-003	6.8800e-003		6.8800e-003	6.8800e-003	0.0000	98.5139	98.5139	1.8900e-003	1.8100e-003	99.0993
Regional Shopping Center	91840	5.0000e-004	4.5000e-003	3.7800e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.9009	4.9009	9.0000e-005	9.0000e-005	4.9301
Total		**0.1398**	**1.2312**	**0.7770**	**7.6200e-003**		**0.0966**	**0.0966**		**0.0966**	**0.0966**	**0.0000**	**1,383.4268**	**1,383.4268**	**0.0265**	**0.0254**	**1,391.6478**

5.2 Energy by Land Use - NaturalGas

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 Low Rise	408494	2.2000e-003	0.0188	8.0100e-003	1.2000e-004		1.5200e-003	1.5200e-003		1.5200e-003	1.5200e-003	0.0000	21.7988	21.7988	4.2000e-004	4.0000e-004	21.9284
Apartments Mid Rise	1.30613e+007	0.0704	0.6018	0.2561	3.8400e-003		0.0487	0.0487		0.0487	0.0487	0.0000	696.9989	696.9989	0.0134	0.0128	701.1408
General Office Building	468450	2.5300e-003	0.0230	0.0193	1.4000e-004		1.7500e-003	1.7500e-003		1.7500e-003	1.7500e-003	0.0000	24.9983	24.9983	4.8000e-004	4.6000e-004	25.1468
High Turnover (Sit Down Restaurant)	8.30736e+006	0.0448	0.4072	0.3421	2.4400e-003		0.0310	0.0310		0.0310	0.0310	0.0000	443.3124	443.3124	8.5000e-003	8.1300e-003	445.9468
Hotel	1.74095e+006	9.3900e-003	0.0853	0.0717	5.1000e-004		6.4900e-003	6.4900e-003		6.4900e-003	6.4900e-003	0.0000	92.9036	92.9036	1.7800e-003	1.7000e-003	93.4557
Quality Restaurant	1.84608e+006	9.9500e-003	0.0905	0.0760	5.4000e-004		6.8800e-003	6.8800e-003		6.8800e-003	6.8800e-003	0.0000	98.5139	98.5139	1.8900e-003	1.8100e-003	99.0993
Regional Shopping Center	91840	5.0000e-004	4.5000e-003	3.7800e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.9009	4.9009	9.0000e-005	9.0000e-005	4.9301
Total		**0.1398**	**1.2312**	**0.7770**	**7.6200e-003**		**0.0966**	**0.0966**		**0.0966**	**0.0966**	**0.0000**	**1,383.4268**	**1,383.4268**	**0.0265**	**0.0254**	**1,391.6478**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	106010	33.7770	1.3900e-003	2.9000e-004	33.8978
Apartments Mid Rise	3.94697e+006	1,257.5879	0.0519	0.0107	1,262.0869
General Office Building	584550	186.2502	7.6900e-003	1.5900e-003	186.9165
High Turnover (Sit Down Restaurant)	1.58904e+006	506.3022	0.0209	4.3200e-003	508.1135
Hotel	550308	175.3399	7.2400e-003	1.5000e-003	175.9672
Quality Restaurant	353120	112.5116	4.6500e-003	9.6000e-004	112.9141
Regional Shopping Center	756000	240.8778	9.9400e-003	2.0600e-003	241.7395
Total		**2,512.6465**	**0.1037**	**0.0215**	**2,521.6356**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	106010	33.7770	1.3900e-003	2.9000e-004	33.8978
Apartments Mid Rise	3.94697e+006	1,257.5879	0.0519	0.0107	1,262.0869
General Office Building	584550	186.2502	7.6900e-003	1.5900e-003	186.9165
High Turnover (Sit Down Restaurant)	1.58904e+006	506.3022	0.0209	4.3200e-003	508.1135
Hotel	550308	175.3399	7.2400e-003	1.5000e-003	175.9672
Quality Restaurant	353120	112.5116	4.6500e-003	9.6000e-004	112.9141
Regional Shopping Center	756000	240.8778	9.9400e-003	2.0600e-003	241.7395
Total		**2,512.6465**	**0.1037**	**0.0215**	**2,521.6356**

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	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
Unmitigated	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835

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	0.4137					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	4.3998					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0206	0.1763	0.0750	1.1200e-003		0.0143	0.0143		0.0143	0.0143	0.0000	204.1166	204.1166	3.9100e-003	3.7400e-003	205.3295
Landscaping	0.3096	0.1187	10.3054	5.4000e-004		0.0572	0.0572		0.0572	0.0572	0.0000	16.8504	16.8504	0.0161	0.0000	17.2540
Total	**5.1437**	**0.2950**	**10.3804**	**1.6600e-003**		**0.0714**	**0.0714**		**0.0714**	**0.0714**	**0.0000**	**220.9670**	**220.9670**	**0.0201**	**3.7400e-003**	**222.5835**

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	0.4137					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	4.3998					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0206	0.1763	0.0750	1.1200e-003		0.0143	0.0143		0.0143	0.0143	0.0000	204.1166	204.1166	3.9100e-003	3.7400e-003	205.3295
Landscaping	0.3096	0.1187	10.3054	5.4000e-004		0.0572	0.0572		0.0572	0.0572	0.0000	16.8504	16.8504	0.0161	0.0000	17.2540
Total	**5.1437**	**0.2950**	**10.3804**	**1.6600e-003**		**0.0714**	**0.0714**		**0.0714**	**0.0714**	**0.0000**	**220.9670**	**220.9670**	**0.0201**	**3.7400e-003**	**222.5835**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	585.8052	3.0183	0.0755	683.7567
Unmitigated	585.8052	3.0183	0.0755	683.7567

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	1.62885 / 1.02688	10.9095	0.0535	1.3400e-003	12.6471
Apartments Mid Rise	63.5252 / 40.0485	425.4719	2.0867	0.0523	493.2363
General Office Building	7.99802 / 4.90201	53.0719	0.2627	6.5900e-003	61.6019
High Turnover (Sit Down Restaurant)	10.9272 / 0.697482	51.2702	0.3580	8.8200e-003	62.8482
Hotel	1.26834 / 0.140927	6.1633	0.0416	1.0300e-003	7.5079
Quality Restaurant	2.42827 / 0.154996	11.3934	0.0796	1.9600e-003	13.9663
Regional Shopping Center	4.14806 / 2.54236	27.5250	0.1363	3.4200e-003	31.9490
Total		**585.8052**	**3.0183**	**0.0755**	**683.7567**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	1.62885 / 1.02688	10.9095	0.0535	1.3400e-003	12.6471
Apartments Mid Rise	63.5252 / 40.0485	425.4719	2.0867	0.0523	493.2363
General Office Building	7.99802 / 4.90201	53.0719	0.2627	6.5900e-003	61.6019
High Turnover (Sit Down Restaurant)	10.9272 / 0.697482	51.2702	0.3580	8.8200e-003	62.8482
Hotel	1.26834 / 0.140927	6.1633	0.0416	1.0300e-003	7.5079
Quality Restaurant	2.42827 / 0.154996	11.3934	0.0796	1.9600e-003	13.9663
Regional Shopping Center	4.14806 / 2.54236	27.5250	0.1363	3.4200e-003	31.9490
Total		**585.8052**	**3.0183**	**0.0755**	**683.7567**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	207.8079	12.2811	0.0000	514.8354
Unmitigated	207.8079	12.2811	0.0000	514.8354

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	11.5	2.3344	0.1380	0.0000	5.7834
Apartments Mid Rise	448.5	91.0415	5.3804	0.0000	225.5513
General Office Building	41.85	8.4952	0.5021	0.0000	21.0464
High Turnover (Sit Down Restaurant)	428.4	86.9613	5.1393	0.0000	215.4430
Hotel	27.38	5.5579	0.3285	0.0000	13.7694
Quality Restaurant	7.3	1.4818	0.0876	0.0000	3.6712
Regional Shopping Center	58.8	11.9359	0.7054	0.0000	29.5706
Total		**207.8079**	**12.2811**	**0.0000**	**514.8354**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	11.5	2.3344	0.1380	0.0000	5.7834
Apartments Mid Rise	448.5	91.0415	5.3804	0.0000	225.5513
General Office Building	41.85	8.4952	0.5021	0.0000	21.0464
High Turnover (Sit Down Restaurant)	428.4	86.9613	5.1393	0.0000	215.4430
Hotel	27.38	5.5579	0.3285	0.0000	13.7694
Quality Restaurant	7.3	1.4818	0.0876	0.0000	3.6712
Regional Shopping Center	58.8	11.9359	0.7054	0.0000	29.5706
Total		**207.8079**	**12.2811**	**0.0000**	**514.8354**

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

Village South Specific Plan (Proposed)

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 Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82
tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27

tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	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					
2021	4.2769	46.4588	31.6840	0.0643	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,234.7974	6,234.7974	1.9495	0.0000	6,283.5352
2022	5.3304	38.8967	49.5629	0.1517	9.8688	1.6366	10.7727	3.6558	1.5057	5.1615	0.0000	15,251.5674	15,251.5674	1.9503	0.0000	15,278.5288
2023	4.8957	26.3317	46.7567	0.1472	9.8688	0.7794	10.6482	2.6381	0.7322	3.3702	0.0000	14,807.5269	14,807.5269	1.0250	0.0000	14,833.1521
2024	237.1630	9.5575	15.1043	0.0244	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,361.3989	2,361.3989	0.7177	0.0000	2,379.3421
Maximum	**237.1630**	**46.4588**	**49.5629**	**0.1517**	**18.2675**	**2.0461**	**20.3135**	**9.9840**	**1.8824**	**11.8664**	**0.0000**	**15,251.5674**	**15,251.5674**	**1.9503**	**0.0000**	**15,278.5288**

2.1 Overall Construction (Maximum Daily Emission)

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	4.2769	46.4588	31.6840	0.0643	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,234.7974	6,234.7974	1.9495	0.0000	6,283.5352
2022	5.3304	38.8967	49.5629	0.1517	9.8688	1.6366	10.7727	3.6558	1.5057	5.1615	0.0000	15,251.5674	15,251.5674	1.9503	0.0000	15,278.5288
2023	4.8957	26.3317	46.7567	0.1472	9.8688	0.7794	10.6482	2.6381	0.7322	3.3702	0.0000	14,807.5269	14,807.5269	1.0250	0.0000	14,833.1520
2024	237.1630	9.5575	15.1043	0.0244	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,361.3989	2,361.3989	0.7177	0.0000	2,379.3421
Maximum	**237.1630**	**46.4588**	**49.5629**	**0.1517**	**18.2675**	**2.0461**	**20.3135**	**9.9840**	**1.8824**	**11.8664**	**0.0000**	**15,251.5674**	**15,251.5674**	**1.9503**	**0.0000**	**15,278.5288**

	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	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Total	**41.1168**	**67.2262**	**207.5497**	**0.6278**	**45.9592**	**2.4626**	**48.4217**	**12.2950**	**2.4385**	**14.7336**	**0.0000**	**76,811.1816**	**76,811.1816**	**2.8282**	**0.4832**	**77,025.8786**

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	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Total	**41.1168**	**67.2262**	**207.5497**	**0.6278**	**45.9592**	**2.4626**	**48.4217**	**12.2950**	**2.4385**	**14.7336**	**0.0000**	**76,811.1816**	**76,811.1816**	**2.8282**	**0.4832**	**77,025.8786**

	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	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Village South Specific Plan (Proposed) - 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	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

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	6	15.00	0.00	458.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	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	1	160.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411		3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**		**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

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	0.1273	4.0952	0.9602	0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.2413	1,292.2413	0.0877		1,294.4337
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	0.0643	0.0442	0.6042	1.7100e-003	0.1677	1.3500e-003	0.1690	0.0445	1.2500e-003	0.0457		170.8155	170.8155	5.0300e-003		170.9413
Total	**0.1916**	**4.1394**	**1.5644**	**0.0136**	**0.4346**	**0.0139**	**0.4485**	**0.1176**	**0.0133**	**0.1309**		**1,463.0568**	**1,463.0568**	**0.0927**		**1,465.3750**

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					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**	**0.0000**	**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

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	0.1273	4.0952	0.9602	0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.2413	1,292.2413	0.0877		1,294.4337
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	0.0643	0.0442	0.6042	1.7100e-003	0.1677	1.3500e-003	0.1690	0.0445	1.2500e-003	0.0457		170.8155	170.8155	5.0300e-003		170.9413
Total	**0.1916**	**4.1394**	**1.5644**	**0.0136**	**0.4346**	**0.0139**	**0.4485**	**0.1176**	**0.0133**	**0.1309**		**1,463.0568**	**1,463.0568**	**0.0927**		**1,465.3750**

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					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

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	0.0000	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	0.0772	0.0530	0.7250	2.0600e-003	0.2012	1.6300e-003	0.2028	0.0534	1.5000e-003	0.0549		204.9786	204.9786	6.0400e-003		205.1296
Total	**0.0772**	**0.0530**	**0.7250**	**2.0600e-003**	**0.2012**	**1.6300e-003**	**0.2028**	**0.0534**	**1.5000e-003**	**0.0549**		**204.9786**	**204.9786**	**6.0400e-003**		**205.1296**

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					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

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	0.0000	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	0.0772	0.0530	0.7250	2.0600e-003	0.2012	1.6300e-003	0.2028	0.0534	1.5000e-003	0.0549		204.9786	204.9786	6.0400e-003		205.1296
Total	**0.0772**	**0.0530**	**0.7250**	**2.0600e-003**	**0.2012**	**1.6300e-003**	**0.2028**	**0.0534**	**1.5000e-003**	**0.0549**		**204.9786**	**204.9786**	**6.0400e-003**		**205.1296**

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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265		6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**		**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

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	0.0000	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	0.0857	0.0589	0.8056	2.2900e-003	0.2236	1.8100e-003	0.2254	0.0593	1.6600e-003	0.0610		227.7540	227.7540	6.7100e-003		227.9217
Total	**0.0857**	**0.0589**	**0.8056**	**2.2900e-003**	**0.2236**	**1.8100e-003**	**0.2254**	**0.0593**	**1.6600e-003**	**0.0610**		**227.7540**	**227.7540**	**6.7100e-003**		**227.9217**

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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**	**0.0000**	**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

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	0.0000	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	0.0857	0.0589	0.8056	2.2900e-003	0.2236	1.8100e-003	0.2254	0.0593	1.6600e-003	0.0610		227.7540	227.7540	6.7100e-003		227.9217
Total	**0.0857**	**0.0589**	**0.8056**	**2.2900e-003**	**0.2236**	**1.8100e-003**	**0.2254**	**0.0593**	**1.6600e-003**	**0.0610**		**227.7540**	**227.7540**	**6.7100e-003**		**227.9217**

3.4 Grading - 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					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 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	0.0803	0.0532	0.7432	2.2100e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609		219.7425	219.7425	6.0600e-003		219.8941
Total	**0.0803**	**0.0532**	**0.7432**	**2.2100e-003**	**0.2236**	**1.7500e-003**	**0.2253**	**0.0593**	**1.6100e-003**	**0.0609**		**219.7425**	**219.7425**	**6.0600e-003**		**219.8941**

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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 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	0.0803	0.0532	0.7432	2.2100e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609		219.7425	219.7425	6.0600e-003		219.8941
Total	**0.0803**	**0.0532**	**0.7432**	**2.2100e-003**	**0.2236**	**1.7500e-003**	**0.2253**	**0.0593**	**1.6100e-003**	**0.0609**		**219.7425**	**219.7425**	**6.0600e-003**		**219.8941**

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	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

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	0.4079	13.2032	3.4341	0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.5482	3,896.5482	0.2236		3,902.1384
Worker	3.2162	2.1318	29.7654	0.0883	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,800.6857	8,800.6857	0.2429		8,806.7582
Total	**3.6242**	**15.3350**	**33.1995**	**0.1247**	**9.8688**	**0.0949**	**9.9637**	**2.6381**	**0.0883**	**2.7263**		**12,697.2339**	**12,697.2339**	**0.4665**		**12,708.8966**

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	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

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	0.4079	13.2032	3.4341	0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.5482	3,896.5482	0.2236		3,902.1384
Worker	3.2162	2.1318	29.7654	0.0883	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,800.6857	8,800.6857	0.2429		8,806.7582
Total	**3.6242**	**15.3350**	**33.1995**	**0.1247**	**9.8688**	**0.0949**	**9.9637**	**2.6381**	**0.0883**	**2.7263**		**12,697.2339**	**12,697.2339**	**0.4665**		**12,708.8966**

3.5 Building Construction - 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					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

3.5 Building Construction - 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	0.3027	10.0181	3.1014	0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.8762	3,773.8762	0.1982		3,778.8300
Worker	3.0203	1.9287	27.4113	0.0851	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		8,478.4408	8,478.4408	0.2190		8,483.9160
Total	**3.3229**	**11.9468**	**30.5127**	**0.1203**	**9.8688**	**0.0797**	**9.9485**	**2.6381**	**0.0738**	**2.7118**		**12,252.3170**	**12,252.3170**	**0.4172**		**12,262.7460**

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	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

3.5 Building Construction - 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	0.3027	10.0181	3.1014	0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.8762	3,773.8762	0.1982		3,778.8300
Worker	3.0203	1.9287	27.4113	0.0851	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		8,478.4408	8,478.4408	0.2190		8,483.9160
Total	**3.3229**	**11.9468**	**30.5127**	**0.1203**	**9.8688**	**0.0797**	**9.9485**	**2.6381**	**0.0738**	**2.7118**		**12,252.3170**	**12,252.3170**	**0.4172**		**12,262.7460**

3.6 Paving - 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					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 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	0.0566	0.0361	0.5133	1.5900e-003	0.1677	1.2800e-003	0.1689	0.0445	1.1700e-003	0.0456		158.7723	158.7723	4.1000e-003		158.8748
Total	**0.0566**	**0.0361**	**0.5133**	**1.5900e-003**	**0.1677**	**1.2800e-003**	**0.1689**	**0.0445**	**1.1700e-003**	**0.0456**		**158.7723**	**158.7723**	**4.1000e-003**		**158.8748**

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	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 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	0.0566	0.0361	0.5133	1.5900e-003	0.1677	1.2800e-003	0.1689	0.0445	1.1700e-003	0.0456		158.7723	158.7723	4.1000e-003		158.8748
Total	**0.0566**	**0.0361**	**0.5133**	**1.5900e-003**	**0.1677**	**1.2800e-003**	**0.1689**	**0.0445**	**1.1700e-003**	**0.0456**		**158.7723**	**158.7723**	**4.1000e-003**		**158.8748**

3.6 Paving - 2024

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	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9882**	**9.5246**	**14.6258**	**0.0228**		**0.4685**	**0.4685**		**0.4310**	**0.4310**		**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 2024

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	0.0535	0.0329	0.4785	1.5400e-003	0.1677	1.2600e-003	0.1689	0.0445	1.1600e-003	0.0456		153.8517	153.8517	3.7600e-003		153.9458
Total	**0.0535**	**0.0329**	**0.4785**	**1.5400e-003**	**0.1677**	**1.2600e-003**	**0.1689**	**0.0445**	**1.1600e-003**	**0.0456**		**153.8517**	**153.8517**	**3.7600e-003**		**153.9458**

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	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9882**	**9.5246**	**14.6258**	**0.0228**		**0.4685**	**0.4685**		**0.4310**	**0.4310**	**0.0000**	**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 2024

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	0.0535	0.0329	0.4785	1.5400e-003	0.1677	1.2600e-003	0.1689	0.0445	1.1600e-003	0.0456		153.8517	153.8517	3.7600e-003		153.9458
Total	**0.0535**	**0.0329**	**0.4785**	**1.5400e-003**	**0.1677**	**1.2600e-003**	**0.1689**	**0.0445**	**1.1600e-003**	**0.0456**		**153.8517**	**153.8517**	**3.7600e-003**		**153.9458**

3.7 Architectural Coating - 2024

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	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	**236.5923**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**		**281.4481**	**281.4481**	**0.0159**		**281.8443**

3.7 Architectural Coating - 2024

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	0.5707	0.3513	5.1044	0.0165	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,641.0852	1,641.0852	0.0401		1,642.0886
Total	**0.5707**	**0.3513**	**5.1044**	**0.0165**	**1.7884**	**0.0134**	**1.8018**	**0.4743**	**0.0123**	**0.4866**		**1,641.0852**	**1,641.0852**	**0.0401**		**1,642.0886**

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	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	**236.5923**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**	**0.0000**	**281.4481**	**281.4481**	**0.0159**		**281.8443**

3.7 Architectural Coating - 2024

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	0.5707	0.3513	5.1044	0.0165	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,641.0852	1,641.0852	0.0401		1,642.0886
Total	**0.5707**	**0.3513**	**5.1044**	**0.0165**	**1.7884**	**0.0134**	**1.8018**	**0.4743**	**0.0123**	**0.4866**		**1,641.0852**	**1,641.0852**	**0.0401**		**1,642.0886**

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	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Unmitigated	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

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 Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

	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	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
NaturalGas Unmitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

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 Low Rise	1119.16	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35784.3	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1283.42	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22759.9	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4769.72	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5057.75	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	251.616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		**0.7660**	**6.7463**	**4.2573**	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

5.2 Energy by Land Use - NaturalGas

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 Low Rise	1.11916	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35.7843	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1.28342	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22.7599	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4.76972	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5.05775	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	0.251616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		**0.7660**	**6.7463**	**4.2573**	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

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	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Unmitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

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	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	**30.5020**	**15.0496**	**88.4430**	**0.0944**		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

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	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	**30.5020**	**15.0496**	**88.4430**	**0.0944**		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

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

Village South Specific Plan (Proposed)

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 Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82
tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27

tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	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					
2021	4.2865	46.4651	31.6150	0.0642	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,221.4937	6,221.4937	1.9491	0.0000	6,270.2214
2022	5.7218	38.9024	47.3319	0.1455	9.8688	1.6366	10.7736	3.6558	1.5057	5.1615	0.0000	14,630.3099	14,630.3099	1.9499	0.0000	14,657.2663
2023	5.2705	26.4914	44.5936	0.1413	9.8688	0.7800	10.6488	2.6381	0.7328	3.3708	0.0000	14,210.3424	14,210.3424	1.0230	0.0000	14,235.9160
2024	237.2328	9.5610	15.0611	0.0243	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,352.4178	2,352.4178	0.7175	0.0000	2,370.3550
Maximum	**237.2328**	**46.4651**	**47.3319**	**0.1455**	**18.2675**	**2.0461**	**20.3135**	**9.9840**	**1.8824**	**11.8664**	**0.0000**	**14,630.3099**	**14,630.3099**	**1.9499**	**0.0000**	**14,657.2663**

2.1 Overall Construction (Maximum Daily Emission)

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	4.2865	46.4651	31.6150	0.0642	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,221.4937	6,221.4937	1.9491	0.0000	6,270.2214
2022	5.7218	38.9024	47.3319	0.1455	9.8688	1.6366	10.7736	3.6558	1.5057	5.1615	0.0000	14,630.3099	14,630.3099	1.9499	0.0000	14,657.2663
2023	5.2705	26.4914	44.5936	0.1413	9.8688	0.7800	10.6488	2.6381	0.7328	3.3708	0.0000	14,210.3424	14,210.3424	1.0230	0.0000	14,235.9160
2024	237.2328	9.5610	15.0611	0.0243	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,352.4178	2,352.4178	0.7175	0.0000	2,370.3550
Maximum	**237.2328**	**46.4651**	**47.3319**	**0.1455**	**18.2675**	**2.0461**	**20.3135**	**9.9840**	**1.8824**	**11.8664**	**0.0000**	**14,630.3099**	**14,630.3099**	**1.9499**	**0.0000**	**14,657.2663**

	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	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Total	**40.7912**	**67.7872**	**202.7424**	**0.6043**	**45.9592**	**2.4640**	**48.4231**	**12.2950**	**2.4399**	**14.7349**	**0.0000**	**74,422.3787**	**74,422.3787**	**2.8429**	**0.4832**	**74,637.4417**

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	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Total	**40.7912**	**67.7872**	**202.7424**	**0.6043**	**45.9592**	**2.4640**	**48.4231**	**12.2950**	**2.4399**	**14.7349**	**0.0000**	**74,422.3787**	**74,422.3787**	**2.8429**	**0.4832**	**74,637.4417**

	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	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

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	6	15.00	0.00	458.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	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	1	160.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411		3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**		**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

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	0.1304	4.1454	1.0182	0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.8555	1,269.8555	0.0908		1,272.1252
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	0.0715	0.0489	0.5524	1.6100e-003	0.1677	1.3500e-003	0.1690	0.0445	1.2500e-003	0.0457		160.8377	160.8377	4.7300e-003		160.9560
Total	**0.2019**	**4.1943**	**1.5706**	**0.0133**	**0.4346**	**0.0141**	**0.4487**	**0.1176**	**0.0135**	**0.1311**		**1,430.6932**	**1,430.6932**	**0.0955**		**1,433.0812**

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					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**	**0.0000**	**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

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	0.1304	4.1454	1.0182	0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.8555	1,269.8555	0.0908		1,272.1252
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	0.0715	0.0489	0.5524	1.6100e-003	0.1677	1.3500e-003	0.1690	0.0445	1.2500e-003	0.0457		160.8377	160.8377	4.7300e-003		160.9560
Total	**0.2019**	**4.1943**	**1.5706**	**0.0133**	**0.4346**	**0.0141**	**0.4487**	**0.1176**	**0.0135**	**0.1311**		**1,430.6932**	**1,430.6932**	**0.0955**		**1,433.0812**

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					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

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	0.0000	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	0.0858	0.0587	0.6629	1.9400e-003	0.2012	1.6300e-003	0.2028	0.0534	1.5000e-003	0.0549		193.0052	193.0052	5.6800e-003		193.1472
Total	**0.0858**	**0.0587**	**0.6629**	**1.9400e-003**	**0.2012**	**1.6300e-003**	**0.2028**	**0.0534**	**1.5000e-003**	**0.0549**		**193.0052**	**193.0052**	**5.6800e-003**		**193.1472**

