



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: June 22, 2017
Time: After 8:30 A.M.*
Place: Crenshaw Christian Center West Auditorium
7901 South Vermont Avenue
Los Angeles, California 90044

Public Hearing: April 19, 2017
Appeal Status: Zone Change and Height District Change are appealable only by the applicant to City Council if disapproved in whole or in part.
Expiration Date: July 3, 2017
Multiple Approval: No

Case No.: CPC-2016-1603-ZC-HD
CEQA No.: ENV-2016-1604-MND
Incidental Cases: VTT-73713-CN
Related Cases: N/A
Council No.: 10 – Herb J. Wesson, Jr.
Plan Area: Wilshire
Specific Plan: None
Certified NC: Olympic Park
GPLU: Neighborhood Office
Commercial & High Medium Residential
Existing Zone: C2-1 & R4-