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					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

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	0.0000	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	0.0858	0.0587	0.6629	1.9400e-003	0.2012	1.6300e-003	0.2028	0.0534	1.5000e-003	0.0549		193.0052	193.0052	5.6800e-003		193.1472
Total	**0.0858**	**0.0587**	**0.6629**	**1.9400e-003**	**0.2012**	**1.6300e-003**	**0.2028**	**0.0534**	**1.5000e-003**	**0.0549**		**193.0052**	**193.0052**	**5.6800e-003**		**193.1472**

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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265		6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**		**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

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	0.0000	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	0.0954	0.0652	0.7365	2.1500e-003	0.2236	1.8100e-003	0.2254	0.0593	1.6600e-003	0.0610		214.4502	214.4502	6.3100e-003		214.6080
Total	**0.0954**	**0.0652**	**0.7365**	**2.1500e-003**	**0.2236**	**1.8100e-003**	**0.2254**	**0.0593**	**1.6600e-003**	**0.0610**		**214.4502**	**214.4502**	**6.3100e-003**		**214.6080**

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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**	**0.0000**	**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

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	0.0000	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	0.0954	0.0652	0.7365	2.1500e-003	0.2236	1.8100e-003	0.2254	0.0593	1.6600e-003	0.0610		214.4502	214.4502	6.3100e-003		214.6080
Total	**0.0954**	**0.0652**	**0.7365**	**2.1500e-003**	**0.2236**	**1.8100e-003**	**0.2254**	**0.0593**	**1.6600e-003**	**0.0610**		**214.4502**	**214.4502**	**6.3100e-003**		**214.6080**

3.4 Grading - 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					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 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	0.0896	0.0589	0.6784	2.0800e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609		206.9139	206.9139	5.7000e-003		207.0563
Total	**0.0896**	**0.0589**	**0.6784**	**2.0800e-003**	**0.2236**	**1.7500e-003**	**0.2253**	**0.0593**	**1.6100e-003**	**0.0609**		**206.9139**	**206.9139**	**5.7000e-003**		**207.0563**

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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 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	0.0896	0.0589	0.6784	2.0800e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609		206.9139	206.9139	5.7000e-003		207.0563
Total	**0.0896**	**0.0589**	**0.6784**	**2.0800e-003**	**0.2236**	**1.7500e-003**	**0.2253**	**0.0593**	**1.6100e-003**	**0.0609**		**206.9139**	**206.9139**	**5.7000e-003**		**207.0563**

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	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

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	0.4284	13.1673	3.8005	0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.0750	3,789.0750	0.2381		3,795.0283
Worker	3.5872	2.3593	27.1680	0.0832	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,286.9013	8,286.9013	0.2282		8,292.6058
Total	**4.0156**	**15.5266**	**30.9685**	**0.1186**	**9.8688**	**0.0957**	**9.9645**	**2.6381**	**0.0891**	**2.7271**		**12,075.9763**	**12,075.9763**	**0.4663**		**12,087.6341**

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	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

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	0.4284	13.1673	3.8005	0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.0750	3,789.0750	0.2381		3,795.0283
Worker	3.5872	2.3593	27.1680	0.0832	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,286.9013	8,286.9013	0.2282		8,292.6058
Total	**4.0156**	**15.5266**	**30.9685**	**0.1186**	**9.8688**	**0.0957**	**9.9645**	**2.6381**	**0.0891**	**2.7271**		**12,075.9763**	**12,075.9763**	**0.4663**		**12,087.6341**

3.5 Building Construction - 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					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

3.5 Building Construction - 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	0.3183	9.9726	3.3771	0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.4007	3,671.4007	0.2096		3,676.6417
Worker	3.3795	2.1338	24.9725	0.0801	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		7,983.7318	7,983.7318	0.2055		7,988.8683
Total	**3.6978**	**12.1065**	**28.3496**	**0.1144**	**9.8688**	**0.0803**	**9.9491**	**2.6381**	**0.0743**	**2.7124**		**11,655.1325**	**11,655.1325**	**0.4151**		**11,665.5099**

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	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

3.5 Building Construction - 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	0.3183	9.9726	3.3771	0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.4007	3,671.4007	0.2096		3,676.6417
Worker	3.3795	2.1338	24.9725	0.0801	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		7,983.7318	7,983.7318	0.2055		7,988.8683
Total	**3.6978**	**12.1065**	**28.3496**	**0.1144**	**9.8688**	**0.0803**	**9.9491**	**2.6381**	**0.0743**	**2.7124**		**11,655.1325**	**11,655.1325**	**0.4151**		**11,665.5099**

3.6 Paving - 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					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 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	0.0633	0.0400	0.4677	1.5000e-003	0.1677	1.2800e-003	0.1689	0.0445	1.1700e-003	0.0456		149.5081	149.5081	3.8500e-003		149.6043
Total	**0.0633**	**0.0400**	**0.4677**	**1.5000e-003**	**0.1677**	**1.2800e-003**	**0.1689**	**0.0445**	**1.1700e-003**	**0.0456**		**149.5081**	**149.5081**	**3.8500e-003**		**149.6043**

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	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 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	0.0633	0.0400	0.4677	1.5000e-003	0.1677	1.2800e-003	0.1689	0.0445	1.1700e-003	0.0456		149.5081	149.5081	3.8500e-003		149.6043
Total	**0.0633**	**0.0400**	**0.4677**	**1.5000e-003**	**0.1677**	**1.2800e-003**	**0.1689**	**0.0445**	**1.1700e-003**	**0.0456**		**149.5081**	**149.5081**	**3.8500e-003**		**149.6043**

3.6 Paving - 2024

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	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9882**	**9.5246**	**14.6258**	**0.0228**		**0.4685**	**0.4685**		**0.4310**	**0.4310**		**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 2024

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	0.0601	0.0364	0.4354	1.4500e-003	0.1677	1.2600e-003	0.1689	0.0445	1.1600e-003	0.0456		144.8706	144.8706	3.5300e-003		144.9587
Total	**0.0601**	**0.0364**	**0.4354**	**1.4500e-003**	**0.1677**	**1.2600e-003**	**0.1689**	**0.0445**	**1.1600e-003**	**0.0456**		**144.8706**	**144.8706**	**3.5300e-003**		**144.9587**

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	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9882**	**9.5246**	**14.6258**	**0.0228**		**0.4685**	**0.4685**		**0.4310**	**0.4310**	**0.0000**	**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 2024

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	0.0601	0.0364	0.4354	1.4500e-003	0.1677	1.2600e-003	0.1689	0.0445	1.1600e-003	0.0456		144.8706	144.8706	3.5300e-003		144.9587
Total	**0.0601**	**0.0364**	**0.4354**	**1.4500e-003**	**0.1677**	**1.2600e-003**	**0.1689**	**0.0445**	**1.1600e-003**	**0.0456**		**144.8706**	**144.8706**	**3.5300e-003**		**144.9587**

3.7 Architectural Coating - 2024

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	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	**236.5923**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**		**281.4481**	**281.4481**	**0.0159**		**281.8443**

3.7 Architectural Coating - 2024

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	0.6406	0.3886	4.6439	0.0155	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,545.2860	1,545.2860	0.0376		1,546.2262
Total	**0.6406**	**0.3886**	**4.6439**	**0.0155**	**1.7884**	**0.0134**	**1.8018**	**0.4743**	**0.0123**	**0.4866**		**1,545.2860**	**1,545.2860**	**0.0376**		**1,546.2262**

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	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	**236.5923**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**	**0.0000**	**281.4481**	**281.4481**	**0.0159**		**281.8443**

3.7 Architectural Coating - 2024

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	0.6406	0.3886	4.6439	0.0155	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,545.2860	1,545.2860	0.0376		1,546.2262
Total	**0.6406**	**0.3886**	**4.6439**	**0.0155**	**1.7884**	**0.0134**	**1.8018**	**0.4743**	**0.0123**	**0.4866**		**1,545.2860**	**1,545.2860**	**0.0376**		**1,546.2262**

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	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Unmitigated	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

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 Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

	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	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
NaturalGas Unmitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

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 Low Rise	1119.16	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35784.3	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1283.42	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22759.9	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4769.72	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5057.75	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	251.616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		**0.7660**	**6.7463**	**4.2573**	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

5.2 Energy by Land Use - NaturalGas

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 Low Rise	1.11916	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35.7843	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1.28342	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22.7599	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4.76972	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5.05775	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	0.251616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		**0.7660**	**6.7463**	**4.2573**	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

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	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Unmitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

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	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	**30.5020**	**15.0496**	**88.4430**	**0.0944**		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

6.2 Area by SubCategory

Mitigated

SubCategory	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
	lb/day										lb/day					
Architectural Coating	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	**30.5020**	**15.0496**	**88.4430**	**0.0944**		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

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

Village South Specific Plan (Proposed)

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 Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Trips and VMT - Local hire provision

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82

tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27
tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	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					
2021	0.1704	1.8234	1.1577	2.3800e-003	0.4141	0.0817	0.4958	0.1788	0.0754	0.2542	0.0000	210.7654	210.7654	0.0600	0.0000	212.2661
2022	0.5865	4.0240	5.1546	0.0155	0.9509	0.1175	1.0683	0.2518	0.1103	0.3621	0.0000	1,418.6554	1,418.6554	0.1215	0.0000	1,421.6925
2023	0.5190	3.2850	4.7678	0.0147	0.8497	0.0971	0.9468	0.2283	0.0912	0.3195	0.0000	1,342.4412	1,342.4412	0.1115	0.0000	1,345.2291
2024	4.1592	0.1313	0.2557	5.0000e-004	0.0221	6.3900e-003	0.0285	5.8700e-003	5.9700e-003	0.0118	0.0000	44.6355	44.6355	7.8300e-003	0.0000	44.8311
Maximum	**4.1592**	**4.0240**	**5.1546**	**0.0155**	**0.9509**	**0.1175**	**1.0683**	**0.2518**	**0.1103**	**0.3621**	**0.0000**	**1,418.6554**	**1,418.6554**	**0.1215**	**0.0000**	**1,421.6925**

2.1 Overall Construction

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	0.1704	1.8234	1.1577	2.3800e-003	0.4141	0.0817	0.4958	0.1788	0.0754	0.2542	0.0000	210.7651	210.7651	0.0600	0.0000	212.2658
2022	0.5865	4.0240	5.1546	0.0155	0.9509	0.1175	1.0683	0.2518	0.1103	0.3621	0.0000	1,418.6550	1,418.6550	0.1215	0.0000	1,421.6921
2023	0.5190	3.2850	4.7678	0.0147	0.8497	0.0971	0.9468	0.2283	0.0912	0.3195	0.0000	1,342.4409	1,342.4409	0.1115	0.0000	1,345.2287
2024	4.1592	0.1313	0.2557	5.0000e-004	0.0221	6.3900e-003	0.0285	5.8700e-003	5.9700e-003	0.0118	0.0000	44.6354	44.6354	7.8300e-003	0.0000	44.8311
Maximum	**4.1592**	**4.0240**	**5.1546**	**0.0155**	**0.9509**	**0.1175**	**1.0683**	**0.2518**	**0.1103**	**0.3621**	**0.0000**	**1,418.6550**	**1,418.6550**	**0.1215**	**0.0000**	**1,421.6921**

	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	**9-1-2021**	**11-30-2021**	1.4091	1.4091
2	**12-1-2021**	**2-28-2022**	1.3329	1.3329
3	**3-1-2022**	**5-31-2022**	1.1499	1.1499
4	**6-1-2022**	**8-31-2022**	1.1457	1.1457
5	**9-1-2022**	**11-30-2022**	1.1415	1.1415
6	**12-1-2022**	**2-28-2023**	1.0278	1.0278
7	**3-1-2023**	**5-31-2023**	0.9868	0.9868
8	**6-1-2023**	**8-31-2023**	0.9831	0.9831

9	**9-1-2023**	**11-30-2023**	0.9798	0.9798
10	**12-1-2023**	**2-29-2024**	2.8757	2.8757
11	**3-1-2024**	**5-31-2024**	1.6188	1.6188
		Highest	2.8757	2.8757

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	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
Energy	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	3,896.0732	3,896.0732	0.1303	0.0468	3,913.2833
Mobile	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
Waste						0.0000	0.0000		0.0000	0.0000	207.8079	0.0000	207.8079	12.2811	0.0000	514.8354
Water						0.0000	0.0000		0.0000	0.0000	29.1632	556.6420	585.8052	3.0183	0.0755	683.7567
Total	**6.8692**	**9.5223**	**30.3407**	**0.0914**	**7.7979**	**0.2260**	**8.0240**	**2.0895**	**0.2219**	**2.3114**	**236.9712**	**12,294.1807**	**12,531.1519**	**15.7904**	**0.1260**	**12,963.4751**

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	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
Energy	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	3,896.0732	3,896.0732	0.1303	0.0468	3,913.2833
Mobile	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
Waste						0.0000	0.0000		0.0000	0.0000	207.8079	0.0000	207.8079	12.2811	0.0000	514.8354
Water						0.0000	0.0000		0.0000	0.0000	29.1632	556.6420	585.8052	3.0183	0.0755	683.7567
Total	**6.8692**	**9.5223**	**30.3407**	**0.0914**	**7.7979**	**0.2260**	**8.0240**	**2.0895**	**0.2219**	**2.3114**	**236.9712**	**12,294.1807**	**12,531.1519**	**15.7904**	**0.1260**	**12,963.4751**

	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

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

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	6	15.00	0.00	458.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	160.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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					0.0496	0.0000	0.0496	7.5100e-003	0.0000	7.5100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0475	0.4716	0.3235	5.8000e-004		0.0233	0.0233		0.0216	0.0216	0.0000	51.0012	51.0012	0.0144	0.0000	51.3601
Total	**0.0475**	**0.4716**	**0.3235**	**5.8000e-004**	**0.0496**	**0.0233**	**0.0729**	**7.5100e-003**	**0.0216**	**0.0291**	**0.0000**	**51.0012**	**51.0012**	**0.0144**	**0.0000**	**51.3601**

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	1.9300e-003	0.0634	0.0148	1.8000e-004	3.9400e-003	1.9000e-004	4.1300e-003	1.0800e-003	1.8000e-004	1.2600e-003	0.0000	17.4566	17.4566	1.2100e-003	0.0000	17.4869
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	7.2000e-004	5.3000e-004	6.0900e-003	2.0000e-005	1.6800e-003	1.0000e-005	1.6900e-003	4.5000e-004	1.0000e-005	4.6000e-004	0.0000	1.5281	1.5281	5.0000e-005	0.0000	1.5293
Total	**2.6500e-003**	**0.0639**	**0.0209**	**2.0000e-004**	**5.6200e-003**	**2.0000e-004**	**5.8200e-003**	**1.5300e-003**	**1.9000e-004**	**1.7200e-003**	**0.0000**	**18.9847**	**18.9847**	**1.2600e-003**	**0.0000**	**19.0161**

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					0.0496	0.0000	0.0496	7.5100e-003	0.0000	7.5100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0475	0.4716	0.3235	5.8000e-004		0.0233	0.0233		0.0216	0.0216	0.0000	51.0011	51.0011	0.0144	0.0000	51.3600
Total	**0.0475**	**0.4716**	**0.3235**	**5.8000e-004**	**0.0496**	**0.0233**	**0.0729**	**7.5100e-003**	**0.0216**	**0.0291**	**0.0000**	**51.0011**	**51.0011**	**0.0144**	**0.0000**	**51.3600**

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	1.9300e-003	0.0634	0.0148	1.8000e-004	3.9400e-003	1.9000e-004	4.1300e-003	1.0800e-003	1.8000e-004	1.2600e-003	0.0000	17.4566	17.4566	1.2100e-003	0.0000	17.4869
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	7.2000e-004	5.3000e-004	6.0900e-003	2.0000e-005	1.6800e-003	1.0000e-005	1.6900e-003	4.5000e-004	1.0000e-005	4.6000e-004	0.0000	1.5281	1.5281	5.0000e-005	0.0000	1.5293
Total	**2.6500e-003**	**0.0639**	**0.0209**	**2.0000e-004**	**5.6200e-003**	**2.0000e-004**	**5.8200e-003**	**1.5300e-003**	**1.9000e-004**	**1.7200e-003**	**0.0000**	**18.9847**	**18.9847**	**1.2600e-003**	**0.0000**	**19.0161**

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					0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0389	0.4050	0.2115	3.8000e-004		0.0204	0.0204		0.0188	0.0188	0.0000	33.4357	33.4357	0.0108	0.0000	33.7061
Total	**0.0389**	**0.4050**	**0.2115**	**3.8000e-004**	**0.1807**	**0.0204**	**0.2011**	**0.0993**	**0.0188**	**0.1181**	**0.0000**	**33.4357**	**33.4357**	**0.0108**	**0.0000**	**33.7061**

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	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	5.8000e-004	4.3000e-004	4.8700e-003	1.0000e-005	1.3400e-003	1.0000e-005	1.3500e-003	3.6000e-004	1.0000e-005	3.7000e-004	0.0000	1.2225	1.2225	4.0000e-005	0.0000	1.2234
Total	**5.8000e-004**	**4.3000e-004**	**4.8700e-003**	**1.0000e-005**	**1.3400e-003**	**1.0000e-005**	**1.3500e-003**	**3.6000e-004**	**1.0000e-005**	**3.7000e-004**	**0.0000**	**1.2225**	**1.2225**	**4.0000e-005**	**0.0000**	**1.2234**

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					0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0389	0.4050	0.2115	3.8000e-004		0.0204	0.0204		0.0188	0.0188	0.0000	33.4357	33.4357	0.0108	0.0000	33.7060
Total	**0.0389**	**0.4050**	**0.2115**	**3.8000e-004**	**0.1807**	**0.0204**	**0.2011**	**0.0993**	**0.0188**	**0.1181**	**0.0000**	**33.4357**	**33.4357**	**0.0108**	**0.0000**	**33.7060**

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	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	5.8000e-004	4.3000e-004	4.8700e-003	1.0000e-005	1.3400e-003	1.0000e-005	1.3500e-003	3.6000e-004	1.0000e-005	3.7000e-004	0.0000	1.2225	1.2225	4.0000e-005	0.0000	1.2234
Total	**5.8000e-004**	**4.3000e-004**	**4.8700e-003**	**1.0000e-005**	**1.3400e-003**	**1.0000e-005**	**1.3500e-003**	**3.6000e-004**	**1.0000e-005**	**3.7000e-004**	**0.0000**	**1.2225**	**1.2225**	**4.0000e-005**	**0.0000**	**1.2234**

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					0.1741	0.0000	0.1741	0.0693	0.0000	0.0693	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0796	0.8816	0.5867	1.1800e-003		0.0377	0.0377		0.0347	0.0347	0.0000	103.5405	103.5405	0.0335	0.0000	104.3776
Total	**0.0796**	**0.8816**	**0.5867**	**1.1800e-003**	**0.1741**	**0.0377**	**0.2118**	**0.0693**	**0.0347**	**0.1040**	**0.0000**	**103.5405**	**103.5405**	**0.0335**	**0.0000**	**104.3776**

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	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	1.2200e-003	9.0000e-004	0.0103	3.0000e-005	2.8300e-003	2.0000e-005	2.8600e-003	7.5000e-004	2.0000e-005	7.8000e-004	0.0000	2.5808	2.5808	8.0000e-005	0.0000	2.5828
Total	**1.2200e-003**	**9.0000e-004**	**0.0103**	**3.0000e-005**	**2.8300e-003**	**2.0000e-005**	**2.8600e-003**	**7.5000e-004**	**2.0000e-005**	**7.8000e-004**	**0.0000**	**2.5808**	**2.5808**	**8.0000e-005**	**0.0000**	**2.5828**

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					0.1741	0.0000	0.1741	0.0693	0.0000	0.0693	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0796	0.8816	0.5867	1.1800e-003		0.0377	0.0377		0.0347	0.0347	0.0000	103.5403	103.5403	0.0335	0.0000	104.3775
Total	**0.0796**	**0.8816**	**0.5867**	**1.1800e-003**	**0.1741**	**0.0377**	**0.2118**	**0.0693**	**0.0347**	**0.1040**	**0.0000**	**103.5403**	**103.5403**	**0.0335**	**0.0000**	**104.3775**

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	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	1.2200e-003	9.0000e-004	0.0103	3.0000e-005	2.8300e-003	2.0000e-005	2.8600e-003	7.5000e-004	2.0000e-005	7.8000e-004	0.0000	2.5808	2.5808	8.0000e-005	0.0000	2.5828
Total	**1.2200e-003**	**9.0000e-004**	**0.0103**	**3.0000e-005**	**2.8300e-003**	**2.0000e-005**	**2.8600e-003**	**7.5000e-004**	**2.0000e-005**	**7.8000e-004**	**0.0000**	**2.5808**	**2.5808**	**8.0000e-005**	**0.0000**	**2.5828**

3.4 Grading - 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					
Fugitive Dust					0.0807	0.0000	0.0807	0.0180	0.0000	0.0180	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0127	0.1360	0.1017	2.2000e-004		5.7200e-003	5.7200e-003		5.2600e-003	5.2600e-003	0.0000	19.0871	19.0871	6.1700e-003	0.0000	19.2414
Total	**0.0127**	**0.1360**	**0.1017**	**2.2000e-004**	**0.0807**	**5.7200e-003**	**0.0865**	**0.0180**	**5.2600e-003**	**0.0233**	**0.0000**	**19.0871**	**19.0871**	**6.1700e-003**	**0.0000**	**19.2414**

3.4 Grading - 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	2.1000e-004	1.5000e-004	1.7400e-003	1.0000e-005	5.2000e-004	0.0000	5.3000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4587	0.4587	1.0000e-005	0.0000	0.4590
Total	**2.1000e-004**	**1.5000e-004**	**1.7400e-003**	**1.0000e-005**	**5.2000e-004**	**0.0000**	**5.3000e-004**	**1.4000e-004**	**0.0000**	**1.4000e-004**	**0.0000**	**0.4587**	**0.4587**	**1.0000e-005**	**0.0000**	**0.4590**

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					0.0807	0.0000	0.0807	0.0180	0.0000	0.0180	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0127	0.1360	0.1017	2.2000e-004		5.7200e-003	5.7200e-003		5.2600e-003	5.2600e-003	0.0000	19.0871	19.0871	6.1700e-003	0.0000	19.2414
Total	**0.0127**	**0.1360**	**0.1017**	**2.2000e-004**	**0.0807**	**5.7200e-003**	**0.0865**	**0.0180**	**5.2600e-003**	**0.0233**	**0.0000**	**19.0871**	**19.0871**	**6.1700e-003**	**0.0000**	**19.2414**

3.4 Grading - 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	2.1000e-004	1.5000e-004	1.7400e-003	1.0000e-005	5.2000e-004	0.0000	5.3000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4587	0.4587	1.0000e-005	0.0000	0.4590
Total	**2.1000e-004**	**1.5000e-004**	**1.7400e-003**	**1.0000e-005**	**5.2000e-004**	**0.0000**	**5.3000e-004**	**1.4000e-004**	**0.0000**	**1.4000e-004**	**0.0000**	**0.4587**	**0.4587**	**1.0000e-005**	**0.0000**	**0.4590**

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	0.2158	1.9754	2.0700	3.4100e-003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1324	293.1324	0.0702	0.0000	294.8881
Total	**0.2158**	**1.9754**	**2.0700**	**3.4100e-003**		**0.1023**	**0.1023**		**0.0963**	**0.0963**	**0.0000**	**293.1324**	**293.1324**	**0.0702**	**0.0000**	**294.8881**

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	0.0527	1.6961	0.4580	4.5500e-003	0.1140	3.1800e-003	0.1171	0.0329	3.0400e-003	0.0359	0.0000	441.9835	441.9835	0.0264	0.0000	442.6435
Worker	0.3051	0.2164	2.5233	7.3500e-003	0.7557	6.2300e-003	0.7619	0.2007	5.7400e-003	0.2065	0.0000	663.9936	663.9936	0.0187	0.0000	664.4604
Total	**0.3578**	**1.9125**	**2.9812**	**0.0119**	**0.8696**	**9.4100e-003**	**0.8790**	**0.2336**	**8.7800e-003**	**0.2424**	**0.0000**	**1,105.9771**	**1,105.9771**	**0.0451**	**0.0000**	**1,107.1039**

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	0.2158	1.9754	2.0700	3.4100e-003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1321	293.1321	0.0702	0.0000	294.8877
Total	**0.2158**	**1.9754**	**2.0700**	**3.4100e-003**		**0.1023**	**0.1023**		**0.0963**	**0.0963**	**0.0000**	**293.1321**	**293.1321**	**0.0702**	**0.0000**	**294.8877**

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	0.0527	1.6961	0.4580	4.5500e-003	0.1140	3.1800e-003	0.1171	0.0329	3.0400e-003	0.0359	0.0000	441.9835	441.9835	0.0264	0.0000	442.6435
Worker	0.3051	0.2164	2.5233	7.3500e-003	0.7557	6.2300e-003	0.7619	0.2007	5.7400e-003	0.2065	0.0000	663.9936	663.9936	0.0187	0.0000	664.4604
Total	**0.3578**	**1.9125**	**2.9812**	**0.0119**	**0.8696**	**9.4100e-003**	**0.8790**	**0.2336**	**8.7800e-003**	**0.2424**	**0.0000**	**1,105.9771**	**1,105.9771**	**0.0451**	**0.0000**	**1,107.1039**

3.5 Building Construction - 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					
Off-Road	0.1942	1.7765	2.0061	3.3300e-003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2789	286.2789	0.0681	0.0000	287.9814
Total	**0.1942**	**1.7765**	**2.0061**	**3.3300e-003**		**0.0864**	**0.0864**		**0.0813**	**0.0813**	**0.0000**	**286.2789**	**286.2789**	**0.0681**	**0.0000**	**287.9814**

3.5 Building Construction - 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	0.0382	1.2511	0.4011	4.3000e-003	0.1113	1.4600e-003	0.1127	0.0321	1.4000e-003	0.0335	0.0000	417.9930	417.9930	0.0228	0.0000	418.5624
Worker	0.2795	0.1910	2.2635	6.9100e-003	0.7377	5.9100e-003	0.7436	0.1960	5.4500e-003	0.2014	0.0000	624.5363	624.5363	0.0164	0.0000	624.9466
Total	**0.3177**	**1.4420**	**2.6646**	**0.0112**	**0.8490**	**7.3700e-003**	**0.8564**	**0.2281**	**6.8500e-003**	**0.2349**	**0.0000**	**1,042.5294**	**1,042.5294**	**0.0392**	**0.0000**	**1,043.5090**

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	0.1942	1.7765	2.0061	3.3300e-003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2785	286.2785	0.0681	0.0000	287.9811
Total	**0.1942**	**1.7765**	**2.0061**	**3.3300e-003**		**0.0864**	**0.0864**		**0.0813**	**0.0813**	**0.0000**	**286.2785**	**286.2785**	**0.0681**	**0.0000**	**287.9811**

3.5 Building Construction - 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	0.0382	1.2511	0.4011	4.3000e-003	0.1113	1.4600e-003	0.1127	0.0321	1.4000e-003	0.0335	0.0000	417.9930	417.9930	0.0228	0.0000	418.5624
Worker	0.2795	0.1910	2.2635	6.9100e-003	0.7377	5.9100e-003	0.7436	0.1960	5.4500e-003	0.2014	0.0000	624.5363	624.5363	0.0164	0.0000	624.9466
Total	**0.3177**	**1.4420**	**2.6646**	**0.0112**	**0.8490**	**7.3700e-003**	**0.8564**	**0.2281**	**6.8500e-003**	**0.2349**	**0.0000**	**1,042.5294**	**1,042.5294**	**0.0392**	**0.0000**	**1,043.5090**

3.6 Paving - 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					
Off-Road	6.7100e-003	0.0663	0.0948	1.5000e-004		3.3200e-003	3.3200e-003		3.0500e-003	3.0500e-003	0.0000	13.0175	13.0175	4.2100e-003	0.0000	13.1227
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**6.7100e-003**	**0.0663**	**0.0948**	**1.5000e-004**		**3.3200e-003**	**3.3200e-003**		**3.0500e-003**	**3.0500e-003**	**0.0000**	**13.0175**	**13.0175**	**4.2100e-003**	**0.0000**	**13.1227**

3.6 Paving - 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	2.8000e-004	1.9000e-004	2.2300e-003	1.0000e-005	7.3000e-004	1.0000e-005	7.3000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.6156	0.6156	2.0000e-005	0.0000	0.6160
Total	**2.8000e-004**	**1.9000e-004**	**2.2300e-003**	**1.0000e-005**	**7.3000e-004**	**1.0000e-005**	**7.3000e-004**	**1.9000e-004**	**1.0000e-005**	**2.0000e-004**	**0.0000**	**0.6156**	**0.6156**	**2.0000e-005**	**0.0000**	**0.6160**

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	6.7100e-003	0.0663	0.0948	1.5000e-004		3.3200e-003	3.3200e-003		3.0500e-003	3.0500e-003	0.0000	13.0175	13.0175	4.2100e-003	0.0000	13.1227
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**6.7100e-003**	**0.0663**	**0.0948**	**1.5000e-004**		**3.3200e-003**	**3.3200e-003**		**3.0500e-003**	**3.0500e-003**	**0.0000**	**13.0175**	**13.0175**	**4.2100e-003**	**0.0000**	**13.1227**

3.6 Paving - 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	2.8000e-004	1.9000e-004	2.2300e-003	1.0000e-005	7.3000e-004	1.0000e-005	7.3000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.6156	0.6156	2.0000e-005	0.0000	0.6160
Total	**2.8000e-004**	**1.9000e-004**	**2.2300e-003**	**1.0000e-005**	**7.3000e-004**	**1.0000e-005**	**7.3000e-004**	**1.9000e-004**	**1.0000e-005**	**2.0000e-004**	**0.0000**	**0.6156**	**0.6156**	**2.0000e-005**	**0.0000**	**0.6160**

3.6 Paving - 2024

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	0.0109	0.1048	0.1609	2.5000e-004		5.1500e-003	5.1500e-003		4.7400e-003	4.7400e-003	0.0000	22.0292	22.0292	7.1200e-003	0.0000	22.2073
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0109**	**0.1048**	**0.1609**	**2.5000e-004**		**5.1500e-003**	**5.1500e-003**		**4.7400e-003**	**4.7400e-003**	**0.0000**	**22.0292**	**22.0292**	**7.1200e-003**	**0.0000**	**22.2073**

3.6 Paving - 2024

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	4.4000e-004	2.9000e-004	3.5100e-003	1.0000e-005	1.2300e-003	1.0000e-005	1.2400e-003	3.3000e-004	1.0000e-005	3.4000e-004	0.0000	1.0094	1.0094	3.0000e-005	0.0000	1.0100
Total	**4.4000e-004**	**2.9000e-004**	**3.5100e-003**	**1.0000e-005**	**1.2300e-003**	**1.0000e-005**	**1.2400e-003**	**3.3000e-004**	**1.0000e-005**	**3.4000e-004**	**0.0000**	**1.0094**	**1.0094**	**3.0000e-005**	**0.0000**	**1.0100**

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	0.0109	0.1048	0.1609	2.5000e-004		5.1500e-003	5.1500e-003		4.7400e-003	4.7400e-003	0.0000	22.0292	22.0292	7.1200e-003	0.0000	22.2073
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0109**	**0.1048**	**0.1609**	**2.5000e-004**		**5.1500e-003**	**5.1500e-003**		**4.7400e-003**	**4.7400e-003**	**0.0000**	**22.0292**	**22.0292**	**7.1200e-003**	**0.0000**	**22.2073**

3.6 Paving - 2024

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	4.4000e-004	2.9000e-004	3.5100e-003	1.0000e-005	1.2300e-003	1.0000e-005	1.2400e-003	3.3000e-004	1.0000e-005	3.4000e-004	0.0000	1.0094	1.0094	3.0000e-005	0.0000	1.0100
Total	**4.4000e-004**	**2.9000e-004**	**3.5100e-003**	**1.0000e-005**	**1.2300e-003**	**1.0000e-005**	**1.2400e-003**	**3.3000e-004**	**1.0000e-005**	**3.4000e-004**	**0.0000**	**1.0094**	**1.0094**	**3.0000e-005**	**0.0000**	**1.0100**

3.7 Architectural Coating - 2024

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	4.1372					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.1600e-003	0.0213	0.0317	5.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	4.4682	4.4682	2.5000e-004	0.0000	4.4745
Total	**4.1404**	**0.0213**	**0.0317**	**5.0000e-005**		**1.0700e-003**	**1.0700e-003**		**1.0700e-003**	**1.0700e-003**	**0.0000**	**4.4682**	**4.4682**	**2.5000e-004**	**0.0000**	**4.4745**

3.7 Architectural Coating - 2024

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	7.4800e-003	4.9300e-003	0.0596	1.9000e-004	0.0209	1.6000e-004	0.0211	5.5500e-003	1.5000e-004	5.7000e-003	0.0000	17.1287	17.1287	4.3000e-004	0.0000	17.1394
Total	**7.4800e-003**	**4.9300e-003**	**0.0596**	**1.9000e-004**	**0.0209**	**1.6000e-004**	**0.0211**	**5.5500e-003**	**1.5000e-004**	**5.7000e-003**	**0.0000**	**17.1287**	**17.1287**	**4.3000e-004**	**0.0000**	**17.1394**

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	4.1372					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.1600e-003	0.0213	0.0317	5.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	4.4682	4.4682	2.5000e-004	0.0000	4.4745
Total	**4.1404**	**0.0213**	**0.0317**	**5.0000e-005**		**1.0700e-003**	**1.0700e-003**		**1.0700e-003**	**1.0700e-003**	**0.0000**	**4.4682**	**4.4682**	**2.5000e-004**	**0.0000**	**4.4745**

3.7 Architectural Coating - 2024

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	7.4800e-003	4.9300e-003	0.0596	1.9000e-004	0.0209	1.6000e-004	0.0211	5.5500e-003	1.5000e-004	5.7000e-003	0.0000	17.1287	17.1287	4.3000e-004	0.0000	17.1394
Total	**7.4800e-003**	**4.9300e-003**	**0.0596**	**1.9000e-004**	**0.0209**	**1.6000e-004**	**0.0211**	**5.5500e-003**	**1.5000e-004**	**5.7000e-003**	**0.0000**	**17.1287**	**17.1287**	**4.3000e-004**	**0.0000**	**17.1394**

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	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
Unmitigated	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

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 Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

	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	2,512.6465	2,512.6465	0.1037	0.0215	2,521.6356
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,512.6465	2,512.6465	0.1037	0.0215	2,521.6356
NaturalGas Mitigated	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.4267	1,383.4267	0.0265	0.0254	1,391.6478
NaturalGas Unmitigated	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.4267	1,383.4267	0.0265	0.0254	1,391.6478

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 Low Rise	408494	2.2000e-003	0.0188	8.0100e-003	1.2000e-004		1.5200e-003	1.5200e-003		1.5200e-003	1.5200e-003	0.0000	21.7988	21.7988	4.2000e-004	4.0000e-004	21.9284
Apartments Mid Rise	1.30613e+007	0.0704	0.6018	0.2561	3.8400e-003		0.0487	0.0487		0.0487	0.0487	0.0000	696.9989	696.9989	0.0134	0.0128	701.1408
General Office Building	468450	2.5300e-003	0.0230	0.0193	1.4000e-004		1.7500e-003	1.7500e-003		1.7500e-003	1.7500e-003	0.0000	24.9983	24.9983	4.8000e-004	4.6000e-004	25.1468
High Turnover (Sit Down Restaurant)	8.30736e+006	0.0448	0.4072	0.3421	2.4400e-003		0.0310	0.0310		0.0310	0.0310	0.0000	443.3124	443.3124	8.5000e-003	8.1300e-003	445.9468
Hotel	1.74095e+006	9.3900e-003	0.0853	0.0717	5.1000e-004		6.4900e-003	6.4900e-003		6.4900e-003	6.4900e-003	0.0000	92.9036	92.9036	1.7800e-003	1.7000e-003	93.4557
Quality Restaurant	1.84608e+006	9.9500e-003	0.0905	0.0760	5.4000e-004		6.8800e-003	6.8800e-003		6.8800e-003	6.8800e-003	0.0000	98.5139	98.5139	1.8900e-003	1.8100e-003	99.0993
Regional Shopping Center	91840	5.0000e-004	4.5000e-003	3.7800e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.9009	4.9009	9.0000e-005	9.0000e-005	4.9301
Total		**0.1398**	**1.2312**	**0.7770**	**7.6200e-003**		**0.0966**	**0.0966**		**0.0966**	**0.0966**	**0.0000**	**1,383.4268**	**1,383.4268**	**0.0265**	**0.0254**	**1,391.6478**

5.2 Energy by Land Use - NaturalGas

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 Low Rise	408494	2.2000e-003	0.0188	8.0100e-003	1.2000e-004		1.5200e-003	1.5200e-003		1.5200e-003	1.5200e-003	0.0000	21.7988	21.7988	4.2000e-004	4.0000e-004	21.9284
Apartments Mid Rise	1.30613e+007	0.0704	0.6018	0.2561	3.8400e-003		0.0487	0.0487		0.0487	0.0487	0.0000	696.9989	696.9989	0.0134	0.0128	701.1408
General Office Building	468450	2.5300e-003	0.0230	0.0193	1.4000e-004		1.7500e-003	1.7500e-003		1.7500e-003	1.7500e-003	0.0000	24.9983	24.9983	4.8000e-004	4.6000e-004	25.1468
High Turnover (Sit Down Restaurant)	8.30736e+006	0.0448	0.4072	0.3421	2.4400e-003		0.0310	0.0310		0.0310	0.0310	0.0000	443.3124	443.3124	8.5000e-003	8.1300e-003	445.9468
Hotel	1.74095e+006	9.3900e-003	0.0853	0.0717	5.1000e-004		6.4900e-003	6.4900e-003		6.4900e-003	6.4900e-003	0.0000	92.9036	92.9036	1.7800e-003	1.7000e-003	93.4557
Quality Restaurant	1.84608e+006	9.9500e-003	0.0905	0.0760	5.4000e-004		6.8800e-003	6.8800e-003		6.8800e-003	6.8800e-003	0.0000	98.5139	98.5139	1.8900e-003	1.8100e-003	99.0993
Regional Shopping Center	91840	5.0000e-004	4.5000e-003	3.7800e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.9009	4.9009	9.0000e-005	9.0000e-005	4.9301
Total		**0.1398**	**1.2312**	**0.7770**	**7.6200e-003**		**0.0966**	**0.0966**		**0.0966**	**0.0966**	**0.0000**	**1,383.4268**	**1,383.4268**	**0.0265**	**0.0254**	**1,391.6478**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	106010	33.7770	1.3900e-003	2.9000e-004	33.8978
Apartments Mid Rise	3.94697e+006	1,257.5879	0.0519	0.0107	1,262.0869
General Office Building	584550	186.2502	7.6900e-003	1.5900e-003	186.9165
High Turnover (Sit Down Restaurant)	1.58904e+006	506.3022	0.0209	4.3200e-003	508.1135
Hotel	550308	175.3399	7.2400e-003	1.5000e-003	175.9672
Quality Restaurant	353120	112.5116	4.6500e-003	9.6000e-004	112.9141
Regional Shopping Center	756000	240.8778	9.9400e-003	2.0600e-003	241.7395
Total		**2,512.6465**	**0.1037**	**0.0215**	**2,521.6356**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	106010	33.7770	1.3900e-003	2.9000e-004	33.8978
Apartments Mid Rise	3.94697e+006	1,257.5879	0.0519	0.0107	1,262.0869
General Office Building	584550	186.2502	7.6900e-003	1.5900e-003	186.9165
High Turnover (Sit Down Restaurant)	1.58904e+006	506.3022	0.0209	4.3200e-003	508.1135
Hotel	550308	175.3399	7.2400e-003	1.5000e-003	175.9672
Quality Restaurant	353120	112.5116	4.6500e-003	9.6000e-004	112.9141
Regional Shopping Center	756000	240.8778	9.9400e-003	2.0600e-003	241.7395
Total		**2,512.6465**	**0.1037**	**0.0215**	**2,521.6356**

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	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
Unmitigated	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835

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	0.4137					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	4.3998					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0206	0.1763	0.0750	1.1200e-003		0.0143	0.0143		0.0143	0.0143	0.0000	204.1166	204.1166	3.9100e-003	3.7400e-003	205.3295
Landscaping	0.3096	0.1187	10.3054	5.4000e-004		0.0572	0.0572		0.0572	0.0572	0.0000	16.8504	16.8504	0.0161	0.0000	17.2540
Total	**5.1437**	**0.2950**	**10.3804**	**1.6600e-003**		**0.0714**	**0.0714**		**0.0714**	**0.0714**	**0.0000**	**220.9670**	**220.9670**	**0.0201**	**3.7400e-003**	**222.5835**

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	0.4137					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	4.3998					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0206	0.1763	0.0750	1.1200e-003		0.0143	0.0143		0.0143	0.0143	0.0000	204.1166	204.1166	3.9100e-003	3.7400e-003	205.3295
Landscaping	0.3096	0.1187	10.3054	5.4000e-004		0.0572	0.0572		0.0572	0.0572	0.0000	16.8504	16.8504	0.0161	0.0000	17.2540
Total	**5.1437**	**0.2950**	**10.3804**	**1.6600e-003**		**0.0714**	**0.0714**		**0.0714**	**0.0714**	**0.0000**	**220.9670**	**220.9670**	**0.0201**	**3.7400e-003**	**222.5835**

7.0 Water Detail

7.1 Mitigation Measures Water

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	585.8052	3.0183	0.0755	683.7567
Unmitigated	585.8052	3.0183	0.0755	683.7567

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	1.62885 / 1.02688	10.9095	0.0535	1.3400e-003	12.6471
Apartments Mid Rise	63.5252 / 40.0485	425.4719	2.0867	0.0523	493.2363
General Office Building	7.99802 / 4.90201	53.0719	0.2627	6.5900e-003	61.6019
High Turnover (Sit Down Restaurant)	10.9272 / 0.697482	51.2702	0.3580	8.8200e-003	62.8482
Hotel	1.26834 / 0.140927	6.1633	0.0416	1.0300e-003	7.5079
Quality Restaurant	2.42827 / 0.154996	11.3934	0.0796	1.9600e-003	13.9663
Regional Shopping Center	4.14806 / 2.54236	27.5250	0.1363	3.4200e-003	31.9490
Total		**585.8052**	**3.0183**	**0.0755**	**683.7567**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	1.62885 / 1.02688	10.9095	0.0535	1.3400e-003	12.6471
Apartments Mid Rise	63.5252 / 40.0485	425.4719	2.0867	0.0523	493.2363
General Office Building	7.99802 / 4.90201	53.0719	0.2627	6.5900e-003	61.6019
High Turnover (Sit Down Restaurant)	10.9272 / 0.697482	51.2702	0.3580	8.8200e-003	62.8482
Hotel	1.26834 / 0.140927	6.1633	0.0416	1.0300e-003	7.5079
Quality Restaurant	2.42827 / 0.154996	11.3934	0.0796	1.9600e-003	13.9663
Regional Shopping Center	4.14806 / 2.54236	27.5250	0.1363	3.4200e-003	31.9490
Total		**585.8052**	**3.0183**	**0.0755**	**683.7567**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	207.8079	12.2811	0.0000	514.8354
Unmitigated	207.8079	12.2811	0.0000	514.8354

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	11.5	2.3344	0.1380	0.0000	5.7834
Apartments Mid Rise	448.5	91.0415	5.3804	0.0000	225.5513
General Office Building	41.85	8.4952	0.5021	0.0000	21.0464
High Turnover (Sit Down Restaurant)	428.4	86.9613	5.1393	0.0000	215.4430
Hotel	27.38	5.5579	0.3285	0.0000	13.7694
Quality Restaurant	7.3	1.4818	0.0876	0.0000	3.6712
Regional Shopping Center	58.8	11.9359	0.7054	0.0000	29.5706
Total		**207.8079**	**12.2811**	**0.0000**	**514.8354**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	11.5	2.3344	0.1380	0.0000	5.7834
Apartments Mid Rise	448.5	91.0415	5.3804	0.0000	225.5513
General Office Building	41.85	8.4952	0.5021	0.0000	21.0464
High Turnover (Sit Down Restaurant)	428.4	86.9613	5.1393	0.0000	215.4430
Hotel	27.38	5.5579	0.3285	0.0000	13.7694
Quality Restaurant	7.3	1.4818	0.0876	0.0000	3.6712
Regional Shopping Center	58.8	11.9359	0.7054	0.0000	29.5706
Total		**207.8079**	**12.2811**	**0.0000**	**514.8354**

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

Village South Specific Plan (Proposed)

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 Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Trips and VMT - Local hire provision

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82

tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27
tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	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					
2021	4.2561	46.4415	31.4494	0.0636	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,163.4166	6,163.4166	1.9475	0.0000	6,212.1039
2022	4.5441	38.8811	40.8776	0.1240	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,493.4403	12,493.4403	1.9485	0.0000	12,518.5707
2023	4.1534	25.7658	38.7457	0.1206	7.0088	0.7592	7.7679	1.8799	0.7136	2.5935	0.0000	12,150.4890	12,150.4890	0.9589	0.0000	12,174.4615
2024	237.0219	9.5478	14.9642	0.0239	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,313.1808	2,313.1808	0.7166	0.0000	2,331.0956
Maximum	**237.0219**	**46.4415**	**40.8776**	**0.1240**	**18.2032**	**2.0456**	**20.2488**	**9.9670**	**1.8820**	**11.8490**	**0.0000**	**12,493.4403**	**12,493.4403**	**1.9485**	**0.0000**	**12,518.5707**

2.1 Overall Construction (Maximum Daily Emission)

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	4.2561	46.4415	31.4494	0.0636	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,163.4166	6,163.4166	1.9475	0.0000	6,212.1039
2022	4.5441	38.8811	40.8776	0.1240	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,493.4403	12,493.4403	1.9485	0.0000	12,518.5707
2023	4.1534	25.7658	38.7457	0.1206	7.0088	0.7592	7.7679	1.8799	0.7136	2.5935	0.0000	12,150.4890	12,150.4890	0.9589	0.0000	12,174.4615
2024	237.0219	9.5478	14.9642	0.0239	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,313.1808	2,313.1808	0.7166	0.0000	2,331.0955
Maximum	**237.0219**	**46.4415**	**40.8776**	**0.1240**	**18.2032**	**2.0456**	**20.2488**	**9.9670**	**1.8820**	**11.8490**	**0.0000**	**12,493.4403**	**12,493.4403**	**1.9485**	**0.0000**	**12,518.5707**

	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	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Total	**41.1168**	**67.2262**	**207.5497**	**0.6278**	**45.9592**	**2.4626**	**48.4217**	**12.2950**	**2.4385**	**14.7336**	**0.0000**	**76,811.1816**	**76,811.1816**	**2.8282**	**0.4832**	**77,025.8786**

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	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Total	**41.1168**	**67.2262**	**207.5497**	**0.6278**	**45.9592**	**2.4626**	**48.4217**	**12.2950**	**2.4385**	**14.7336**	**0.0000**	**76,811.1816**	**76,811.1816**	**2.8282**	**0.4832**	**77,025.8786**

	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	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Village South Specific Plan (Proposed) - 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	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

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	6	15.00	0.00	458.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	160.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411		3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**		**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

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	0.1273	4.0952	0.9602	0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.2413	1,292.2413	0.0877		1,294.4337
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	0.0487	0.0313	0.4282	1.1800e-003	0.1141	9.5000e-004	0.1151	0.0303	8.8000e-004	0.0311		117.2799	117.2799	3.5200e-003		117.3678
Total	**0.1760**	**4.1265**	**1.3884**	**0.0131**	**0.3810**	**0.0135**	**0.3946**	**0.1034**	**0.0129**	**0.1163**		**1,409.5212**	**1,409.5212**	**0.0912**		**1,411.8015**

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					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**	**0.0000**	**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

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	0.1273	4.0952	0.9602	0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.2413	1,292.2413	0.0877		1,294.4337
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	0.0487	0.0313	0.4282	1.1800e-003	0.1141	9.5000e-004	0.1151	0.0303	8.8000e-004	0.0311		117.2799	117.2799	3.5200e-003		117.3678
Total	**0.1760**	**4.1265**	**1.3884**	**0.0131**	**0.3810**	**0.0135**	**0.3946**	**0.1034**	**0.0129**	**0.1163**		**1,409.5212**	**1,409.5212**	**0.0912**		**1,411.8015**

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					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

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	0.0000	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	0.0584	0.0375	0.5139	1.4100e-003	0.1369	1.1400e-003	0.1381	0.0363	1.0500e-003	0.0374		140.7359	140.7359	4.2200e-003		140.8414
Total	**0.0584**	**0.0375**	**0.5139**	**1.4100e-003**	**0.1369**	**1.1400e-003**	**0.1381**	**0.0363**	**1.0500e-003**	**0.0374**		**140.7359**	**140.7359**	**4.2200e-003**		**140.8414**

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					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

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	0.0000	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	0.0584	0.0375	0.5139	1.4100e-003	0.1369	1.1400e-003	0.1381	0.0363	1.0500e-003	0.0374		140.7359	140.7359	4.2200e-003		140.8414
Total	**0.0584**	**0.0375**	**0.5139**	**1.4100e-003**	**0.1369**	**1.1400e-003**	**0.1381**	**0.0363**	**1.0500e-003**	**0.0374**		**140.7359**	**140.7359**	**4.2200e-003**		**140.8414**

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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265		6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**		**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

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	0.0000	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	0.0649	0.0417	0.5710	1.5700e-003	0.1521	1.2700e-003	0.1534	0.0404	1.1700e-003	0.0415		156.3732	156.3732	4.6900e-003		156.4904
Total	**0.0649**	**0.0417**	**0.5710**	**1.5700e-003**	**0.1521**	**1.2700e-003**	**0.1534**	**0.0404**	**1.1700e-003**	**0.0415**		**156.3732**	**156.3732**	**4.6900e-003**		**156.4904**

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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**	**0.0000**	**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

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	0.0000	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	0.0649	0.0417	0.5710	1.5700e-003	0.1521	1.2700e-003	0.1534	0.0404	1.1700e-003	0.0415		156.3732	156.3732	4.6900e-003		156.4904
Total	**0.0649**	**0.0417**	**0.5710**	**1.5700e-003**	**0.1521**	**1.2700e-003**	**0.1534**	**0.0404**	**1.1700e-003**	**0.0415**		**156.3732**	**156.3732**	**4.6900e-003**		**156.4904**

3.4 Grading - 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					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 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	0.0607	0.0376	0.5263	1.5100e-003	0.1521	1.2300e-003	0.1534	0.0404	1.1300e-003	0.0415		150.8754	150.8754	4.2400e-003		150.9813
Total	**0.0607**	**0.0376**	**0.5263**	**1.5100e-003**	**0.1521**	**1.2300e-003**	**0.1534**	**0.0404**	**1.1300e-003**	**0.0415**		**150.8754**	**150.8754**	**4.2400e-003**		**150.9813**

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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 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	0.0607	0.0376	0.5263	1.5100e-003	0.1521	1.2300e-003	0.1534	0.0404	1.1300e-003	0.0415		150.8754	150.8754	4.2400e-003		150.9813
Total	**0.0607**	**0.0376**	**0.5263**	**1.5100e-003**	**0.1521**	**1.2300e-003**	**0.1534**	**0.0404**	**1.1300e-003**	**0.0415**		**150.8754**	**150.8754**	**4.2400e-003**		**150.9813**

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	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

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	0.4079	13.2032	3.4341	0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.5482	3,896.5482	0.2236		3,902.1384
Worker	2.4299	1.5074	21.0801	0.0607	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		6,042.5585	6,042.5585	0.1697		6,046.8000
Total	**2.8378**	**14.7106**	**24.5142**	**0.0971**	**7.0087**	**0.0741**	**7.0828**	**1.8799**	**0.0691**	**1.9490**		**9,939.1067**	**9,939.1067**	**0.3933**		**9,948.9384**

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	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

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	0.4079	13.2032	3.4341	0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.5482	3,896.5482	0.2236		3,902.1384
Worker	2.4299	1.5074	21.0801	0.0607	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		6,042.5585	6,042.5585	0.1697		6,046.8000
Total	**2.8378**	**14.7106**	**24.5142**	**0.0971**	**7.0087**	**0.0741**	**7.0828**	**1.8799**	**0.0691**	**1.9490**		**9,939.1067**	**9,939.1067**	**0.3933**		**9,948.9384**

3.5 Building Construction - 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					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

3.5 Building Construction - 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	0.3027	10.0181	3.1014	0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.8762	3,773.8762	0.1982		3,778.8300
Worker	2.2780	1.3628	19.4002	0.0584	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,821.4028	5,821.4028	0.1529		5,825.2254
Total	**2.5807**	**11.3809**	**22.5017**	**0.0936**	**7.0088**	**0.0595**	**7.0682**	**1.8799**	**0.0552**	**1.9350**		**9,595.2790**	**9,595.2790**	**0.3511**		**9,604.0554**

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	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

3.5 Building Construction - 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	0.3027	10.0181	3.1014	0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.8762	3,773.8762	0.1982		3,778.8300
Worker	2.2780	1.3628	19.4002	0.0584	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,821.4028	5,821.4028	0.1529		5,825.2254
Total	**2.5807**	**11.3809**	**22.5017**	**0.0936**	**7.0088**	**0.0595**	**7.0682**	**1.8799**	**0.0552**	**1.9350**		**9,595.2790**	**9,595.2790**	**0.3511**		**9,604.0554**

3.6 Paving - 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					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 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	0.0427	0.0255	0.3633	1.0900e-003	0.1141	9.0000e-004	0.1150	0.0303	8.3000e-004	0.0311		109.0150	109.0150	2.8600e-003		109.0866
Total	**0.0427**	**0.0255**	**0.3633**	**1.0900e-003**	**0.1141**	**9.0000e-004**	**0.1150**	**0.0303**	**8.3000e-004**	**0.0311**		**109.0150**	**109.0150**	**2.8600e-003**		**109.0866**

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	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 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	0.0427	0.0255	0.3633	1.0900e-003	0.1141	9.0000e-004	0.1150	0.0303	8.3000e-004	0.0311		109.0150	109.0150	2.8600e-003		109.0866
Total	**0.0427**	**0.0255**	**0.3633**	**1.0900e-003**	**0.1141**	**9.0000e-004**	**0.1150**	**0.0303**	**8.3000e-004**	**0.0311**		**109.0150**	**109.0150**	**2.8600e-003**		**109.0866**

3.6 Paving - 2024

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	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9882**	**9.5246**	**14.6258**	**0.0228**		**0.4685**	**0.4685**		**0.4310**	**0.4310**		**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 2024

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	0.0403	0.0233	0.3384	1.0600e-003	0.1141	8.8000e-004	0.1150	0.0303	8.1000e-004	0.0311		105.6336	105.6336	2.6300e-003		105.6992
Total	**0.0403**	**0.0233**	**0.3384**	**1.0600e-003**	**0.1141**	**8.8000e-004**	**0.1150**	**0.0303**	**8.1000e-004**	**0.0311**		**105.6336**	**105.6336**	**2.6300e-003**		**105.6992**

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	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9882**	**9.5246**	**14.6258**	**0.0228**		**0.4685**	**0.4685**		**0.4310**	**0.4310**	**0.0000**	**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 2024

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	0.0403	0.0233	0.3384	1.0600e-003	0.1141	8.8000e-004	0.1150	0.0303	8.1000e-004	0.0311		105.6336	105.6336	2.6300e-003		105.6992
Total	**0.0403**	**0.0233**	**0.3384**	**1.0600e-003**	**0.1141**	**8.8000e-004**	**0.1150**	**0.0303**	**8.1000e-004**	**0.0311**		**105.6336**	**105.6336**	**2.6300e-003**		**105.6992**

3.7 Architectural Coating - 2024

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	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	**236.5923**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**		**281.4481**	**281.4481**	**0.0159**		**281.8443**

3.7 Architectural Coating - 2024

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	0.4296	0.2481	3.6098	0.0113	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,126.7583	1,126.7583	0.0280		1,127.4583
Total	**0.4296**	**0.2481**	**3.6098**	**0.0113**	**1.2171**	**9.4300e-003**	**1.2266**	**0.3229**	**8.6800e-003**	**0.3315**		**1,126.7583**	**1,126.7583**	**0.0280**		**1,127.4583**

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	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	**236.5923**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**	**0.0000**	**281.4481**	**281.4481**	**0.0159**		**281.8443**

3.7 Architectural Coating - 2024

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	0.4296	0.2481	3.6098	0.0113	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,126.7583	1,126.7583	0.0280		1,127.4583
Total	**0.4296**	**0.2481**	**3.6098**	**0.0113**	**1.2171**	**9.4300e-003**	**1.2266**	**0.3229**	**8.6800e-003**	**0.3315**		**1,126.7583**	**1,126.7583**	**0.0280**		**1,127.4583**

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	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Unmitigated	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

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 Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

	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	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
NaturalGas Unmitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

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 Low Rise	1119.16	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35784.3	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1283.42	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22759.9	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4769.72	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5057.75	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	251.616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		**0.7660**	**6.7463**	**4.2573**	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

5.2 Energy by Land Use - NaturalGas

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 Low Rise	1.11916	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35.7843	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1.28342	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22.7599	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4.76972	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5.05775	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	0.251616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		**0.7660**	**6.7463**	**4.2573**	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

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	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Unmitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

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	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	**30.5020**	**15.0496**	**88.4430**	**0.0944**		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

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	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	**30.5020**	**15.0496**	**88.4430**	**0.0944**		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

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

Village South Specific Plan (Proposed)

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 Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Trips and VMT - Local hire provision

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82

tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27
tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	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					
2021	4.2621	46.4460	31.4068	0.0635	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,154.3377	6,154.3377	1.9472	0.0000	6,203.0186
2022	4.7966	38.8851	39.6338	0.1195	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,035.3440	12,035.3440	1.9482	0.0000	12,060.6013
2023	4.3939	25.8648	37.5031	0.1162	7.0088	0.7598	7.7685	1.8799	0.7142	2.5940	0.0000	11,710.4080	11,710.4080	0.9617	0.0000	11,734.4497
2024	237.0656	9.5503	14.9372	0.0238	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,307.0517	2,307.0517	0.7164	0.0000	2,324.9627
Maximum	**237.0656**	**46.4460**	**39.6338**	**0.1195**	**18.2032**	**2.0456**	**20.2488**	**9.9670**	**1.8820**	**11.8490**	**0.0000**	**12,035.3440**	**12,035.3440**	**1.9482**	**0.0000**	**12,060.6013**

2.1 Overall Construction (Maximum Daily Emission)

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	4.2621	46.4460	31.4068	0.0635	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,154.3377	6,154.3377	1.9472	0.0000	6,203.0186
2022	4.7966	38.8851	39.6338	0.1195	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,035.3440	12,035.3440	1.9482	0.0000	12,060.6013
2023	4.3939	25.8648	37.5031	0.1162	7.0088	0.7598	7.7685	1.8799	0.7142	2.5940	0.0000	11,710.4080	11,710.4080	0.9617	0.0000	11,734.4497
2024	237.0656	9.5503	14.9372	0.0238	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,307.0517	2,307.0517	0.7164	0.0000	2,324.9627
Maximum	**237.0656**	**46.4460**	**39.6338**	**0.1195**	**18.2032**	**2.0456**	**20.2488**	**9.9670**	**1.8820**	**11.8490**	**0.0000**	**12,035.3440**	**12,035.3440**	**1.9482**	**0.0000**	**12,060.6013**

	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	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Total	**40.7912**	**67.7872**	**202.7424**	**0.6043**	**45.9592**	**2.4640**	**48.4231**	**12.2950**	**2.4399**	**14.7349**	**0.0000**	**74,422.3787**	**74,422.3787**	**2.8429**	**0.4832**	**74,637.4417**

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	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Total	**40.7912**	**67.7872**	**202.7424**	**0.6043**	**45.9592**	**2.4640**	**48.4231**	**12.2950**	**2.4399**	**14.7349**	**0.0000**	**74,422.3787**	**74,422.3787**	**2.8429**	**0.4832**	**74,637.4417**

	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	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

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	6	15.00	0.00	458.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	160.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411		3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**		**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

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	0.1304	4.1454	1.0182	0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.8555	1,269.8555	0.0908		1,272.1252
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	0.0532	0.0346	0.3963	1.1100e-003	0.1141	9.5000e-004	0.1151	0.0303	8.8000e-004	0.0311		110.4707	110.4707	3.3300e-003		110.5539
Total	**0.1835**	**4.1800**	**1.4144**	**0.0128**	**0.3810**	**0.0137**	**0.3948**	**0.1034**	**0.0131**	**0.1165**		**1,380.3262**	**1,380.3262**	**0.0941**		**1,382.6791**

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					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**	**0.0000**	**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

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	0.1304	4.1454	1.0182	0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.8555	1,269.8555	0.0908		1,272.1252
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	0.0532	0.0346	0.3963	1.1100e-003	0.1141	9.5000e-004	0.1151	0.0303	8.8000e-004	0.0311		110.4707	110.4707	3.3300e-003		110.5539
Total	**0.1835**	**4.1800**	**1.4144**	**0.0128**	**0.3810**	**0.0137**	**0.3948**	**0.1034**	**0.0131**	**0.1165**		**1,380.3262**	**1,380.3262**	**0.0941**		**1,382.6791**

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					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

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	0.0000	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	0.0638	0.0415	0.4755	1.3300e-003	0.1369	1.1400e-003	0.1381	0.0363	1.0500e-003	0.0374		132.5649	132.5649	3.9900e-003		132.6646
Total	**0.0638**	**0.0415**	**0.4755**	**1.3300e-003**	**0.1369**	**1.1400e-003**	**0.1381**	**0.0363**	**1.0500e-003**	**0.0374**		**132.5649**	**132.5649**	**3.9900e-003**		**132.6646**

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					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

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	0.0000	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	0.0638	0.0415	0.4755	1.3300e-003	0.1369	1.1400e-003	0.1381	0.0363	1.0500e-003	0.0374		132.5649	132.5649	3.9900e-003		132.6646
Total	**0.0638**	**0.0415**	**0.4755**	**1.3300e-003**	**0.1369**	**1.1400e-003**	**0.1381**	**0.0363**	**1.0500e-003**	**0.0374**		**132.5649**	**132.5649**	**3.9900e-003**		**132.6646**

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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265		6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**		**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

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	0.0000	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	0.0709	0.0462	0.5284	1.4800e-003	0.1521	1.2700e-003	0.1534	0.0404	1.1700e-003	0.0415		147.2943	147.2943	4.4300e-003		147.4051
Total	**0.0709**	**0.0462**	**0.5284**	**1.4800e-003**	**0.1521**	**1.2700e-003**	**0.1534**	**0.0404**	**1.1700e-003**	**0.0415**		**147.2943**	**147.2943**	**4.4300e-003**		**147.4051**

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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**	**0.0000**	**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

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	0.0000	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	0.0709	0.0462	0.5284	1.4800e-003	0.1521	1.2700e-003	0.1534	0.0404	1.1700e-003	0.0415		147.2943	147.2943	4.4300e-003		147.4051
Total	**0.0709**	**0.0462**	**0.5284**	**1.4800e-003**	**0.1521**	**1.2700e-003**	**0.1534**	**0.0404**	**1.1700e-003**	**0.0415**		**147.2943**	**147.2943**	**4.4300e-003**		**147.4051**

3.4 Grading - 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					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 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	0.0665	0.0416	0.4861	1.4300e-003	0.1521	1.2300e-003	0.1534	0.0404	1.1300e-003	0.0415		142.1207	142.1207	4.0000e-003		142.2207
Total	**0.0665**	**0.0416**	**0.4861**	**1.4300e-003**	**0.1521**	**1.2300e-003**	**0.1534**	**0.0404**	**1.1300e-003**	**0.0415**		**142.1207**	**142.1207**	**4.0000e-003**		**142.2207**

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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 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	0.0665	0.0416	0.4861	1.4300e-003	0.1521	1.2300e-003	0.1534	0.0404	1.1300e-003	0.0415		142.1207	142.1207	4.0000e-003		142.2207
Total	**0.0665**	**0.0416**	**0.4861**	**1.4300e-003**	**0.1521**	**1.2300e-003**	**0.1534**	**0.0404**	**1.1300e-003**	**0.0415**		**142.1207**	**142.1207**	**4.0000e-003**		**142.2207**

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	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

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	0.4284	13.1673	3.8005	0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.0750	3,789.0750	0.2381		3,795.0283
Worker	2.6620	1.6677	19.4699	0.0571	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		5,691.9354	5,691.9354	0.1602		5,695.9408
Total	**3.0904**	**14.8350**	**23.2704**	**0.0926**	**7.0087**	**0.0749**	**7.0836**	**1.8799**	**0.0699**	**1.9498**		**9,481.0104**	**9,481.0104**	**0.3984**		**9,490.9691**

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	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

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	0.4284	13.1673	3.8005	0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.0750	3,789.0750	0.2381		3,795.0283
Worker	2.6620	1.6677	19.4699	0.0571	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		5,691.9354	5,691.9354	0.1602		5,695.9408
Total	**3.0904**	**14.8350**	**23.2704**	**0.0926**	**7.0087**	**0.0749**	**7.0836**	**1.8799**	**0.0699**	**1.9498**		**9,481.0104**	**9,481.0104**	**0.3984**		**9,490.9691**

3.5 Building Construction - 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					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

3.5 Building Construction - 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	0.3183	9.9726	3.3771	0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.4007	3,671.4007	0.2096		3,676.6417
Worker	2.5029	1.5073	17.8820	0.0550	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,483.7974	5,483.7974	0.1442		5,487.4020
Total	**2.8211**	**11.4799**	**21.2591**	**0.0893**	**7.0088**	**0.0601**	**7.0688**	**1.8799**	**0.0557**	**1.9356**		**9,155.1981**	**9,155.1981**	**0.3538**		**9,164.0437**

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	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

3.5 Building Construction - 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	0.3183	9.9726	3.3771	0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.4007	3,671.4007	0.2096		3,676.6417
Worker	2.5029	1.5073	17.8820	0.0550	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,483.7974	5,483.7974	0.1442		5,487.4020
Total	**2.8211**	**11.4799**	**21.2591**	**0.0893**	**7.0088**	**0.0601**	**7.0688**	**1.8799**	**0.0557**	**1.9356**		**9,155.1981**	**9,155.1981**	**0.3538**		**9,164.0437**

3.6 Paving - 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					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 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	0.0469	0.0282	0.3349	1.0300e-003	0.1141	9.0000e-004	0.1150	0.0303	8.3000e-004	0.0311		102.6928	102.6928	2.7000e-003		102.7603
Total	**0.0469**	**0.0282**	**0.3349**	**1.0300e-003**	**0.1141**	**9.0000e-004**	**0.1150**	**0.0303**	**8.3000e-004**	**0.0311**		**102.6928**	**102.6928**	**2.7000e-003**		**102.7603**

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	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 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	0.0469	0.0282	0.3349	1.0300e-003	0.1141	9.0000e-004	0.1150	0.0303	8.3000e-004	0.0311		102.6928	102.6928	2.7000e-003		102.7603
Total	**0.0469**	**0.0282**	**0.3349**	**1.0300e-003**	**0.1141**	**9.0000e-004**	**0.1150**	**0.0303**	**8.3000e-004**	**0.0311**		**102.6928**	**102.6928**	**2.7000e-003**		**102.7603**

3.6 Paving - 2024

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	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9882**	**9.5246**	**14.6258**	**0.0228**		**0.4685**	**0.4685**		**0.4310**	**0.4310**		**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 2024

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	0.0444	0.0257	0.3114	1.0000e-003	0.1141	8.8000e-004	0.1150	0.0303	8.1000e-004	0.0311		99.5045	99.5045	2.4700e-003		99.5663
Total	**0.0444**	**0.0257**	**0.3114**	**1.0000e-003**	**0.1141**	**8.8000e-004**	**0.1150**	**0.0303**	**8.1000e-004**	**0.0311**		**99.5045**	**99.5045**	**2.4700e-003**		**99.5663**

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	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9882**	**9.5246**	**14.6258**	**0.0228**		**0.4685**	**0.4685**		**0.4310**	**0.4310**	**0.0000**	**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 2024

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	0.0444	0.0257	0.3114	1.0000e-003	0.1141	8.8000e-004	0.1150	0.0303	8.1000e-004	0.0311		99.5045	99.5045	2.4700e-003		99.5663
Total	**0.0444**	**0.0257**	**0.3114**	**1.0000e-003**	**0.1141**	**8.8000e-004**	**0.1150**	**0.0303**	**8.1000e-004**	**0.0311**		**99.5045**	**99.5045**	**2.4700e-003**		**99.5663**

3.7 Architectural Coating - 2024

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	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	**236.5923**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**		**281.4481**	**281.4481**	**0.0159**		**281.8443**

3.7 Architectural Coating - 2024

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	0.4734	0.2743	3.3220	0.0107	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,061.3818	1,061.3818	0.0264		1,062.0410
Total	**0.4734**	**0.2743**	**3.3220**	**0.0107**	**1.2171**	**9.4300e-003**	**1.2266**	**0.3229**	**8.6800e-003**	**0.3315**		**1,061.3818**	**1,061.3818**	**0.0264**		**1,062.0410**

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	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	**236.5923**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**	**0.0000**	**281.4481**	**281.4481**	**0.0159**		**281.8443**

3.7 Architectural Coating - 2024

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	0.4734	0.2743	3.3220	0.0107	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,061.3818	1,061.3818	0.0264		1,062.0410
Total	**0.4734**	**0.2743**	**3.3220**	**0.0107**	**1.2171**	**9.4300e-003**	**1.2266**	**0.3229**	**8.6800e-003**	**0.3315**		**1,061.3818**	**1,061.3818**	**0.0264**		**1,062.0410**

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	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Unmitigated	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

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 Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

	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	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
NaturalGas Unmitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

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 Low Rise	1119.16	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35784.3	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1283.42	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22759.9	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4769.72	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5057.75	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	251.616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		**0.7660**	**6.7463**	**4.2573**	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

5.2 Energy by Land Use - NaturalGas

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 Low Rise	1.11916	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35.7843	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1.28342	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22.7599	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4.76972	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5.05775	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	0.251616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		**0.7660**	**6.7463**	**4.2573**	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

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	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Unmitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

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	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	**30.5020**	**15.0496**	**88.4430**	**0.0944**		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

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	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	**30.5020**	**15.0496**	**88.4430**	**0.0944**		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

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

Attachment C

Local Hire Provision Net Change	
Without Local Hire Provision	
Total Construction GHG Emissions (MT CO2e)	3,623
Amortized (MT CO2e/year)	120.77
With Local Hire Provision	
Total Construction GHG Emissions (MT CO2e)	3,024
Amortized (MT CO2e/year)	100.80
% Decrease in Construction-related GHG Emissions	***17%***

EXHIBIT B

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

SOIL WATER AIR PROTECTION ENTERPRISE
2656 29th Street, Suite 201
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Paul Rosenfeld, Ph.D.

Chemical Fate and Transport & Air Dispersion Modeling

Principal Environmental Chemist

Risk Assessment & Remediation Specialist

Education

Ph.D. Soil Chemistry, University of Washington, 1999. Dissertation on volatile organic compound filtration.

M.S. Environmental Science, U.C. Berkeley, 1995. Thesis on organic waste economics.

B.A. Environmental Studies, U.C. Santa Barbara, 1991. Thesis on wastewater treatment.

Professional Experience

Dr. Rosenfeld has over 25 years' experience conducting environmental investigations and risk assessments for evaluating impacts to human health, property, and ecological receptors. His expertise focuses on the fate and transport of environmental contaminants, human health risk, exposure assessment, and ecological restoration. Dr. Rosenfeld has evaluated and modeled emissions from unconventional oil drilling operations, oil spills, landfills, boilers and incinerators, process stacks, storage tanks, confined animal feeding operations, and many other industrial and agricultural sources. His project experience ranges from monitoring and modeling of pollution sources to evaluating impacts of pollution on workers at industrial facilities and residents in surrounding communities.

Dr. Rosenfeld has investigated and designed remediation programs and risk assessments for contaminated sites containing lead, heavy metals, mold, bacteria, particulate matter, petroleum hydrocarbons, chlorinated solvents, pesticides, radioactive waste, dioxins and furans, semi- and volatile organic compounds, PCBs, PAHs, perchlorate, asbestos, per- and poly-fluoroalkyl substances (PFOA/PFOS), unusual polymers, fuel oxygenates (MTBE), among other pollutants. Dr. Rosenfeld also has experience evaluating greenhouse gas emissions from various projects and is an expert on the assessment of odors from industrial and agricultural sites, as well as the evaluation of odor nuisance impacts and technologies for abatement of odorous emissions. As a principal scientist at SWAPE, Dr. Rosenfeld directs air dispersion modeling and exposure assessments. He has served as an expert witness and testified about pollution sources causing nuisance and/or personal injury at dozens of sites and has testified as an expert witness on more than ten cases involving exposure to air contaminants from industrial sources.

Professional History:

Soil Water Air Protection Enterprise (SWAPE); 2003 to present; Principal and Founding Partner
UCLA School of Public Health; 2007 to 2011; Lecturer (Assistant Researcher)
UCLA School of Public Health; 2003 to 2006; Adjunct Professor
UCLA Environmental Science and Engineering Program; 2002-2004; Doctoral Intern Coordinator
UCLA Institute of the Environment, 2001-2002; Research Associate
Komex H_2O Science, 2001 to 2003; Senior Remediation Scientist
National Groundwater Association, 2002-2004; Lecturer
San Diego State University, 1999-2001; Adjunct Professor
Anteon Corp., San Diego, 2000-2001; Remediation Project Manager
Ogden (now Amec), San Diego, 2000-2000; Remediation Project Manager
Bechtel, San Diego, California, 1999 – 2000; Risk Assessor
King County, Seattle, 1996 – 1999; Scientist
James River Corp., Washington, 1995-96; Scientist
Big Creek Lumber, Davenport, California, 1995; Scientist
Plumas Corp., California and USFS, Tahoe 1993-1995; Scientist
Peace Corps and World Wildlife Fund, St. Kitts, West Indies, 1991-1993; Scientist

Publications:

Remy, L.L., Clay T., Byers, V., **Rosenfeld P. E.** (2019) Hospital, Health, and Community Burden After Oil Refinery Fires, Richmond, California 2007 and 2012. *Environmental Health.* 18:48

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Rosenfeld, P.E., and Suffet, I.H. (2004). Understanding Odorants Associated With Compost, Biomass Facilities, and the Land Application of Biosolids. *Water Science and Technology*. 49(9), 193-199.

Rosenfeld, P.E., and Suffet I.H. (2004). Control of Compost Odor Using High Carbon Wood Ash, *Water Science and Technology*, 49(9), 171-178.

Rosenfeld, P. E., Grey, M. A., Sellew, P. (2004). Measurement of Biosolids Odor and Odorant Emissions from Windrows, Static Pile and Biofilter. *Water Environment Research*. 76(4), 310-315.

Rosenfeld, P.E., Grey, M and Suffet, M. (2002). Compost Demonstration Project, Sacramento California Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Integrated Waste Management Board Public Affairs Office*, Publications Clearinghouse (MS–6), Sacramento, CA Publication #442-02-008.

Rosenfeld, P.E., and C.L. Henry. (2001). Characterization of odor emissions from three different biosolids. *Water Soil and Air Pollution*. 127(1-4), 173-191.

Rosenfeld, P.E., and Henry C. L., (2000). Wood ash control of odor emissions from biosolids application. *Journal of Environmental Quality.* 29, 1662-1668.

Rosenfeld, P.E., C.L. Henry and D. Bennett. (2001). Wastewater dewatering polymer affect on biosolids odor emissions and microbial activity. *Water Environment Research*. 73(4), 363-367.

Rosenfeld, P.E., and C.L. Henry. (2001). Activated Carbon and Wood Ash Sorption of Wastewater, Compost, and Biosolids Odorants. *Water Environment Research*, 73, 388-393.

Rosenfeld, P.E., and Henry C. L., (2001). High carbon wood ash effect on biosolids microbial activity and odor. *Water Environment Research*. 131(1-4), 247-262.

Chollack, T. and **P. Rosenfeld. (**1998). Compost Amendment Handbook For Landscaping. Prepared for and distributed by the City of Redmond, Washington State.

Rosenfeld, P. E. (1992). The Mount Liamuiga Crater Trail. *Heritage Magazine of St. Kitts*, 3(2).

Rosenfeld, P. E. (1993). High School Biogas Project to Prevent Deforestation On St. Kitts. *Biomass Users Network*, 7(1).

Rosenfeld, P. E. (1998). Characterization, Quantification, and Control of Odor Emissions From Biosolids Application To Forest Soil. Doctoral Thesis. University of Washington College of Forest Resources.

Rosenfeld, P. E. (1994). Potential Utilization of Small Diameter Trees on Sierra County Public Land. Masters thesis reprinted by the Sierra County Economic Council. Sierra County, California.

Rosenfeld, P. E. (1991). How to Build a Small Rural Anaerobic Digester & Uses Of Biogas In The First And Third World. Bachelors Thesis. University of California.

Presentations:

Rosenfeld, P.E., Sutherland, A; Hesse, R.; Zapata, A. (October 3-6, 2013). Air dispersion modeling of volatile organic emissions from multiple natural gas wells in Decatur, TX. *44th Western Regional Meeting, American Chemical Society.* Lecture conducted from Santa Clara, CA.

Sok, H.L.; Waller, C.C.; Feng, L.; Gonzalez, J.; Sutherland, A.J.; Wisdom-Stack, T.; Sahai, R.K.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Atrazine: A Persistent Pesticide in Urban Drinking Water. *Urban Environmental Pollution*. Lecture conducted from Boston, MA.

Feng, L.; Gonzalez, J.; Sok, H.L.; Sutherland, A.J.; Waller, C.C.; Wisdom-Stack, T.; Sahai, R.K.; La, M.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Bringing Environmental Justice to East St. Louis, Illinois. *Urban Environmental Pollution.* Lecture conducted from Boston, MA.

Rosenfeld, P.E. (April 19-23, 2009). Perfluoroctanoic Acid (PFOA) and Perfluoroactane Sulfonate (PFOS) Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*, Lecture conducted from Tuscon, AZ.

Rosenfeld, P.E. (April 19-23, 2009). Cost to Filter Atrazine Contamination from Drinking Water in the United States" Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*. Lecture conducted from Tuscon, AZ.

Wu, C., Tam, L., Clark, J., **Rosenfeld, P**. (20-22 July, 2009). Dioxin and furan blood lipid concentrations in populations living near four wood treatment facilities in the United States. Brebbia, C.A. and Popov, V., eds., *Air Pollution XVII: Proceedings of the Seventeenth International Conference on Modeling, Monitoring and Management of Air Pollution*. Lecture conducted from Tallinn, Estonia.

Rosenfeld, P. E. (October 15-18, 2007). Moss Point Community Exposure To Contaminants From A Releasing Facility. *The 23rd Annual International Conferences on Soils Sediment and Water.* Platform lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld, P. E. (October 15-18, 2007). The Repeated Trespass of Tritium-Contaminated Water Into A Surrounding Community Form Repeated Waste Spills From A Nuclear Power Plant. *The 23rd Annual International Conferences on Soils Sediment and Water*. Platform lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld, P. E. (October 15-18, 2007). Somerville Community Exposure To Contaminants From Wood Treatment Facility Emissions. The *23rd Annual International Conferences on Soils Sediment and Water*. Lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld P. E. (March 2007). Production, Chemical Properties, Toxicology, & Treatment Case Studies of 1,2,3-Trichloropropane (TCP). *The Association for Environmental Health and Sciences (AEHS) Annual Meeting*. Lecture conducted from San Diego, CA.

Rosenfeld P. E. (March 2007). Blood and Attic Sampling for Dioxin/Furan, PAH, and Metal Exposure in Florala, Alabama. *The AEHS Annual Meeting.* Lecture conducted from San Diego, CA.

Hensley A.R., Scott, A., **Rosenfeld P.E.,** Clark, J.J.J. (August 21 – 25, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *The 26th International Symposium on Halogenated Persistent Organic Pollutants – DIOXIN2006*. Lecture conducted from Radisson SAS Scandinavia Hotel in Oslo Norway.

Hensley A.R., Scott, A., **Rosenfeld P.E.,** Clark, J.J.J. (November 4-8, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *APHA 134 Annual Meeting & Exposition.* Lecture conducted from Boston Massachusetts.

Paul Rosenfeld Ph.D. (October 24-25, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. Mealey's C8/PFOA. *Science, Risk & Litigation Conference.* Lecture conducted from The Rittenhouse Hotel, Philadelphia, PA.

Paul Rosenfeld Ph.D. (September 19, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, *Toxicology and Remediation PEMA Emerging Contaminant Conference*. Lecture conducted from Hilton Hotel, Irvine California.

Paul Rosenfeld Ph.D. (September 19, 2005). Fate, Transport, Toxicity, And Persistence of 1,2,3-TCP. *PEMA Emerging Contaminant Conference.* Lecture conducted from Hilton Hotel in Irvine, California.

Paul Rosenfeld Ph.D. (September 26-27, 2005). Fate, Transport and Persistence of PDBEs. *Mealey's Groundwater Conference.* Lecture conducted from Ritz Carlton Hotel, Marina Del Ray, California.

Paul Rosenfeld Ph.D. (June 7-8, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. *International Society of Environmental Forensics: Focus On Emerging Contaminants*. Lecture conducted from Sheraton Oceanfront Hotel, Virginia Beach, Virginia.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Fate Transport, Persistence and Toxicology of PFOA and Related Perfluorochemicals. *2005 National Groundwater Association Ground Water And Environmental Law Conference*. Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, Toxicology and Remediation. *2005 National Groundwater Association Ground Water and Environmental Law Conference.* Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld, Ph.D. and James Clark Ph.D. and Rob Hesse R.G. (May 5-6, 2004). Tert-butyl Alcohol Liability and Toxicology, A National Problem and Unquantified Liability. *National Groundwater Association. Environmental Law Conference*. Lecture conducted from Congress Plaza Hotel, Chicago Illinois.

Paul Rosenfeld, Ph.D. (March 2004). Perchlorate Toxicology. *Meeting of the American Groundwater Trust*. Lecture conducted from Phoenix Arizona.

Hagemann, M.F., **Paul Rosenfeld, Ph.D.** and Rob Hesse (2004). Perchlorate Contamination of the Colorado River. *Meeting of tribal representatives*. Lecture conducted from Parker, AZ.

Paul Rosenfeld, Ph.D. (April 7, 2004). A National Damage Assessment Model For PCE and Dry Cleaners. *Drycleaner Symposium. California Ground Water Association*. Lecture conducted from Radison Hotel, Sacramento, California.

Rosenfeld, P. E., Grey, M., (June 2003) Two stage biofilter for biosolids composting odor control. *Seventh International In Situ And On Site Bioremediation Symposium Battelle Conference* Orlando, FL.

Paul Rosenfeld, Ph.D. and James Clark Ph.D. (February 20-21, 2003) Understanding Historical Use, Chemical Properties, Toxicity and Regulatory Guidance of 1,4 Dioxane. *National Groundwater Association. Southwest Focus Conference. Water Supply and Emerging Contaminants*.. Lecture conducted from Hyatt Regency Phoenix Arizona.

Paul Rosenfeld, Ph.D. (February 6-7, 2003). Underground Storage Tank Litigation and Remediation. *California CUPA Forum*. Lecture conducted from Marriott Hotel, Anaheim California.

Paul Rosenfeld, Ph.D. (October 23, 2002) Underground Storage Tank Litigation and Remediation. *EPA Underground Storage Tank Roundtable*. Lecture conducted from Sacramento California.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Understanding Odor from Compost, *Wastewater and Industrial Processes. Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Using High Carbon Wood Ash to Control Compost Odor. *Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Grey, M. A. (September 22-24, 2002). Biocycle Composting For Coastal Sage Restoration. *Northwest Biosolids Management Association*. Lecture conducted from Vancouver Washington..

Rosenfeld, P.E. and Grey, M. A. (November 11-14, 2002). Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Soil Science Society Annual Conferenc*e. Lecture conducted from Indianapolis, Maryland.

Rosenfeld. P.E. (September 16, 2000). Two stage biofilter for biosolids composting odor control. *Water Environment Federation.* Lecture conducted from Anaheim California.

Rosenfeld. P.E. (October 16, 2000). Wood ash and biofilter control of compost odor. *Biofest.* Lecture conducted from Ocean Shores, California.

Rosenfeld, P.E. (2000). Bioremediation Using Organic Soil Amendments. *California Resource Recovery Association*. Lecture conducted from Sacramento California.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. *Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings*. Lecture conducted from Bellevue Washington.

Rosenfeld, P.E., and C.L. Henry. (1999). An evaluation of ash incorporation with biosolids for odor reduction. *Soil Science Society of America*. Lecture conducted from Salt Lake City Utah.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Comparison of Microbial Activity and Odor Emissions from Three Different Biosolids Applied to Forest Soil. *Brown and Caldwell.* Lecture conducted from Seattle Washington.

Rosenfeld, P.E., C.L. Henry. (1998). Characterization, Quantification, and Control of Odor Emissions from Biosolids Application To Forest Soil. *Biofest.* Lecture conducted from Lake Chelan, Washington.

Rosenfeld, P.E, C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings. Lecture conducted from Bellevue Washington.

Rosenfeld, P.E., C.L. Henry, R. B. Harrison, and R. Dills. (1997). Comparison of Odor Emissions From Three Different Biosolids Applied to Forest Soil. *Soil Science Society of America*. Lecture conducted from Anaheim California.

Teaching Experience:

UCLA Department of Environmental Health (Summer 2003 through 20010) Taught Environmental Health Science 100 to students, including undergrad, medical doctors, public health professionals and nurses. Course focused on the health effects of environmental contaminants.

National Ground Water Association, Successful Remediation Technologies. Custom Course in Sante Fe, New Mexico. May 21, 2002. Focused on fate and transport of fuel contaminants associated with underground storage tanks.

National Ground Water Association; Successful Remediation Technologies Course in Chicago Illinois. April 1, 2002. Focused on fate and transport of contaminants associated with Superfund and RCRA sites.

California Integrated Waste Management Board, April and May, 2001. Alternative Landfill Caps Seminar in San Diego, Ventura, and San Francisco. Focused on both prescriptive and innovative landfill cover design.

UCLA Department of Environmental Engineering, February 5, 2002. Seminar on Successful Remediation Technologies focusing on Groundwater Remediation.

University Of Washington, Soil Science Program, Teaching Assistant for several courses including: Soil Chemistry, Organic Soil Amendments, and Soil Stability.

U.C. Berkeley, Environmental Science Program Teaching Assistant for Environmental Science 10.

Academic Grants Awarded:

California Integrated Waste Management Board. $41,000 grant awarded to UCLA Institute of the Environment. Goal: To investigate effect of high carbon wood ash on volatile organic emissions from compost. 2001.

Synagro Technologies, Corona California: $10,000 grant awarded to San Diego State University.
Goal: investigate effect of biosolids for restoration and remediation of degraded coastal sage soils. 2000.

King County, Department of Research and Technology, Washington State. $100,000 grant awarded to University of Washington: Goal: To investigate odor emissions from biosolids application and the effect of polymers and ash on VOC emissions. 1998.

Northwest Biosolids Management Association, Washington State. $20,000 grant awarded to investigate effect of polymers and ash on VOC emissions from biosolids. 1997.

James River Corporation, Oregon: $10,000 grant was awarded to investigate the success of genetically engineered Poplar trees with resistance to round-up. 1996.

United State Forest Service, Tahoe National Forest: $15,000 grant was awarded to investigating fire ecology of the Tahoe National Forest. 1995.

Kellogg Foundation, Washington D.C. $500 grant was awarded to construct a large anaerobic digester on St. Kitts in West Indies. 1993

Deposition and/or Trial Testimony:

In the United States District Court For The District of New Jersey
Duarte et al, *Plaintiffs,* vs. United States Metals Refining Company et. al. *Defendant.*
Case No.: 2:17-cv-01624-ES-SCM
Rosenfeld Deposition. 6-7-2019

In the United States District Court of Southern District of Texas Galveston Division
M/T Carla Maersk, *Plaintiffs,* vs. Conti 168., Schiffahrts-GMBH & Co. Bulker KG MS "Conti Perdido" *Defendant.*
Case No.: 3:15-CV-00106 consolidated with 3:15-CV-00237
Rosenfeld Deposition. 5-9-2019

In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica
Carole-Taddeo-Bates et al., vs. Ifran Khan et al., Defendants
Case No.: No. BC615636
Rosenfeld Deposition, 1-26-2019

In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica
The San Gabriel Valley Council of Governments et al. vs El Adobe Apts. Inc. et al., Defendants
Case No.: No. BC646857
Rosenfeld Deposition, 10-6-2018; Trial 3-7-19

In United States District Court For The District of Colorado
Bells et al. Plaintiff vs. The 3M Company et al., Defendants
Case: No 1:16-cv-02531-RBJ
Rosenfeld Deposition, 3-15-2018 and 4-3-2018

In The District Court Of Regan County, Texas, 112th Judicial District
Phillip Bales et al., Plaintiff vs. Dow Agrosciences, LLC, et al., Defendants
Cause No 1923
Rosenfeld Deposition, 11-17-2017

In The Superior Court of the State of California In And For The County Of Contra Costa
Simons et al., Plaintiffs vs. Chevron Corporation, et al., Defendants
Cause No C12-01481
Rosenfeld Deposition, 11-20-2017

In The Circuit Court Of The Twentieth Judicial Circuit, St Clair County, Illinois
Martha Custer et al., Plaintiff vs. Cerro Flow Products, Inc., Defendants
Case No.: No. 0i9-L-2295
Rosenfeld Deposition, 8-23-2017

In The Superior Court of the State of California, For The County of Los Angeles
Warrn Gilbert and Penny Gilber, Plaintiff vs. BMW of North America LLC
Case No.: LC102019 (c/w BC582154)
Rosenfeld Deposition, 8-16-2017, Trail 8-28-2018

In the Northern District Court of Mississippi, Greenville Division
Brenda J. Cooper, et al., *Plaintiffs,* vs. Meritor Inc., et al., *Defendants*
Case Number: 4:16-cv-52-DMB-JVM
Rosenfeld Deposition: July 2017

In The Superior Court of the State of Washington, County of Snohomish
Michael Davis and Julie Davis et al., Plaintiff vs. Cedar Grove Composting Inc., Defendants
Case No.: No. 13-2-03987-5
Rosenfeld Deposition, February 2017
Trial, March 2017

In The Superior Court of the State of California, County of Alameda
Charles Spain., Plaintiff vs. Thermo Fisher Scientific, et al., Defendants
Case No.: RG14711115
Rosenfeld Deposition, September 2015

In The Iowa District Court In And For Poweshiek County
Russell D. Winburn, et al., Plaintiffs vs. Doug Hoksbergen, et al., Defendants
Case No.: LALA002187
Rosenfeld Deposition, August 2015

In The Iowa District Court For Wapello County
Jerry Dovico, et al., Plaintiffs vs. Valley View Sine LLC, et al., Defendants
Law No,: LALA105144 - Division A
Rosenfeld Deposition, August 2015

In The Iowa District Court For Wapello County
Doug Pauls, et al.,, et al., Plaintiffs vs. Richard Warren, et al., Defendants
Law No,: LALA105144 - Division A
Rosenfeld Deposition, August 2015

In The Circuit Court of Ohio County, West Virginia
Robert Andrews, et al. v. Antero, et al.
Civil Action N0. 14-C-30000
Rosenfeld Deposition, June 2015

In The Third Judicial District County of Dona Ana, New Mexico
Betty Gonzalez, et al. Plaintiffs vs. Del Oro Dairy, Del Oro Real Estate LLC, Jerry Settles and Deward DeRuyter, Defendants
Rosenfeld Deposition: July 2015

In The Iowa District Court For Muscatine County
Laurie Freeman et. al. Plaintiffs vs. Grain Processing Corporation, Defendant
Case No 4980
Rosenfeld Deposition: May 2015

In the Circuit Court of the 17th Judicial Circuit, in and For Broward County, Florida
Walter Hinton, et. al. Plaintiff, vs. City of Fort Lauderdale, Florida, a Municipality, Defendant.
Case Number CACE07030358 (26)
Rosenfeld Deposition: December 2014

In the United States District Court Western District of Oklahoma
Tommy McCarty, et al., Plaintiffs, v. Oklahoma City Landfill, LLC d/b/a Southeast Oklahoma City Landfill, et al. Defendants.
Case No. 5:12-cv-01152-C
Rosenfeld Deposition: July 2014

In the County Court of Dallas County Texas
Lisa Parr et al, *Plaintiff*, vs. Aruba et al, *Defendant.*
Case Number cc-11-01650-E
Rosenfeld Deposition: March and September 2013
Rosenfeld Trial: April 2014

In the Court of Common Pleas of Tuscarawas County Ohio
John Michael Abicht, et al., *Plaintiffs,* vs. Republic Services, Inc., et al., *Defendants*
Case Number: 2008 CT 10 0741 (Cons. w/ 2009 CV 10 0987)
Rosenfeld Deposition: October 2012

In the United States District Court of Southern District of Texas Galveston Division
Kyle Cannon, Eugene Donovan, Genaro Ramirez, Carol Sassler, and Harvey Walton, each Individually and on behalf of those similarly situated, *Plaintiffs,* vs. BP Products North America, Inc., *Defendant.*
Case 3:10-cv-00622
Rosenfeld Deposition: February 2012
Rosenfeld Trial: April 2013

In the Circuit Court of Baltimore County Maryland
Philip E. Cvach, II et al., *Plaintiffs* vs. Two Farms, Inc. d/b/a Royal Farms, Defendants
Case Number: 03-C-12-012487 OT
Rosenfeld Deposition: September 2013

EXHIBIT C

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

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Matthew F. Hagemann, P.G., C.Hg., QSD, QSP

Geologic and Hydrogeologic Characterization
Industrial Stormwater Compliance
Investigation and Remediation Strategies
Litigation Support and Testifying Expert
CEQA Review

Education:

M.S. Degree, Geology, California State University Los Angeles, Los Angeles, CA, 1984.
B.A. Degree, Geology, Humboldt State University, Arcata, CA, 1982.

Professional Certifications:

California Professional Geologist
California Certified Hydrogeologist
Qualified SWPPP Developer and Practitioner

Professional Experience:

Matt has 25 years of experience in environmental policy, assessment and remediation. He spent nine years with the U.S. EPA in the RCRA and Superfund programs and served as EPA's Senior Science Policy Advisor in the Western Regional Office where he identified emerging threats to groundwater from perchlorate and MTBE. While with EPA, Matt also served as a Senior Hydrogeologist in the oversight of the assessment of seven major military facilities undergoing base closure. He led numerous enforcement actions under provisions of the Resource Conservation and Recovery Act (RCRA) while also working with permit holders to improve hydrogeologic characterization and water quality monitoring.

Matt has worked closely with U.S. EPA legal counsel and the technical staff of several states in the application and enforcement of RCRA, Safe Drinking Water Act and Clean Water Act regulations. Matt has trained the technical staff in the States of California, Hawaii, Nevada, Arizona and the Territory of Guam in the conduct of investigations, groundwater fundamentals, and sampling techniques.

Positions Matt has held include:

- Founding Partner, Soil/Water/Air Protection Enterprise (SWAPE) (2003 – present);
- Geology Instructor, Golden West College, 2010 – 2014;
- Senior Environmental Analyst, Komex H2O Science, Inc. (2000 -- 2003);

- Executive Director, Orange Coast Watch (2001 – 2004);
- Senior Science Policy Advisor and Hydrogeologist, U.S. Environmental Protection Agency (1989–1998);
- Hydrogeologist, National Park Service, Water Resources Division (1998 – 2000);
- Adjunct Faculty Member, San Francisco State University, Department of Geosciences (1993 – 1998);
- Instructor, College of Marin, Department of Science (1990 – 1995);
- Geologist, U.S. Forest Service (1986 – 1998); and
- Geologist, Dames & Moore (1984 – 1986).

Senior Regulatory and Litigation Support Analyst:

With SWAPE, Matt's responsibilities have included:

- Lead analyst and testifying expert in the review of over 100 environmental impact reports since 2003 under CEQA that identify significant issues with regard to hazardous waste, water resources, water quality, air quality, Valley Fever, greenhouse gas emissions, and geologic hazards. Make recommendations for additional mitigation measures to lead agencies at the local and county level to include additional characterization of health risks and implementation of protective measures to reduce worker exposure to hazards from toxins and Valley Fever.
- Stormwater analysis, sampling and best management practice evaluation at industrial facilities.
- Manager of a project to provide technical assistance to a community adjacent to a former Naval shipyard under a grant from the U.S. EPA.
- Technical assistance and litigation support for vapor intrusion concerns.
- Lead analyst and testifying expert in the review of environmental issues in license applications for large solar power plants before the California Energy Commission.
- Manager of a project to evaluate numerous formerly used military sites in the western U.S.
- Manager of a comprehensive evaluation of potential sources of perchlorate contamination in Southern California drinking water wells.
- Manager and designated expert for litigation support under provisions of Proposition 65 in the review of releases of gasoline to sources drinking water at major refineries and hundreds of gas stations throughout California.
- Expert witness on two cases involving MTBE litigation.
- Expert witness and litigation support on the impact of air toxins and hazards at a school.
- Expert witness in litigation at a former plywood plant.

With Komex H2O Science Inc., Matt's duties included the following:

- Senior author of a report on the extent of perchlorate contamination that was used in testimony by the former U.S. EPA Administrator and General Counsel.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of MTBE use, research, and regulation.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of perchlorate use, research, and regulation.
- Senior researcher in a study that estimates nationwide costs for MTBE remediation and drinking water treatment, results of which were published in newspapers nationwide and in testimony against provisions of an energy bill that would limit liability for oil companies.
- Research to support litigation to restore drinking water supplies that have been contaminated by MTBE in California and New York.

- Expert witness testimony in a case of oil production-related contamination in Mississippi.
- Lead author for a multi-volume remedial investigation report for an operating school in Los Angeles that met strict regulatory requirements and rigorous deadlines.

- Development of strategic approaches for cleanup of contaminated sites in consultation with clients and regulators.

Executive Director:

As Executive Director with Orange Coast Watch, Matt led efforts to restore water quality at Orange County beaches from multiple sources of contamination including urban runoff and the discharge of wastewater. In reporting to a Board of Directors that included representatives from leading Orange County universities and businesses, Matt prepared issue papers in the areas of treatment and disinfection of wastewater and control of the discharge of grease to sewer systems. Matt actively participated in the development of countywide water quality permits for the control of urban runoff and permits for the discharge of wastewater. Matt worked with other nonprofits to protect and restore water quality, including Surfrider, Natural Resources Defense Council and Orange County CoastKeeper as well as with business institutions including the Orange County Business Council.

Hydrogeology:

As a Senior Hydrogeologist with the U.S. Environmental Protection Agency, Matt led investigations to characterize and cleanup closing military bases, including Mare Island Naval Shipyard, Hunters Point Naval Shipyard, Treasure Island Naval Station, Alameda Naval Station, Moffett Field, Mather Army Airfield, and Sacramento Army Depot. Specific activities were as follows:

- Led efforts to model groundwater flow and contaminant transport, ensured adequacy of monitoring networks, and assessed cleanup alternatives for contaminated sediment, soil, and groundwater.
- Initiated a regional program for evaluation of groundwater sampling practices and laboratory analysis at military bases.
- Identified emerging issues, wrote technical guidance, and assisted in policy and regulation development through work on four national U.S. EPA workgroups, including the Superfund Groundwater Technical Forum and the Federal Facilities Forum.

At the request of the State of Hawaii, Matt developed a methodology to determine the vulnerability of groundwater to contamination on the islands of Maui and Oahu. He used analytical models and a GIS to show zones of vulnerability, and the results were adopted and published by the State of Hawaii and County of Maui.

As a hydrogeologist with the EPA Groundwater Protection Section, Matt worked with provisions of the Safe Drinking Water Act and NEPA to prevent drinking water contamination. Specific activities included the following:

- Received an EPA Bronze Medal for his contribution to the development of national guidance for the protection of drinking water.
- Managed the Sole Source Aquifer Program and protected the drinking water of two communities through designation under the Safe Drinking Water Act. He prepared geologic reports, conducted public hearings, and responded to public comments from residents who were very concerned about the impact of designation.

- Reviewed a number of Environmental Impact Statements for planned major developments, including large hazardous and solid waste disposal facilities, mine reclamation, and water transfer.

Matt served as a hydrogeologist with the RCRA Hazardous Waste program. Duties were as follows:

- Supervised the hydrogeologic investigation of hazardous waste sites to determine compliance with Subtitle C requirements.
- Reviewed and wrote "part B" permits for the disposal of hazardous waste.
- Conducted RCRA Corrective Action investigations of waste sites and led inspections that formed the basis for significant enforcement actions that were developed in close coordination with U.S. EPA legal counsel.
- Wrote contract specifications and supervised contractor's investigations of waste sites.

With the National Park Service, Matt directed service-wide investigations of contaminant sources to prevent degradation of water quality, including the following tasks:

- Applied pertinent laws and regulations including CERCLA, RCRA, NEPA, NRDA, and the Clean Water Act to control military, mining, and landfill contaminants.
- Conducted watershed-scale investigations of contaminants at parks, including Yellowstone and Olympic National Park.
- Identified high-levels of perchlorate in soil adjacent to a national park in New Mexico and advised park superintendent on appropriate response actions under CERCLA.
- Served as a Park Service representative on the Interagency Perchlorate Steering Committee, a national workgroup.
- Developed a program to conduct environmental compliance audits of all National Parks while serving on a national workgroup.
- Co-authored two papers on the potential for water contamination from the operation of personal watercraft and snowmobiles, these papers serving as the basis for the development of nation-wide policy on the use of these vehicles in National Parks.
- Contributed to the Federal Multi-Agency Source Water Agreement under the Clean Water Action Plan.

Policy:

Served senior management as the Senior Science Policy Advisor with the U.S. Environmental Protection Agency, Region 9. Activities included the following:

- Advised the Regional Administrator and senior management on emerging issues such as the potential for the gasoline additive MTBE and ammonium perchlorate to contaminate drinking water supplies.
- Shaped EPA's national response to these threats by serving on workgroups and by contributing to guidance, including the Office of Research and Development publication, Oxygenates in Water: Critical Information and Research Needs.
- Improved the technical training of EPA's scientific and engineering staff.
- Earned an EPA Bronze Medal for representing the region's 300 scientists and engineers in negotiations with the Administrator and senior management to better integrate scientific principles into the policy-making process.
- Established national protocol for the peer review of scientific documents.

Geology:

With the U.S. Forest Service, Matt led investigations to determine hillslope stability of areas proposed for timber harvest in the central Oregon Coast Range. Specific activities were as follows:

- Mapped geology in the field, and used aerial photographic interpretation and mathematical models to determine slope stability.
- Coordinated his research with community members who were concerned with natural resource protection.
- Characterized the geology of an aquifer that serves as the sole source of drinking water for the city of Medford, Oregon.

As a consultant with Dames and Moore, Matt led geologic investigations of two contaminated sites (later listed on the Superfund NPL) in the Portland, Oregon, area and a large hazardous waste site in eastern Oregon. Duties included the following:

- Supervised year-long effort for soil and groundwater sampling.
- Conducted aquifer tests.
- Investigated active faults beneath sites proposed for hazardous waste disposal.

Teaching:

From 1990 to 1998, Matt taught at least one course per semester at the community college and university levels:

- At San Francisco State University, held an adjunct faculty position and taught courses in environmental geology, oceanography (lab and lecture), hydrogeology, and groundwater contamination.
- Served as a committee member for graduate and undergraduate students.
- Taught courses in environmental geology and oceanography at the College of Marin.

Matt taught physical geology (lecture and lab and introductory geology at Golden West College in Huntington Beach, California from 2010 to 2014.

Invited Testimony, Reports, Papers and Presentations:

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Presentation to the Public Environmental Law Conference, Eugene, Oregon.

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Invited presentation to U.S. EPA Region 9, San Francisco, California.

Hagemann, M.F., 2005. Use of Electronic Databases in Environmental Regulation, Policy Making and Public Participation. Brownfields 2005, Denver, Coloradao.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Nevada and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Las Vegas, NV (served on conference organizing committee).

Hagemann, M.F., 2004. Invited testimony to a California Senate committee hearing on air toxins at schools in Southern California, Los Angeles.

Brown, A., Farrow, J., Gray, A. and **Hagemann, M.**, 2004. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to the Ground Water and Environmental Law Conference, National Groundwater Association.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Arizona and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Phoenix, AZ (served on conference organizing committee).

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in the Southwestern U.S. Invited presentation to a special committee meeting of the National Academy of Sciences, Irvine, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a tribal EPA meeting, Pechanga, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a meeting of tribal repesentatives, Parker, AZ.

Hagemann, M.F., 2003. Impact of Perchlorate on the Colorado River and Associated Drinking Water Supplies. Invited presentation to the Inter-Tribal Meeting, Torres Martinez Tribe.

Hagemann, M.F., 2003. The Emergence of Perchlorate as a Widespread Drinking Water Contaminant. Invited presentation to the U.S. EPA Region 9.

Hagemann, M.F., 2003. A Deductive Approach to the Assessment of Perchlorate Contamination. Invited presentation to the California Assembly Natural Resources Committee.

Hagemann, M.F., 2003. Perchlorate: A Cold War Legacy in Drinking Water. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. From Tank to Tap: A Chronology of MTBE in Groundwater. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. A Chronology of MTBE in Groundwater and an Estimate of Costs to Address Impacts to Groundwater. Presentation to the annual meeting of the Society of Environmental Journalists.

Hagemann, M.F., 2002. An Estimate of the Cost to Address MTBE Contamination in Groundwater (and Who Will Pay). Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to a meeting of the U.S. EPA and State Underground Storage Tank Program managers.

Hagemann, M.F., 2001. From Tank to Tap: A Chronology of MTBE in Groundwater. Unpublished report.

Hagemann, M.F., 2001. Estimated Cleanup Cost for MTBE in Groundwater Used as Drinking Water. Unpublished report.

Hagemann, M.F., 2001. Estimated Costs to Address MTBE Releases from Leaking Underground Storage Tanks. Unpublished report.

Hagemann, M.F., and VanMouwerik, M., 1999. Potential Water Quality Concerns Related to Snowmobile Usage. Water Resources Division, National Park Service, Technical Report.

VanMouwerik, M. and **Hagemann, M.F**. 1999, Water Quality Concerns Related to Personal Watercraft Usage. Water Resources Division, National Park Service, Technical Report.

Hagemann, M.F., 1999, Is Dilution the Solution to Pollution in National Parks? The George Wright Society Biannual Meeting, Asheville, North Carolina.

Hagemann, M.F., 1997, The Potential for MTBE to Contaminate Groundwater. U.S. EPA Superfund Groundwater Technical Forum Annual Meeting, Las Vegas, Nevada.

Hagemann, M.F., and Gill, M., 1996, Impediments to Intrinsic Remediation, Moffett Field Naval Air Station, Conference on Intrinsic Remediation of Chlorinated Hydrocarbons, Salt Lake City.

Hagemann, M.F., Fukunaga, G.L., 1996, The Vulnerability of Groundwater to Anthropogenic Contaminants on the Island of Maui, Hawaii. Hawaii Water Works Association Annual Meeting, Maui, October 1996.

Hagemann, M. F., Fukanaga, G. L., 1996, Ranking Groundwater Vulnerability in Central Oahu, Hawaii. Proceedings, Geographic Information Systems in Environmental Resources Management, Air and Waste Management Association Publication VIP-61.

Hagemann, M.F., 1994. Groundwater Characterization and Cleanup at Closing Military Bases in California. Proceedings, California Groundwater Resources Association Meeting.

Hagemann, M.F. and Sabol, M.A., 1993. Role of the U.S. EPA in the High Plains States Groundwater Recharge Demonstration Program. Proceedings, Sixth Biennial Symposium on the Artificial Recharge of Groundwater.

Hagemann, M.F., 1993. U.S. EPA Policy on the Technical Impracticability of the Cleanup of DNAPL-contaminated Groundwater. California Groundwater Resources Association Meeting.

Hagemann, M.F., 1992. Dense Nonaqueous Phase Liquid Contamination of Groundwater: An Ounce of Prevention... Proceedings, Association of Engineering Geologists Annual Meeting, v. 35.

Other Experience:

Selected as subject matter expert for the California Professional Geologist licensing examination, 2009-2011.

Paul Caporaso <paul.caporaso@lacity.org>

ENV— 2022–7530 – EIR 5350 Wilshire

2 messages

Park La Brea Impacted Residents Group <plbirg@icloud.com> Thu, May 18, 2023 at 12:12 PM
To: Paul Caporaso <paul.caporaso@lacity.org>
Cc: James O'Sullivan <jamesos907@gmail.com>, Greg Goldin <goldinarch@gmail.com>, hanakawano@mac.com

Hi Paul,

Have any plans been filed yet for this project? I didn't see anything on the website. Copying some community colleagues from Miracle Mile RA.

Thank you.

Barbara Gallen
PLBIRG
(310) 490 0715

Paul Caporaso <paul.caporaso@lacity.org> Thu, May 18, 2023 at 1:50 PM
To: Park La Brea Impacted Residents Group <plbirg@icloud.com>
Cc: James O'Sullivan <jamesos907@gmail.com>, Greg Goldin <goldinarch@gmail.com>, hanakawano@mac.com

Hello Barbara,

Please access the Project's submittal plan set via PDIS by searching under entitlement case number *ZA-2022-7529-TOC-MCUP-SPR-CDO-VHCA*. Once you are on the case file page, click on **Initial Submittal Documents** on the top/middle right of the screen. Under the **Initial Submittal Documents** tab, you will see the **Site Plan** for your review. Click **View** to access and download the plan set. On my end, it appears as the third from last of the listed documents.

Let me know if you have any further questions, or if you're having any trouble accessing the plan set!

Thank you,

LOS ANGELES CITY PLANNING

Paul N. Caporaso (they/them)
City Planner
Los Angeles City Planning
221 N. Figueroa St., Room 1350
Los Angeles, CA 90012
T: (213) 847-3629 | Planning4LA.org
E-NEWS

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Paul Caporaso <paul.caporaso@lacity.org>

ENV-2022-7530-EIR

2 messages

Jason Agard <jasonagard@gmail.com> Thu, Jun 15, 2023 at 4:00 PM
To: Paul.caporaso@lacity.org

Hello,

I'd like to register concern over the EIN of the proposed Wilshire and Cloverdale project. For years now, local residents have suffered loud noise and construction-related disturbances in the area as well as the ongoing Metro build, including ground vibrations which have rattled windows. If the project is approved, it seems clear that such issues will inevitably continue for years to come, disturbing our once-peaceful neighborhood even further. This is unacceptable.

Thank you for your consideration.

Best,

Jason Agard

Paul Caporaso <paul.caporaso@lacity.org> Thu, Jun 15, 2023 at 4:16 PM
To: Jason Agard <jasonagard@gmail.com>

Hello Jason,

Thank you for your email.

Your correspondence will be included in the Projects case file as part of the NOP public comment period.

If you have any further questions, please do not hesitate to contact me.

Kind regards,

Paul

[Quoted text hidden]

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Paul N. Caporaso (they/them)
City Planner
Los Angeles City Planning
221 N. Figueroa St., Room 1350
Los Angeles, CA 90012
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E-NEWS

Paul Caporaso <paul.caporaso@lacity.org>

Wilshire and Cloverdale Project

4 messages

Adrienne <aalston@pacbell.net> Thu, Jun 15, 2023 at 3:09 PM
To: "paul.caporaso@lacity.org" <paul.caporaso@lacity.org>

Sir,

First I must say that it would have been good to involve a larger portion of the community in giving comment regarding this Project Most of us heard about this at last moment.

With that in mind the most important consideration for me is increased traffic flow through the community with this increase in number of units. I live at 820 S. Detroit St which is already being used as an alternative to La Brea Ave. We need to perhaps close the entrance to Detroit from Olympic Blvd so that it is not used as a thruway. .Exit should still be allowed. This will worsen with the massive increase in residents with this project. The street is just too narrow

My other concern is always safety. If we cannot have more police patrols I would request 24/7 security patrols at least during the construction period.

I hope we have more time as a community to offer concerns for this Project in that we will also deal with impact of the Tower being built at Cochran/Cloverdale.

Adrienne Alston
820 S Detroit St
310-864-3677

Paul Caporaso <paul.caporaso@lacity.org> Thu, Jun 15, 2023 at 3:21 PM
To: Adrienne <aalston@pacbell.net>

Hello Adrienne,

Thank you for your email.

Your correspondence will be included in the Projects case file as part of the NOP public comment period.

To clarify, all owners and occupants of addresses within 500 feet of the Project Site were mailed notices via USPS on May 16, 2023. Unfortunately, based on the address under your signature, it looks like you are just outside of that radius. To ensure you receive direct, future correspondence regarding the Project, please let me know if you would like me to add your email to the Project's Interested Parties List.

If you have any further questions, please do not hesitate to contact me.

Kind regards,

Paul

LOS ANGELES CITY PLANNING

Paul N. Caporaso (they/them)
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Adrienne <aalston@pacbell.net> Thu, Jun 15, 2023 at 3:24 PM
Reply-To: Adrienne <aalston@pacbell.net>
To: paul.caporaso@lacity.org

I would greatly appreciate being added to the Interested Parties list.

Thanks so much,
Adrienne

Sent from AT&T Yahoo Mail on Android
[Quoted text hidden]

Paul Caporaso <paul.caporaso@lacity.org> Thu, Jun 15, 2023 at 3:26 PM
To: Adrienne <aalston@pacbell.net>

Hello Adrienne,

My pleasure. I can confirm that you have been added to the Interested Parties List for the Project.

If you have any further questions, please let me know.

Thank you,

LOS ANGELES CITY PLANNING

Paul N. Caporaso (they/them)
City Planner
Los Angeles City Planning
221 N. Figueroa St., Room 1350
Los Angeles, CA 90012
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E-NEWS

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Paul Caporaso <paul.caporaso@lacity.org>

case no.:ENV-2022-7530-EIR Wilshire&Cloverdale Project

2 messages

ron burke <ronpots@earthlink.net> Thu, Jun 15, 2023 at 3:51 PM
Reply-To: ronpots@earthlink.net
To: paul.caporaso@lacity.org

Sheran Burke
829 So. Detroit Street
Los Angeles, CA 90036

Mr. Caporaso,

My concerns on this project is the traffic that it will cause. It is so bad now.
The parking and not being able to get out of our driveways. Cars speeding
down the streets at high speeds to by pass La Brea, Wilshire and Olympics.
It's also dangers to walk and cross the streets in the neighborhood.
Please consider these concerns that we have in our minds, in yours.

Thank you,
Sheran Burke

Paul Caporaso <paul.caporaso@lacity.org> Thu, Jun 15, 2023 at 4:17 PM
To: ronpots@earthlink.net

Hello Sheran,

Thank you for your email.

Your correspondence will be included in the Projects case file as part of the NOP public comment period.

If you have any further questions, please do not hesitate to contact me.

Kind regards,

Paul

[Quoted text hidden]

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Paul N. Caporaso (they/them)
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E-NEWS

Paul Caporaso <paul.caporaso@lacity.org>

Public Comments Environmental Case No. ENV-2022-7530-EIR - Wilshire and Cloverdale Project

2 messages

M Chandler <chandlergroupre@gmail.com> Thu, Jun 15, 2023 at 12:19 PM
To: "paul.caporaso@lacity.org" <paul.caporaso@lacity.org>
Cc: beverly Austin <bevaus123@aol.com>

Hello Mr. Caporaso,

Please find attached a letter to you with comments regarding ENV-2022-7530-EIR.

Thank you so much for your time and attention to this matter.

Should you have questions, please feel free to contact either myself and/or Ms. Austin.

Kindest regards,

Montrese Chandler

cc: Beverly Austin

Ltr to Paul Caporosa City Planning.6.14.23. ENV-2022-7530-EIR_Wilshire Cloverdal Detroit Project .pdf
122K

Paul Caporaso <paul.caporaso@lacity.org> Thu, Jun 15, 2023 at 12:30 PM
To: M Chandler <chandlergroupre@gmail.com>
Cc: beverly Austin <bevaus123@aol.com>

Hello Montrese,

Thank you for your email and attachment.

Your correspondence will be included in the Projects case file as part of the NOP public comment period.

If you have any further questions, please do not hesitate to contact me.

Kind regards,

Paul

Paul N. Caporaso (they/them)
City Planner
Los Angeles City Planning
221 N. Figueroa St., Room 1350
Los Angeles, CA 90012
T: (213) 847-3629 | Planning4LA.org
E-NEWS

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Montrese Chandler
West 8th Street
Los Angeles, CA 90036
June 14, 2023

VIA EMAIL: paul.caporaso@lacity.org

Paul Caporaso
City Planner, Major Projects
City of Los Angeles, Department of City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012

SUBJECT:

Environmental Case No.: ENV-2022-7530-EIR

Project Name:	Wilshire and Cloverdale Project **[and South Detroit Street] (Project)**
Project Applicant:	Onni Group
Project Address:	5350-5376 Wilshire Boulevard 706-716 Cloverdale Avenue 721-725 South Detroit Street Los Angeles, CA 90036

Hello Mr. Caporaso,

Thank you for the Notice of Preparation dated May 16, 2023 requesting public comments, to the scope and contents of the Environmental Impact Report, including mitigation measures or project alternatives to the reduce potential environmental impacts from the Project.

As a resident in 5000 Block of West 8th and the 700 Block of South Detroit, within the block of the Project I, along with my surrounding neighbors, are in direct pathway of the anticipated significant environmental impacts based on the "Initial Study prepared for the Project." The likely environmental impacts near us residents on South Detroit and Cloverdale Avenue and throughout our neighborhood of immediate and long-term concerns to our health and well-being are air quality, noise pollution, greenhouse emission, waste and trash. Additionally, this Project will potentially have an adverse environmental impact on land use and planning, street infrastructure, energy, public service (fire and police protection), utilities and service systems (water, wastewater, and energy infrastructure) and traffic.

In order to help mitigate or alleviate the cumulative impacts of this Project, I am suggesting the a few alternatives to this Project. Note, these are just a few issues to an expansive list of potential environmental impact concern that I anticipate EPA and local agencies to track.

Land Use and Planning

Onni Group (Project Applicant) and The City of Los Angeles Planning Department (City) should thoughtfully re-consider the best possible use of the site and scope of the Project as it relates to the impact on individuals and community/population.

Reduce the Overall Size of the Project:

a. The proposed, 46-story, 419-unit residential tower and podium, akin to a hotel (an asset type of the Project Applicants' portfolio) is 4 stories taller, 48 units larger, and approximately 27,000 sf more commercial floor area space than the nearest planned development project. The Project will environmentally overburden residents and the community in the near and foreseeable future.

b. As proposed, the restaurant space will increase from 18,870 sf to 34,092 sf, office space will be reconfigured to from 9,358 to 8,000 sf, and 20,001 sf of existing retail space will be eliminated. So, the 42,092 sf of commercial floor area for this Project would consist of primarily restaurant little office use, comparatively, and no retail use. This proposal seems to displace existing/remaining small retail businesses and eliminate future retail businesses from the site. A mixed-use of the floor area consisting of restaurant, office and *retail* commercial space would better serve the residents who live in this community.

   The Conceptual Site Plan proposes: (1) **Fourteen (14) restaurants;** (2) Thirteen of the restaurants are south or east facing, behind the building, adjacent to Wilshire Boulevard. (3) The proposed Restaurant Elevator solidifies the Applicants plan to create a food hall/court of some sort in the commercial floor area. This many restaurants at a mixed-use residential site seems excessive will adversely impact residents in our community those of us who live within 500 ft of the Project. There must be a balance.

c. The impact of 34,092 feet of restaurant space with multiple full liquor licenses, concentrated in one commercial multi-family residential property, adjacent to single family homes in an HPOZ neighborhood, (where our contributing residential property, sits within 500 feet), would adversely impact residents' quality of life and neighborhood; One that we have actively worked to maintain over many years, even prior to an HPOZ. Alternatively, decreasing the restaurant use square footage and reinstating retail in the proposal would result a better balance in commercial retail mix and the quality of life for residents in our community.

   Prior to Onni Group's acquisition of the subject property, three restaurants were on the site: One has permanently closed and of the two remaining, one recently applied for a full liquor license, and the other does not have any liquor licenses. As an alternative to Requested Actions #3 of the

Notice of Preparation - Pursuant to LAMC Section 12.24 W 1. a **Main Conditional Use Permit** to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption within five commercial spaces, I am requesting the City to limit the Main CUP total to **two commercial spaces**.

Air Quality, Noise Pollution, Greenhouse Gas Emissions, Climate

In order to help mitigate the Projects potentially significant environmental impact related to air quality, noise pollution, greenhouse gas emission, and climate during the construction process, mitigation measures should be established and maintained throughout the life of the project.

Establish Mitigation Measures for the Project

a. During construction, trucks routes hauling out soil and transporting materials to/from the Project must always utilize Wilshire Blvd and La Brea Ave. Trucks should not be allowed to access any of the residential streets in route to the project. This would include, but is not limited to West 8th Street, South Detroit, and Cloverdale Avenue within the boundaries of Olympic Boulevard, Wilshire, LaBrea Avenue, and Fairfax Avenue. LA Metro currently follows this policy. We request the City to also require the same for this Project with cooperation from contractors.

b. Ongoing Air Quality monitoring for harmful pollutants and daily street sweeping/cleaning of dirt and debris.

c. Thoughtful schedule of construction periods to mitigate intense climate conditions. Miracle Mile is a 100-year-old community with many of the properties at or near 100 years. As such, many buildings do not have air conditioning and have relied upon outside air to cool their homes during warm months. The potential of significant environmental impacts from air pollutants and noise pollution during construction of the Project could potentially cause harm to residents who may open their windows during seasonal warmer months.

d. The existing (Metro) project currently under construction with the addition of a multitude of development projects slated for Wilshire Boulevard and S. LaBrea Avenue, all within a few feet from each other (at least two by the Onni Group) and all targeting a completion date in advance of the 2028 Summer Olympics, would environmentally overburden our community; What measures is the City planning to mitigate this issue?

Traffic and Vehicular Access

The existing on-site uses have unblocked access to the site ***from*** both Cloverdale Avenue and South Detroit Street. The *proposed* Conceptual Site Plan establishes South Detroit Street as the primary entrance for residents' parking and other vehicular access for the building.

Alternative Plans for Better Control of Vehicular Access and Traffic

a. Build Vehicular Access to residents parking garage from **both** Cloverdale Avenue and S. Detroit Street and/or Wilshire Boulevard. Detroit Street

residents and infrastructure should not bear the burden of daily traffic from residents and visitors to the site. Vehicular (as well as pedestrian and scooter traffic) will be compounded as a result of this Project and beyond its completion.

b. Limit vehicular access to the Property site for trash collection, truck deliveries for the commercial floor area businesses, and all other commercial vehicles to Wilshire Boulevard; Northbound access on either Detroit Street or Cloverdale Avenue should be avoided.
c. Create street barriers to traffic on residential streets. Suggestions may include roundabouts, islands, slow-streets, one-way traffic, and more.

Residential and Permitted Parking

Miracle Mile streets have District Permit Parking. Parking is currently at a premium in the neighborhood and the increased volume would further disrupt. To avoid this, we request a Clause in the Property Residential, Commercial Leases stating that Tenant/s of this Property shall not be eligible for street parking permit/s. This type of language is precedent in another nearby development.

Public Services, Utilities and Service Systems

Other environmental impacts topics that should be included in EIR report, which the City is fully aware, include the impact on our community fire and police departments. LAPD is currently limited in resources. We have few officers assigned to our neighborhood yet reports of crimes are increasing. The anticipated Metro will increase transient activity as will the Project proposed. Like, LAPD, the USPS also has limited capacity. Carrier routes have not changed in decades, yet developments, smaller in scale, to the proposed Project, have increase mail volume. Mail delivery to a project with a proposed 419 residential units will impact delivery. While seeming irrelevant to the Project, it is in fact germane to the Project. Of course, water supply and energy infrastructure are a natural concern.

In closing, generally reducing the overall size and use of the Project would help reduce potential environmental impacts from the Project. Again, this is not an exhaustive list of project alternatives to reduce the significant environmental impact this Project will have. Rather, it is perspective from our lived experience in this community.

Thank you again, for your consideration of our comments.

Kindest regards,

Montrese Chandler

cc: Beverly Austin

Paul Caporaso <paul.caporaso@lacity.org>

Prroposed Wilshire and Cloverdale Project

2 messages

Glenda Ganis <gganis@gmail.com> Thu, Jun 15, 2023 at 1:18 PM
To: "paul.caporaso@lacity.org" <paul.caporaso@lacity.org>

I am not in favor of this project. Living on Detroit Street, we are still undergoing the construction effects & traffic delays of the Metro line at the corner of Wilshire and La Brea. There are weekends when a car can't make a left turn from Wilshire onto La Brea because it's blocked off & continues to be blocked for many streets.

Parking is horrendous and will be made worse by this project.

A 46-story building will be an eyesore to the rest of Wilshire Blvd, despite the claim of alleged Art Deco design. No new building can mimic true Art Deco.

The pittance of 43 "affordable" apartments will do nothing to help the homeless situation. The greed of these developers is mind-boggling.

Thank you,
Glenda Ganis
911 So. Detroit Street

Paul Caporaso <paul.caporaso@lacity.org> Thu, Jun 15, 2023 at 1:35 PM
To: Glenda Ganis <gganis@gmail.com>

Hello Glenda,

Thank you for your email.

Your correspondence will be included in the Projects case file as part of the NOP public comment period.

If you have any further questions, please do not hesitate to contact me.

Kind regards,

Paul

LOS ANGELES CITY PLANNING

Paul N. Caporaso (they/them)
City Planner
Los Angeles City Planning
221 N. Figueroa St., Room 1350
Los Angeles, CA 90012
T: (213) 847-3629 | Planning4LA.org
E-NEWS

[Quoted text hidden]

Paul Caporaso <paul.caporaso@lacity.org>

Wilshire and Cloverdale Project | ENV-2022-7530-EIR

2 messages

Dave Grant <emaildaveg@gmail.com> Wed, Jun 14, 2023 at 10:17 PM
To: paul.caporaso@lacity.org

Mx. Paul Caporaso,

In regard to the Wilshire and Cloverdale Project, I want to address the following neighborhood concerns for your Environment Impact Report.

1. With two proposed high-rise developments at both Wilshire & Cloverdale and Wilshire & Cochran, it is important that each EIR acknowledges the other project and the collective impacts these two projects have on our historically preserved, low-density neighborhood south of Wilshire.
2. Preserving the character of the Miracle Mile Historic Preservation Overlay Zone's low-density residential district by way of traffic calming is absolutely necessary. The City of Los Angeles HPOZ ordinance states one of it's purposes is to "Develop and maintain the appropriate settings and environment to preserve these buildings, structures, Landscaping, Natural Features, and areas". One way for our neighborhood to "retain its character and environment" is by limiting the vehicular points of entry to the NE quadrant of the Miracle Mile HPOZ and insulating the low-density neighborhood from through traffic to the "Wilshire and Cloverdale Project". Other examples of this in the area include:
    - Carthay Circle HPOZ created one way and dead-end streets as a way to calm the traffic going through their neighborhood to access the Wilshire Corridor.
    - The nearby Wilshire Courtyard development terminated S. Sierra Bonita Avenue where it intersects W. 8th Street to reduce traffic cutting through Miracle Mile's single-family home district between 8th and Olympic. In addition to this traffic calming, a green space was created along 8th street between Curson Ave and Masselin to act as a buffer between the low-density residential neighborhood to the south and the Wilshire corridor. This is an excellent and necessary example of how to divert the traffic flow away from the low-density Miracle Mile HPOZ neighborhood to the south.
    - The 900 blocks of Spaulding and Genesee do not intersect with Olympic and instead end with a green space.
    - The 900 block of Ogden intersects with only southbound traffic on Olympic to limit drivers from going north through the neighborhood.
    - The 400/600 blocks of Cloverdale, Detroit, and Dunsmuir all have sections of one-way traffic on the North side of Wilshire.
3. Parking is already a significant problem in the area (both North and South of Wilshire) and with increased density and incentives for homeowners to convert garages into Accesssory Dwelling Units (ADUs), the area will be far more reliant on street parking in the future.
4. The benefits and feasibility of creating green space as part of the project should be included in the EIR since it will add significantly more residents to the Miracle Mile.
5. The Miracle Mile HPOZ restricts homeowner from updating windows with more energy-efficient and sound-dampening double-paned windows on street visible locations of their homes. Construction noise should be kept in mind when evaluating the project's construction hours.
6. Dramatically increasing the local density should be a reason for Los Angeles to update utility services for the neighborhood by increasing the power grid and by replacing utility poles with underground utilities.

Thank you,
Dave Grant

Paul Caporaso <paul.caporaso@lacity.org> Thu, Jun 15, 2023 at 7:29 AM
To: Dave Grant <emaildaveg@gmail.com>

Hello Dave,

Thank you for your email.

Your email will be included in the Projects case file as part of the NOP public comment period.

If you have any further questions, please do not hesitate to contact me.

Kind regards,

Paul

[Quoted text hidden]

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LOS ANGELES CITY PLANNING

Paul N. Caporaso (they/them)
City Planner
Los Angeles City Planning
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Los Angeles, CA 90012
T: (213) 847-3629 | Planning4LA.org
E-NEWS

Paul Caporaso <paul.caporaso@lacity.org>

Wilshire and Cloverdale

2 messages

Rhonda Hayter <rhondahayter3@gmail.com> Mon, Jun 12, 2023 at 3:35 PM
To: paul.caporaso@lacity.org

Ten percent affordable housing units is nice, but why would the city allow 90% luxury units one block from the subway? Rich people will NOT be taking the subway. What a waste of proximity. Build affordable housing near the new subways and you'll have built-in riders. Put the luxury buildings elsewhere and make them have parking for their cars...because they are not going to give up their cars.

Rhonda Hayter
1238 Meadowbrook Ave, Los Angeles, CA 90019

Paul Caporaso <paul.caporaso@lacity.org> Tue, Jun 13, 2023 at 12:27 PM
To: Rhonda Hayter <rhondahayter3@gmail.com>

Hello Rhonda,

Thank you for your email.

Your email will be included in the Projects case file as part of the NOP public comment period.

If you have any further questions, please do not hesitate to contact me.

Kind regards,

Paul

Paul N. Caporaso (they/them)
City Planner
Los Angeles City Planning
221 N. Figueroa St., Room 1350
Los Angeles, CA 90012
T: (213) 847-3629 | Planning4LA.org
E-NEWS

[Quoted text hidden]

Paul Caporaso <paul.caporaso@lacity.org>

Please do not build this project on Wilshire between Detroit and Cloverdale!

2 messages

Glynis Jorritsma <glynis1024@gmail.com> Thu, Jun 15, 2023 at 1:07 PM
To: paul.caporaso@lacity.org

Dear Paul,

Please reconsider putting this huge structure. Somewhere else. It is so jam. Packed with traffic around this area. And I live here on Detroit. And I can't imagine how many more people. This is going to bring in, and how many more cars it is just going to be. Unlivable. This is not a good idea. It should go downtown LA somewhere. It's going to ruin miracle mile. Sincerely Glynis.

Paul Caporaso <paul.caporaso@lacity.org> Thu, Jun 15, 2023 at 1:36 PM
To: Glynis Jorritsma <glynis1024@gmail.com>

Hello Glynis,

Thank you for your email.

Your correspondence will be included in the Projects case file as part of the NOP public comment period.

If you have any further questions, please do not hesitate to contact me.

Kind regards,

Paul

Paul N. Caporaso (they/them)
City Planner
Los Angeles City Planning
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E-NEWS

[Quoted text hidden]

Paul Caporaso <paul.caporaso@lacity.org>

Wilshire and Cloverdale Project Case Number ENV-2022-7530-EIR Comments

2 messages

Hana Kawano <hana805@mac.com> Thu, Jun 15, 2023 at 1:20 PM
To: paul.caporaso@lacity.org

Wilshire and Cloverdale Project

Case Number ENV-2022-7530-EIR

Project Location: 5350–5376 Wilshire Boulevard, 706–716 Cloverdale Avenue, and 721–725 Detroit Street, Los Angeles, California 90036

Community Plan Area: Wilshire

Council District: 5—Yaroslavsky

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

From: Hana Kawano
805 S. Sierra Bonita Ave., Los Angeles, CA 90036
hana805@mac.com
(213) 361-3320

I have the following concerns about the Wilshire and Cloverdale Project:

Air Quality: This Project will permanently increase harmful air quality, resulting in community-wide adverse health impacts.

During construction, diesel fueled, heavy equipment will spew Greenhouse Gas Emissions (GGE), dust and small particulate pollution. There will be quarter-mile long convoys of dump trucks, cement mixers and other construction equipment, blowing diesel exhaust, for months. This requires street closures and detours, causing even more vehicles to idle and emit enormous amounts of GGE and particulate air pollution. Frustrated drivers will cut-thru residential streets to avoid this, producing more GGE from the Vehicle Miles Traveled (VMT) And, *there are at least 5 other* mega-development projects nearby.* These 5 other projects will be concurrent, compounding the detours and road closures. GGE, and VMT will go up exponentially, community-wide.

After construction, GGE, VMT and *particulate matter air pollution* from *all vehicles*, *including electric*, will remain high. Particulate matter air pollution consists of particles so tiny, they can penetrate the lungs, enter the blood stream and worsen asthma, heart disease, dementia, diabetes and risk of stroke. Miracle Mile is a Naturally Occurring Retirement Community (NORC) home of many elderly residents. It also is home of many families with infants and children. The harmful effects of bad air quality will hit these 2 groups hardest, leading to *hospitalizations, disability and death*. **The mitigation required is community-wide planting of large shade trees to filter pollution. As these impacts are permanently harmful, bar any and all "air rights" to this Project, now and in the future and deny all other projects that add to this life threatening impact, the same.**

Heat Will Make Air Pollution Worse. Global warming brings more frequent, longer and hotter heat waves, adding to the Urban Heat Island Effect, which in turn, will actually *make air pollution worse*. With the other 5 mega-developments, the resulting pollution will be even worse. **The mitigation required is for this Project and all nearby projects, next to residential areas, to have facades that do not reflect heat and light onto the surrounding areas or else absorb heat and light. Also required is the planting of large shade trees, community-wide.**

Greenhouse Gas Emissions (GGE). This project will result in skyrocketing GGE and VMT

The inhabitants of the Project's 372 ultra luxury units, along with those in the other 5 mega-projects, have the money to pay for convenience and therefore will NOT use public transportation. They will use ride share and delivery services. To meet their ultra-luxury demands, their visitors and their help, will all have cars. As VMT skyrockets, GGE explodes,
This mass influx will overrun our narrow residential streets desperate for parking. Presently, there's NO extra parking. In fact, parking is being eliminated. Again this will causes the VMT and GGE to blow up.

The 16,000+ sqft ground floor restaurant will also add to VMT and GGE from customers, workers, deliveries of provisions and pick up from "Uber Eats" meal delivery.

Lastly, more people produce more garbage and requires more garbage trucks, so this will also increase the VMT and GGE. **The mitigation required is to fund a task force chosen by the Miracle Mile Residential Association on measures to reduce VMT.**

Noise: This project will result in major adverse health impacts from noise.

The demolition, excavation and construction of this Project will cause a substantial increase in noise levels, far above the ambient noise levels in the project's vicinity. In addition, there will also be excessive ground borne vibration, which penetrates even sound-proofed spaces. As Miracle Mile has a thriving cottage industry of "work from home", ground borne vibrations will interfere with the production of this work. When finished and occupied, a substantial increase in ambient noise levels will remain above the pre-Project levels.

More people, means more high decibel sirens at a level that causes hearing loss. *This loss is cumulative*. Presently, this writer experiences, at minimum, 60 seconds of siren noise per week. This means I am experiencing 52 minutes per year of *cumulative hearing damage*. And this is the minimum. *The actual amount of high decibel noise exposure is far higher.*

Noise pollution is a factor in heart disease, strokes and dementia. Again this will impact the most vulnerable residents the hardest. **The mitigation required is a buffer-zone park with large shade trees to muffle noise.**

Public Services and Recreation: This project results in major life-threatening impacts and is discriminatory.

First, our access to the US Post Office. Vulnerable residents, with no internet access, depend upon PO Boxes to safe guard against elder financial abuse, mail and ID theft. The unbanked residents depend on Post Office Money Orders. It's our lifeline. During construction, will the Post Office be open? Will sidewalks leading to Post Office be open?
Will it be safe to enter or exit?

Second, during construction, our narrow, circa 1920s streets, will be jammed with 21st century-sized vehicles (some SUVs are now the size and weight of a Sherman tank) and delivery trucks, desperate for parking. Presently, double parked vehicles abound in Miracle Mile. This Project and the other 5, will make it worse. This will slow or block, Police, Fire and Emergency vehicles. This will certainly *delay life saving treatment* and result in *increased disability and death*. Remember: For heart attacks and strokes, *minutes lost equals heart and brain cells lost.*

Third, after construction, gridlock will be worse. The affluent inhabitants of this Project, along with those in the other 5 mega-projects, demand convenience regardless of the dangers it poses to their vulnerable neighbors. As the Project's parking is insufficient, the inhabitants of this and the other 5 mega-projects, will obtain PPD34 Parking Permits and hog parking spaces from the neighborhood and strangle small businesses on Wilshire. Their visitors will park all over Miracle Mile, and surrounding areas, using scooters to commute to and from their cars. The danger of a collision between a scooter and a child or senior is high. In the past, there was a King Tut exhibition at LACMA. Huge crowds descended on Miracle Mile, desperate for parking. Cars blocked driveways and residents were unable to leave. This Project, and the other 5 projects, each with EIRs of their own, will be bringing in King Tut-sized crowds and parking woes, *everyday, 24/7*. King Tut eventually left town, but this Project and the other 5 will be here forever. **The mitigation required is do not issue Parking Passes to the addresses of any luxury development in Miracle Mile.**

Fourth: Miracle Mile is home to many young families and is a NORC. Toddlers, strollers, canes, walkers, wheelchairs and caregivers, are out and about everyday, everywhere. Since this Project and the other 5 mega-projects will cause VMT to explode, *the impact to vulnerable pedestrians will be literal and physical*. Dangerous traffic, tripping hazards and impeded access *discriminates*, denying use of our public spaces by making our public spaces hostile to all but the the young and fit.

Fifth: More electric vehicles means more battery fires. Batteries have been known to spontaneously catch fire. A puncture alone can cause a battery fire. These battery fires are *extremely hot and cannot be extinguished with water.* The intense heat from a battery fire can turn the water vapor in concrete into steam, causing the concrete to explode. Steel 'I' beams loose structural integrity when subjected to high heat. *A battery fire in the wrong location can cause catastrophic building collapse*. This unexamined and extreme danger will be forced upon the already short-staffed LAFD. Because of this, certain electric vehicles are already banned from parking structures because of battery fires. **The mitigation required is do not issue Parking Passes to the addresses of any luxury development in Miracle Mile.**

In addition:

- Will the Project and the other 5 mega-projects ban electric vehicles from their parking structures?
- Will the banned cars get PD34 Parking Permits and park on our residential streets?
- What if an Project's visitor's car battery fire burns down our street trees?
- What is the increased fire risk to the surrounding neighborhood?
- Will LAFD be able to reach our jam packed streets in an emergency?
- Will any increase in car battery fires from the visitors and inhabitants of this Project, or the other 5 mega-projects, cause Miracle Mile residents increased insurance premiums or to be dropped or denied fire insurance? **The mitigation required is to fund a task force chosen by the Miracle Mile Residential Association to answer the above questions.**

Sixth, The excessive weight of additional electric vehicles may exceed the safe weight limits of parking structures. In an earthquake this can lead to collapse of structures not designed for the extra weight. Elsewhere, at least one parking garage has already collapsed. Will this Project and the other 5, ban electric vehicles from using their parking structures, thus dumping their inhabitant's vehicles onto our streets and impeding emergency access? Can they get District Parking Passes? **The mitigation required is: do not issue Parking Passes to the addresses of any luxury development in Miracle Mile.**

Eighth, both driveways to access the Project's parking structure are located on narrow Cloverdale and Detroit. In addition to the huge increase of VMT, gridlock, rideshare, deliver trucks and vans, there is the proximity to the subway station. The crowds and pick up and drop off traffic will pose another dangerous obstruction to emergency vehicles. **The mitigation required is to fund a task force chosen by the Miracle Mile Residential Association to answer the above questions.**

Lastly, in a major emergency, if this building evacuates, there is no off-street area for over a thousand people to gather. Combined with the subway crowds, the sidewalks are inadequate to accommodate this many people. Crowds will be forced to stand in the street. This is dangerous, blocking emergency vehicles, and surrounding residents trying to evacuate at the same time. **The mitigation required is a *park to serve as an evacuation staging area and a heat and noise absorbing buffer zone between the apartment buildings and the Project. As these impacts are permanent, bar any and all "air rights" to this Project, now and in the future and deny all other projects that add to the above life-threatening impact, the same.***

Utilities and Service Systems: This project will result in damage to underground systems and can deprive residents of drinking water, sewers and electricity.

Our 1920s streets and sidewalks were not designed to handle 21st century traffic volume. There are now 10 times the people and vehicles compared to the 1920s. Our streets and sidewalks cannot be expanded to accommodate the increased demand from this Project and the other 5. In addition, electric vehicles weigh thousands of pounds more than fossil fuel vehicles, causing accelerated wear and tear on streets. This means greater expense, inconvenience, frequent detours and closures for road work.

Our residential sewers were not designed to handle the combined volume of sewage this Project and the other 5 mega-developments will produce. These sewers are over 100 years old. This Project and the other 5 mega-developments, plan to hook up and use our residential, 1920s sewers to handle 21st century mega-project sewage volume. This is ***unacceptable***. Without mitigation, the residents will be subjected to intense, foul odors, that will overwhelm and permeate living spaces - permanently. Sewage can even back up into homes and businesses. Overwhelmed sewers can even blow the covers off manholes.

La Cienaga means, "The Swamp" in Spanish. The LA River once flowed down La Cienaga. Beneath Miracle Mile is the watershed for the former LA River. Every time it rains, it *springs* into action. This Project's historic water table/groundwater level is stated as 10 feet deep. When there are multiple atmospheric river storms like this past year and in 2017, there is more groundwater and it *rises higher than the historic water table, even reaching the surface*. For instance,

the Wilshire Courtyard Project stated their groundwater average is 30 feet down and with drought, even lower. Yet during this year's heavy rain, water was observed to force its way through the sidewalk on Wilshire Blvd. In 2017, during another multi-atmospheric river storm, a huge sinkhole appeared at Stanley and Wilshire and swallowed a car. Groundwater causes sinkholes. Groundwater can short out underground electrical cables, undermine water supply lines and sewer pipes, causing them to rupture. This has already occurred during the recent storms. And these recent storms and 2017 weren't even the Ark Storm*. An ARK Storm will almost certainly drive groundwater to the surface. Underground electrical cables will short out. Water and sewer lines will be undermined and collapse, contaminating the water supply. There will be NO drinking water until it's repaired, and in an ARK Storm, heavy rain and flooding may make that impossible for days. The Project's 1.3 acre, impervious, deep foundation in concrete, combined with the 5 other multi-acre projects, *displaces ground water*, altering its natural flow, concentrating it in smaller areas and forcing new pathways. These redirected groundwater flows, risks undermining anything underground. Sewers, water supply lines, underground electric and communication cables and even streets, like the 2017 sinkhole. The rising ground water can force its way up into yards, basements and foundations. This has already happened in Miracle Mile during the 2023 storms. If water is already seeping up into yards, basements and foundations, what would the ARKStorm do? As bad as all of the above is, it would be ***catastrophic*** if this Project and other 5, are allowed to hook up to our residential sewers. **The mitigation required is: do not hook up this Project's or any other mega-developement's sewers to our residential sewers. If there is no other option, The Project and any other mega-development on Wilshire, shall upgrade and/or replace the residential sewers to prevent the impacts described above. Upgrade stormwater systems to reduce the impact of the altered groundwater flows. As these impacts are permanently harmful, bar any and all "air rights" to expand this Project, now and in the future, and deny all other projects that add to this life-threating impact, the same.**

In closing, the concerns I set down here are **basic**, not even the worst case scenarios. Despite commenting on only this project, I am aware of at least 5 others in the vicinity. Each has their own EIRs. There will be knock-on effects from the these other 5 projects. The resulting unwelcome and harmful consequences for Miracle Mile will be greater than the sum of each mega-projects EIR parts.

Sincerely,

Hana Kawano, RN

*The 5 other mega projects: 5001 Wilshire, Mirabel, Wilshire Courtyard Redevelopment Project, 3rd & Fairfax (Town&Country), TVCity and 5555-5575 Wilshire (RiteAid/Smart&Final, no EIR at this time)

**ARkStorm (for Atmospheric River 1,000) is a "megastorm" proposed scenario based on repeated historical occurrences of atmospheric rivers and other major rain events first developed and published by the Multi-Hazards Demonstration Project (MHDP) of the United States Geological Survey (USGS) in 2010[1] and updated as ARKStorm 2.0 in 2022.[2]

Paul Caporaso <paul.caporaso@lacity.org> Thu, Jun 15, 2023 at 1:36 PM
To: Hana Kawano <hana805@mac.com>

Hello Hana,

Thank you for your email.

Your correspondence will be included in the Projects case file as part of the NOP public comment period.

If you have any further questions, please do not hesitate to contact me.

Kind regards,

Paul

Paul N. Caporaso (they/them)
City Planner
Los Angeles City Planning

221 N. Figueroa St., Room 1350
Los Angeles, CA 90012
T: (213) 847-3629 | Planning4LA.org



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Paul Caporaso <paul.caporaso@lacity.org>

Wilshire & Cloverdale Project (Environmental Case Number ENV-2022-7530-EIR)

2 messages

Josh Land <joshland1990@gmail.com> Tue, Jun 13, 2023 at 12:15 PM
To: "paul.caporaso@lacity.org" <paul.caporaso@lacity.org>

My name is Josh and I'm a resident of South Detroit Street. I've lived in this neighborhood for nearly a decade.

Three months after I moved into my building in 2014, the city decided to build a metro line directly across the street from my apartment. For this reason, all of my neighbors and I have been inundated with pervasive construction, noise pollution, and cement wall eyesores for over 8 years. Now, with the metro project scheduled to complete in 2023, we've all been looking forward to finally having a semblance of our old neighborhood back.

Which is why this brand new project is such a devastating blow. I had only recently been made aware of this looming construction project from a neighbor, but just finally received the notices of preparation on our street this morning, **June 13th**. Firstly, the deadline for writing is **June 15th** - merely 2 days away. This is quite simply not not enough time, and feels like a purposeful attempt to slip these notices by people before they have time to respond. Especially since these notices mention that **the "public comment period" actually began on May 16th - but we didn't receive any sort of posted notices until TWO DAYS before this comment period ends.**

Secondly, this neighborhood has already been dealing with loud construction, constant street closures, disappearing street parking spots, frequent and random removal of left turns for long enough, and 2023 was supposed to be the end of all this. I strongly oppose the idea that now - right as we were about to get out of this construction - we are now just... starting all over. On top of that, this enormous building will cause even more traffic, noise, street closures, and neighborhood parking congestion than before. Not to mention it will block the little view of the mountains in the north that we have left.

Again, I am writing this email to voice my **strong disapproval** and discontent at the proposed "Wilshire and Cloverdale Project."

Best,
Josh

Paul Caporaso <paul.caporaso@lacity.org> Tue, Jun 13, 2023 at 12:28 PM
To: Josh Land <joshland1990@gmail.com>

Hello Josh,

Thank you for your email.

Your email will be included in the Projects case file as part of the NOP public comment period.

If you have any further questions, please do not hesitate to contact me.

Kind regards,

Paul

LOS ANGELES CITY PLANNING

Paul N. Caporaso (they/them)
City Planner
Los Angeles City Planning
221 N. Figueroa St., Room 1350
Los Angeles, CA 90012
T: (213) 847-3629 | Planning4LA.org
E-NEWS

[Quoted text hidden]

Paul Caporaso <paul.caporaso@lacity.org>

Wilshire & Cloverdale 46-story development

2 messages

B & G Landers <bglanders@sbcglobal.net> Wed, Jun 14, 2023 at 3:04 PM
Reply-To: B & G Landers <bglanders@sbcglobal.net>
To: "paul.caporaso@lacity.org" <paul.caporaso@lacity.org>

June 14, 2023, @ 3:00 pm

Dear Sir,

I live on Detroit Street and have a vested interest in maintaining our Neighborhood-HPOZ

These are some of my concerns regarding this project:

Height: Because there is not a zoning height limit on Wilshire Blvd, but considering the Miracle Mile Design Overlay and the charm of the existing Art Deco Architecture in Miracle Mile I would hope the preference of the City of Los Angeles, Dept. of City Planning would want the design of the building to be more uniform with the existing architecture and height found in the neighborhood.
Los Angeles is one of the few remaining large cities (possibly the last one) that has taken neighborhoods into consideration in their planning. We are not a dense city of huge high buildings for which I am very grateful. We remain unique in our desire to keep our family neighborhoods where children can play outside and mothers are safe to walk their babies in strollers. Where we can feel
safe from traffic and homeless encampments.

Construction: In particular we have had to deal with the Subway Construction and Noise for the last
few years. The trucks have torn up our streets and the noise has disturbed all of the neighborhood.
You are now requiring us to deal with this major construction and disruption for a period of three years.
2026 through 2029. We have great concern about the traffic on our streets in particular Cloverdale and Detroit Street.
What will be done to mitigate these issues?

Air Quality: From your report the South Coast Air Quality Management District indicated a Potentially Significant Impact to the immediate surrounding areas. This conflicts with the standards set and I do not see anywhere a response to this negative.

Methane: This dig is very significant considering the known problem of Methane Gas as well as the historic artifacts that may be discovered. How will this be treated?

Energy: The City has an All-Electic Buildings Ordinance #187714 requiring all new buildings permitted after April 1, 2023 (or June 1, 2023, for an Affordable Housing Project) to be all-electric, with exceptions??
I do not see any use of Solar Power to offset the impact of the energy use of Electricity.

Traffic: According to the study there will be a significant traffic impact in a very small area.

I do not have a suggestion to mitigate this but it is of great concern to all the residents of Cloverdale
and Detroit Street. Beginning with the following blocks 700, 800, 900.

Security: I do not feel that lights and fencing will be adequate during the construction phase and in fact afterward. Real armed Security Cars in our area would be helpful.

Thank you for the opportunity to voice my concerns regarding this proposed project.

Yours truly,
Gail S. Landers

Paul Caporaso <paul.caporaso@lacity.org> Wed, Jun 14, 2023 at 3:21 PM
To: B & G Landers <bglanders@sbcglobal.net>

Hello Gail,

Thank you for your email.

Your email will be included in the Projects case file as part of the NOP public comment period.

If you have any further questions, please do not hesitate to contact me.

Kind regards,

Paul

Paul N. Caporaso (they/them)
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E-NEWS

[Quoted text hidden]

Paul Caporaso <paul.caporaso@lacity.org>

Case No. ENV-2022-7530-EIR: NOP Public Comment

2 messages

Isaac Lee <isaaclee@gmail.com> Thu, Jun 15, 2023 at 3:42 PM
To: paul.caporaso@lacity.org

Dear Mr. Caporaso,

My name is Isaac Lee and I am a homeowner at 851 S. Cloverdale Ave., located about 1,000 feet south of the proposed development site. My wife and I moved in the neighborhood in 2019 and started a family with two daughters (ages three and 14 months). We love this neighborhood and thank you for the opportunity to comment on the proposed Wilshire and Cloverdale development. I have reviewed the Initial Study and would respectfully request that the following issues be added to the scope of the EIR:

- **Crime/Security Increase** - I am concerned an increase in residents may attract a potential increase in crime. In April our house was burglarized. My four year old daughter still has bad dreams of "footprints and fingerprints" and is scared of falling asleep by herself due to the trauma of the burglary.
- **Unhoused Population Increase** - I am concerned the proposed development may attract additional unhoused people living on our streets in our neighborhood. I feel this is a safety issue especially for the children living in the neighborhood.
- **Lack of Green Space/Parks** - I would like the EIR to address the potential lack of green space and parks that are walkable for children with an increase in our neighborhood population from the proposed project. There is only one small playground within walking distance of our neighborhood and the next closest playground is in Pan Pacific Park, over a mile away.

Once again, thank you so much for taking my comments under consideration and I appreciate your time and effort in addressing our neighborhood's concerns.

Best regards,

Isaac
(917) 796-0044 cell

Paul Caporaso <paul.caporaso@lacity.org> Thu, Jun 15, 2023 at 4:18 PM
To: Isaac Lee <isaaclee@gmail.com>

Hello Isaac,

Thank you for your email.

Your correspondence will be included in the Projects case file as part of the NOP public comment period.

If you have any further questions, please do not hesitate to contact me.

Kind regards,

Paul
[Quoted text hidden]

--

Paul N. Caporaso (they/them)
City Planner
Los Angeles City Planning
221 N. Figueroa St., Room 1350
Los Angeles, CA 90012

T: (213) 847-3629 | Planning4LA.org



Paul Caporaso <paul.caporaso@lacity.org>

Comments on Environmental Case number ENV-2022-7530-EIR

1 message

James Macinko <jmacinko@ucla.edu> Sun, Jun 11, 2023 at 5:00 PM
To: paul.caporaso@lacity.org

Please see below (and in the attached pdf) comments on the proposed project at 5350-5376 Wilshire Blvd (case ENV-2022-7530-EIR).

James Macinko
Mark Johnston
803 S Cloverdale Ave
Los Angeles, CA 90036

Email: james2525@gmail.com

June 12, 20023

Paul Caporaso
City Planner, Major Projects, Department of City Planning
Via email: paul.caporaso@lacity.org

Re: Environmental Case number ENV-2022-7530-EIR

Dear Mr. Caporaso:

In response to the notice of preparation of an environmental impact report for the proposed project at 5350-5376 Wilshire Blvd (case ENV-2022-7530-EIR), please find below our comments regarding the potential environmental impact and potential approaches to mitigating such impact.

We are property owners at 803 S. Cloverdale Avenue, which is located within 500 feet of the proposed project. Our property and the neighboring, primarily single-family homes are part of the Miracle Mile Historic preservation Overlay Zone (HPOZ) whose mission is to "maintain and enhance the historic integrity, sense of place, and quality of life in the Miracle Mile HPOZ area, and to preserve and stabilize the neighborhood for future generations." We moved to this neighborhood about a year ago and the charming houses, uncrowded streets and relative quiet that characterizes this vibrant and friendly community were important reasons for locating here. Unfortunately, the proposed project (on its own, but even more so when it is considered alongside other large planned projects on Wilshire) threatens to significantly impact our physical, social, and residential environment.

There are a number of major environmental impacts that do not seem to be adequately addressed in the available planning materials.

1. **Noise** (during construction and afterwards). Noise is to be expected during construction, but the increased residential density the project would create is likely to dramatically increase sustained noise levels in the neighborhood. Not only is noise a major determinant of sleep quality (and we have community members who work night shifts and perform other jobs that require them to sleep during the day), but many of our neighbors work at least partially from home and require relative quiet in order to complete their work and enjoy their quality of life. While this might seem to be a common complaint, **our neighborhood is at particular risk for increased noise because the HPOZ does not allow us to install noise-dampening windows**. Instead, we are mandated to install single-paned windows and this makes our houses (in fact all located within the HPOZ) particularly vulnerable to increased noise. For this reason, noise must be more thoroughly addressed in a manner that goes above and beyond the needs

of a "standard" project to take into account the unique environmental impact the construction and increased density will have on our neighborhood. There should be articulation with the HPOZ and other entities that represent owners and residents to find suitable methods to mitigate noise during and after construction, while preserving important historic features of the neighborhood.

2. **Increased traffic** is another major concern due to its ability to increase the risk of collisions with more cars circulating in the area and driving through the neighborhood in order to get to the proposed project from Olympic Avenue, La Brea, or 8th street. Currently, neither Detroit nor Cloverdale Avenue between Wilshire and Olympic has any traffic calming features. Some intersections (Detroit and 9th) have no stop signs, and pedestrian crossing areas (even in front of schools) have no barriers or other way of visibly protecting pedestrians. The proposed project will increase, perhaps even double traffic density. **Increased traffic from the proposed project will not only negatively impact our safety, but also our neighborhood's walkability – a major factor that attracts people to live here.** Addressing the traffic impacts of the proposed project will likely require extensive planning and engagement with LADOT and other agencies to control traffic so that it does not raise the risk of additional traffic injuries, deaths, and property damage, as consistent with LA's "vision zero" principle that "Reducing vehicle speed is fundamental to safer streets". The planning documents do not adequately address these important impacts nor outline plans for how the proposed development would contribute to ameliorating its impact on the walkability and safety of our neighborhood.

3. **Parking**. The proposed development does not appear to have adequate space dedicated to parking. In fact, several hundred parking spots will be lost with the construction project building over existing parking. There is already limited street parking and new residents would be able to obtain both permanent and guest parking permits for street parking. While proximity to the new metro station may provide incentives for some people to reduce the number of cars they own, this is merely an assumption and there is no plan to address the more likely scenario that most residents will likely work, go to school, or shop in parts of the city that are not covered by the metro. For these reasons, **the new project must do a better job in assuring that the current and future parking needs of its residents and the patrons of its commercial properties will be adequately provided for**. Other approaches could also be to limit zoning for parking permits of residents of the project such that they would not apply to the larger neighborhood area, which is already at its limit for on-street parking.

4. **Police, fire and other safety services**. The neighborhood has had a significant increase in property crime over the past year. In this neighborhood and others, municipal services are stretched thin. The proposed project will likely double the number of residents in the neighborhood and this will require a significant upgrade to the infrastructure to protect people already living here (police, fire, sanitation, social services). This will likely require attention to preventive measures, such as improving lighting and other safety features, as well as addressing the unmet needs of existing home owners. These issues should be thoroughly explored, discussed with residents, and addressed.

Thank you for the opportunity to provide comments on this important project.

Sincerely,

-James Macinko and Mark Johnston

Environmental Case number ENV-2022-7530-EIR.pdf
94K

James Macinko
Mark Johnston
803 S Cloverdale Ave
Los Angeles, CA 90036

June 12, 20023

Paul Caporaso
City Planner, Major Projects, Department of City Planning
Via email: paul.caporaso@lacity.org

Re: Environmental Case number ENV-2022-7530-EIR

Dear Mr. Caporaso:

In response to the notice of preparation of environmental impact report for the proposed project at 5350-5376 Wilshire Blvd (case ENV-2022-7530-EIR), please find below our comments regarding the potential environmental impact and potential approaches to mitigating such impact.

We are property owners at 803 S. Cloverdale Avenue, which is located within 500 feet of the proposed project. Our property and the neighboring, primarily single-family homes are part of the Miracle Mile Historic preservation Overlay Zone (HPOZ) whose mission is to "maintain and enhance the historic integrity, sense of place, and quality of life in the Miracle Mile HPOZ area, and to preserve and stabilize the neighborhood for future generations." We moved to this neighborhood about a year ago and the charming houses, uncrowded streets and relative quiet that characterizes this vibrant and friendly community were important reasons for locating here. Unfortunately, the proposed project (on its own, but even more so when it is considered alongside other large planned projects on Wilshire) threatens to significantly impact our physical, social, and residential environment.

There are a number of major environmental impacts that do not seem to be adequately addressed in the available planning materials.

1. **Noise** (during construction and afterwards). Noise is to be expected during construction, but the increased residential density the project would create is likely to dramatically increase sustained noise levels in the neighborhood. Not only is noise a major determinant of sleep quality (and we have community members who work night shifts and perform other jobs that require them to sleep during the day), but many of our neighbors work at least partially from home and require relative quiet in order to complete their work and enjoy their quality of life. While this might seem to be a common complaint, **our neighborhood is at particular risk for increased noise because the HPOZ does not allow us to install noise-dampening windows**. Instead, we are mandated to install single-paned windows and this makes our houses (in fact all located with the HPOZ) particularly vulnerable to increased noise. For this reason, noise must be more thoroughly addressed in a manner that goes above and beyond the needs of a "standard" project to take into account the unique environmental impact the construction and increased density will have on our neighborhood. There should be articulation with the HPOZ and other entities that represent owners and residents to find

suitable methods to mitigate noise during and after construction, while preserving important historic features of the neighborhood.

2. **Increased traffic** is another major concern due to its ability to increase the risk of collisions with more cars circulating in the area and driving through the neighborhood in order to get to the proposed project from Olympic Avenue, La Brea, or 8th street. Currently, neither Detroit nor Cloverdale Avenue between Wilshire and Olympic has any traffic calming features. Some intersections (Detroit and 9th) have no stop signs, and pedestrian crossing areas (even in front of schools) have no barriers or other way of visibly protecting pedestrians. The proposed project will increase, perhaps even double traffic density. **Increased traffic from the proposed project will not only negatively impact our safety, but also our neighborhood's walkability – a major factor that attracts people to live here.** Addressing the traffic impacts of the proposed project will likely require extensive planning and engagement with LADOT and other agencies to control traffic so that it does not raise the risk of additional traffic injuries, deaths, and property damage, as consistent with LA's "vision zero" principle that "Reducing vehicle speed is fundamental to safer streets". The planning documents do not adequately address these important impacts nor outline plans for how the proposed development would contribute to ameliorating its impact on the walkability and safety of our neighborhood.
3. **Parking**. The proposed development does not appear to have adequate space dedicated to parking. In fact, several hundred parking spots will be lost with the construction project building over existing parking. There is already limited street parking and new residents would be able to obtain both permanent and guest parking permits for street parking. While proximity to the new metro station may provide incentives for some people to reduce the number of cars they own, this is merely an assumption and there is no plan to address the more likely scenario that most residents will likely work, go to school, or shop in parts of the city that are not covered by the metro. For these reasons, **the new project must do a better job in assuring that the current and future parking needs of its residents and the patrons of its commercial properties will be adequately provided for**. Other approaches could also be to limit zoning for parking permits of residents of the project such that they would not apply to the larger neighborhood area, which is already at its limit for on-street parking.
4. **Police, fire and other safety services**. The neighborhood has had a significant increase in property crime over the past year. In this neighborhood and others, municipal services are stretched thin. The proposed project will likely double the number of residents in the neighborhood and this will require a significant upgrade to the infrastructure to protect people already living here (police, fire, sanitation, social services). This will likely require attention to preventive measures, such as improving lighting and other safety features, as well as addressing the unmet needs of existing home owners. These issues should be thoroughly explored, discussed with residents, and addressed.

Thank you for the opportunity to provide comments on this important project.

Sincerely,

James A Macinko Mark Johnston

James Macinko and Mark Johnston

Paul Caporaso <paul.caporaso@lacity.org>

Fwd: ENV - 2022 - 7530 - EIR

3 messages

Wally Marks <wally@wnmrealty.com> Thu, Jun 15, 2023 at 12:16 PM
To: "paul.caporaso@lacity.org" <paul.caporaso@lacity.org>

Hello Paul.

Please accept this email as my comments for the public record concerning the Scoping meeting of the EIR for this project on Wilshire, between Cloverdale and Detroit.

1. I wish to learn more about the glazing and the fenestration materials of the tower. I am concerned about glare and tinting.
2. I wish to learn more about how the existing commercial buildings will be handling.
    a. What are the future uses, envisioned?
    b. Will the facades be improved with new graphics, paint, surface materials?
3. I wish to learn more about ingress and egress to the project, specifically:
    a. How trash and deliveries will be handled?
    b. How patrons of the businesses and residents park as well as access the project?
    c. How will ride hailing services and food delivery services be handled?
4. I wish to learn more about the side streets – and the associated side yard setbacks are handled for the podium parking on both Cloverdale and Detroit.
    a. The existing sidewalks are narrow, and the podium facades are large.

Thank you. Wally Marks

Wally Marks
310-678-5524 (m)

Paul Caporaso <paul.caporaso@lacity.org> Thu, Jun 15, 2023 at 12:26 PM
To: Wally Marks <wally@wnmrealty.com>

Hello Wally,

Thank you for your email.

Your email will be included in the Projects case file as part of the NOP public comment period.

If you have any further questions, please do not hesitate to contact me.

Kind regards,

Paul

Paul N. Caporaso (they/them)
City Planner
Los Angeles City Planning
221 N. Figueroa St., Room 1350
Los Angeles, CA 90012
T: (213) 847-3629 | Planning4LA.org
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Wally Marks <wally@wnmrealty.com> Thu, Jun 15, 2023 at 12:28 PM
To: Paul Caporaso <paul.caporaso@lacity.org>

Thank you, Paul. Good luck.

Sent from the road...
310-678-5524

From: Paul Caporaso <paul.caporaso@lacity.org>
Sent: Thursday, June 15, 2023 12:26:49 PM
To: Wally Marks <wally@wnmrealty.com>
Subject: Re: ENV - 2022 - 7530 - EIR

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Paul Caporaso <paul.caporaso@lacity.org>

The Wilshire and Coverdale Project

2 messages

Carol Newsom <carol@newgo.la> Thu, Jun 15, 2023 at 9:18 AM
To: "paul.caporaso@lacity.org" <paul.caporaso@lacity.org>

Hi Paul,

I read the flyer about the project at Cloverdale and Wilshire, and appreciate receiving it.

I live on Detroit between 8th and 9th, so I know the neighborhood very well.

That project is 4 stories higher than the already too-high building planned for Cochran and Wilshire. Why?

I urge planning to reduce the height of this building. The major artery, Wilshire, is not wide enough in this neighborhood to serve as corridor for so many overbuilt structures.

Thank you, Carol

Carol Newsom

Newsom Gonzalez

7906 W 4th Street

Los Angeles, CA 90048

323 658-7955

213 507-4870 (mobile)

newgo.la

Paul Caporaso <paul.caporaso@lacity.org> Thu, Jun 15, 2023 at 9:23 AM
To: Carol Newsom <carol@newgo.la>

Hello Carol,

Thank you for your email.

Your email will be included in the Projects case file as part of the NOP public comment period.

If you have any further questions, please do not hesitate to contact me.

Kind regards,

Paul

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--

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Paul Caporaso <paul.caporaso@lacity.org>

Comments re Case No: ENV-2022-7530-EIR

2 messages

Avak Sarafian <avaksar@gmail.com> Wed, Jun 14, 2023 at 4:43 PM
To: paul.caporaso@lacity.org

Good Afternoon Paul,

RE: Environmental Case No: **ENV-2022-7530-EIR**

I have lived in the Miracle Mile for most of my life and I've seen the neighborhood change over the years. One of the latest changes is the proposed 43 story building on Wilshire Blvd between Cloverdale and Detroit. Development on a major boulevard is acceptable, **but the City must take steps to protect its citizens from anything that adversely affects the quality of life of the citizens living nearby.**

I am concerned about the impacts the construction and future use of this building will have on our residential neighborhood (south of the site). I live by the intersection of Cloverdale and Ninth and I am concerned about the following:

1. Increased traffic by large size construction vehicles and trucks
2. Continuous noisy construction, including dust and pollution generated by heavy machinery
3. Increased and substantial "cut through" traffic by vehicles avoiding or escaping the construction area

After the building is constructed, our neighborhood will have to contend with:

4. Additional vehicular traffic generated by guests and residents of the building
5. Additional cut through traffic as guests and residents pass through Cochran, Cloverdale, Detroit, and adjacent streets and a likely spike in car accidents
6. Increased wear and tear on City infrastructure such as streets, sewers, etc
7. Additional light pollution – this building will tower over our neighborhood.

Also, the proposed building is right next to an HPOZ – Historic Protection Overlay Zone. What steps will the City take to protect the character of this one of a kind LA neighborhood? And how will the City ensure that the quality of life issues outlined above are addressed effectively – with concrete steps as opposed to the lip service that residents usually have to put up with?

Please take these matters into consideration as the planning process for this building moves forward. My neighbors and I look forward to working with the City to ensure that all of these concerns are adequately addressed.

Sincerely,

Avak S.

855 S. Cloverdale Ave

Paul Caporaso <paul.caporaso@lacity.org> Wed, Jun 14, 2023 at 4:52 PM
To: Avak Sarafian <avaksar@gmail.com>

Hello Avak,

Thank you for your email.

Your email will be included in the Projects case file as part of the NOP public comment period.

If you have any further questions, please do not hesitate to contact me.

Kind regards,

Paul

Paul N. Caporaso (they/them)
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Paul Caporaso <paul.caporaso@lacity.org>

Case File ENV-2022-7530-EIR

2 messages

David Senft <dsenft@senfty.com> Sat, May 20, 2023 at 7:54 AM
To: paul.caporaso@lacity.org

Mr. Caporaso-

Regarding the notification of EIR preparation for this project at Wilshire and Cloverdale/Detroit.

As a local business owner, I have no objection to the proposal as shown.

Thank you,
-David Senft

--
David Senft_Architect
5371 Wilshire Boulevard
Suite 205
Los Angeles, California 90036

t 310.927.8651
f 323.651.0096

Paul Caporaso <paul.caporaso@lacity.org> Mon, May 22, 2023 at 10:52 AM
To: David Senft <dsenft@senfty.com>

Hello David,

Thank you for your comment. Public comments, where applicable to the Project's potential environmental impacts, will be incorporated into the EIR to be prepared for the Project. Additionally, your correspondence will be recorded as part of the Project's case file.

Please reach out if you have further comments, concerns, or questions regarding the Project.

Kind regards,

LOS ANGELES CITY PLANNING

Paul N. Caporaso (they/them)
City Planner
Los Angeles City Planning
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Paul Caporaso <paul.caporaso@lacity.org>

5350 Wilshire Blvd - Public Comment

2 messages

thaoster <thaoster@gmail.com> Thu, Jun 15, 2023 at 4:48 PM
To: Paul Caporaso <paul.caporaso@lacity.org>
Cc: Thao Tran <thao.tran@lacity.org>

Dear Mr. Caporaso,

I am a resident and block captain for the 800 S. Cloverdale Avenue block. I am supportive of increasing the housing stock near transit locations such as this development. The issues that I would like to emphasize are those related to public safety.

I am concerned about traffic safety and the increased vehicular activity in our residential streets which have substantial foot traffic. ie the need for one-way streets, enhanced crosswalks, traffic-calming roundabouts, increased lighting at eye-level. There should be considerations that future projects encourage residents and their guests from parking in residential areas and littering the streets. ie no PPD parking permits and more trash cans.

The building should design retail and public spaces to encourage commingling with the broader community, ie dog park, pocket park, playground, no dispensaries, bodega, etc. The retail should host neighborhood uses so that small business owners can service the building and community rather than drawing customers from far away that add to the local traffic and parking congestion.

Thank you very much and I look forward to providing future comment on this proposed development.

Cheers,
Thao Tran
800 South Cloverdale Avenue, Block Captain

Paul Caporaso <paul.caporaso@lacity.org> Thu, Jun 15, 2023 at 4:51 PM
To: thaoster <thaoster@gmail.com>

Hello Thao,

Thank you for your email.

Your correspondence will be included in the Projects case file as part of the NOP public comment period.

If you have any further questions, please do not hesitate to contact me.

Kind regards,

Paul

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--

Paul N. Caporaso (they/them)
City Planner
Los Angeles City Planning
221 N. Figueroa St., Room 1350
Los Angeles, CA 90012

T: (213) 847-3629 | Planning4LA.org



Paul Caporaso <paul.caporaso@lacity.org>

708 Cloverdale Development Project

5 messages

Amy Willus <amy.willus@gmail.com> Thu, Jun 15, 2023 at 12:45 PM
To: Paul.caporaso@lacity.org

Dear Mr. Caporaso,

I'm writing to voice my concerns regarding the development project slated at 708 Cloverdale.

As a Miracle Mile resident, I do not think this development is detrimental to the livelihood of our commercial or residential neighbors. I am not an expert in city planning but you don't need to be an expert to see what a burden this will be on the neighborhood during construction and post-construction.

During construction, there will no doubt be prolonged periods (years, I believe) of increased traffic, noise pollution, pollution from the construction and it will be disruptive to the businesses along the block of Wilshire between Cloverdale and Detroit.

And once complete, will our water supply be enough? Are we building toward food scarcity, higher food prices? What happens to the sewage? Can our ocean and beaches absorb more filth and bacteria? Our sewage plants seem to be struggling and malfunctioning already. Why do we need this building? Who will be the tenants?

We are told to cut back on water and energy usage. What load will this building put on the already insufficient energy and water supplies? Los Angeles residents are told to cut back. Builders and developers have no restrictions?

Please let me know if there are any other avenues to pursue to delay and hopefully end this project.

Best regards,

Amy Willus

Paul Caporaso <paul.caporaso@lacity.org> Thu, Jun 15, 2023 at 1:39 PM
To: Amy Willus <amy.willus@gmail.com>

Hello Amy,

Thank you for your email.

Your correspondence will be included in the Projects case file as part of the NOP public comment period.

If you have any further questions, please do not hesitate to contact me.

Kind regards,

Paul

LOS ANGELES CITY PLANNING

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Los Angeles City Planning
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[Quoted text hidden]

Amy Willus <amy.willus@gmail.com> Thu, Jun 15, 2023 at 1:57 PM
To: Paul Caporaso <paul.caporaso@lacity.org>

Hi Paul,

Thank you. I'd like to make a correction to my letter. See a new version below:

Dear Mr. Caporaso,

I'm writing to voice my concerns regarding the development project slated at 708 Cloverdale.

As a Miracle Mile resident, I believe this development is detrimental to the livelihood of our commercial or residential neighbors. I am not an expert in city planning but you don't need to be an expert to see what a burden this will be on the neighborhood during construction and post-construction.

During construction, there will no doubt be prolonged periods (years, I believe) of increased traffic, noise pollution, pollution from the construction and it will be disruptive to the businesses along the block of Wilshire between Cloverdale and Detroit.

And once completed, will our water supply be enough? Are we building toward food scarcity, higher food prices? What happens to the sewage? Can our ocean and beaches absorb more filth and bacteria? Our sewage plants seem to be struggling and malfunctioning already. Why do we need this building? Who will be the tenants?

We are told to cut back on water and energy usage. What load will this building put on the already insufficient energy and water supplies? Los Angeles residents are told to cut back. Builders and developers have no restrictions?

Please let me know if there are any other avenues to pursue to delay and hopefully end this project.

Best regards,

Amy Willus
[Quoted text hidden]

Paul Caporaso <paul.caporaso@lacity.org> Thu, Jun 15, 2023 at 1:59 PM
To: Amy Willus <amy.willus@gmail.com>

Hello Amy,

As all correspondence is a matter of public record, both your original email and revised email will be included as part of the NOP comment period. However, we note that you have provided us with a revised version and we will consider any and all information provided.

Please let me know if there is anything else I can assist you with.

Thank you,

LOS ANGELES CITY PLANNING

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[Quoted text hidden]

Amy Willus <amy.willus@gmail.com> Thu, Jun 15, 2023 at 2:51 PM
To: Paul Caporaso <paul.caporaso@lacity.org>

Thank you!
[Quoted text hidden]

Paul Caporaso <paul.caporaso@lacity.org>

ENV-2022-7530-EIR

4 messages

thewrightkatie@gmail.com <thewrightkatie@gmail.com> Thu, Jun 15, 2023 at 3:34 PM
To: paul.caporaso@lacity.org

Hello,
I'd like to register concern over EIN of proposed Wilshire and Cloverdale project. Local residents have suffered loud noise and related disturbances via the low-rise construction in the area as well as the ongoing Metro build.

If the project is approved, the community has vowed to make sure noise ordinance rules are followed, and will file complaints/halt construction if at ANY point work is commenced prior/post city ordinance (or at any point on Sundays.)

As documentation for this being a significant, valid, and legal concern we neighbors share, here is Wednesday's New York Times article from Soumya Karlamangla on how noise pollution has been proven to cause health issues:

> We've all been annoyed by the stomping of our upstairs neighbors, a blaring ambulance that rouses us from sleep, a dog barking while we're on a Zoom call.
>
> But could these quotidian sounds ever cross over from merely irritating to actually dangerous?
>
> My colleagues have just published a fascinating project exploring how unpleasant noise can take years off your life, a largely unrecognized health threat that's increasing the risk of hypertension, stroke and heart attacks for Americans.
>
> When we hear the whooshing din of a freeway or the thundering of a low-flying plane, the sound alerts the stress detection center in our brain, which then sets off a cascade of reactions in our body that, over time, can take a serious toll on our health.
>
> While we think we get used to these ambient noises after a while, the data actually shows the opposite: Repeated exposure makes

people more sensitive to noise, lowering our tolerance for unpleasant sounds and essentially making the bad effects worse.

“Noise is worth worrying about,” Emily Baumgaertner, who led the reporting, told me. “The relationship between noise and health looks fairly linear on a plot. The louder your environment is, the higher your risk of heart disease, heart attack and even heart-related death.”

Noise levels are measured in decibels, and according to the World Health Organization, average road-traffic noise above 53 decibels, or average aircraft noise above about 45 decibels, is associated with adverse health effects. Roughly one-third of the U.S. population lives in areas with average noise levels at least that high.

It isn’t just a big-city problem. Emily and a group of our colleagues traveled to neighborhoods in rural Mississippi and suburban areas in California and New Jersey, as well as New York City, to measure noise exposure. The constant noise in, say, an apartment next to a highway may seem like more of a problem, but scientists suspect that jarring sounds that interrupt typically quieter environments may actually be more detrimental to our health.

Emily, who is based in Los Angeles, told me about visiting Point Loma in San Diego, where jets roar overhead about 280 times a day. At a high school less than a mile from the San Diego International Airport, noisy interruptions are so baked into daily life that students have their own term for when

aircraft noise gets so loud that it stops classroom discussion: the Point Loma Pause.

Emily recalled standing in the kitchen of a home in nearby Bankers Hill as a plane flew over and thinking she could feel the blare in her bones.

“My ears were fine,” she said. “It was the way the long, steady waveform of engine noise traveled, permeating windows and walls as if they weren’t even there. That’s what helped bring home the systemic cardiovascular threats of low-frequency noise. You can seal up your house, but you’re never really going to escape it.”

For more:

- Read the full investigation into the health effects of noise.
- Here’s how to check whether you’re exposed to too much noise.
- Tell us how noise affects your life.

——-
-Katie Wright

---

thewrightkatie@gmail.com <thewrightkatie@gmail.com> Thu, Jun 15, 2023 at 3:40 PM
To: paul.caporaso@lacity.org

Hello, I’m concerned about EIN for proposed building for the following reasons:
1. Noise pollution and health
2. Dust and airborne particles directly produced by construction that are unsafe for an already Covid respiratory-affected area. There’s a group already planning to collect air samples Day 1 and follow up on this in civil court as needed.
3. A 46-story building will block HUGE swaths of sun and kill local flora, trees, and impede residents from growing their own food due the ceased sunlight.

Thank you,
Katie Wright

Paul Caporaso <paul.caporaso@lacity.org> Thu, Jun 15, 2023 at 4:19 PM
To: "thewrightkatie@gmail.com" <thewrightkatie@gmail.com>

Hello Katie,

Thank you for your emails.

Your correspondences will be included in the Projects case file as part of the NOP public comment period.

If you have any further questions, please do not hesitate to contact me.

Kind regards,

Paul

[Quoted text hidden]

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Paul N. Caporaso (they/them)
City Planner
Los Angeles City Planning
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T: (213) 847-3629 | Planning4LA.org
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thewrightkatie@gmail.com <thewrightkatie@gmail.com> Thu, Jun 15, 2023 at 4:25 PM
To: Paul Caporaso <paul.caporaso@lacity.org>

I really appreciate it. Thank you so much for compiling local concern.
All Best,
Katie

> On Jun 15, 2023, at 4:19 PM, Paul Caporaso <paul.caporaso@lacity.org> wrote:
>
> [Quoted text hidden]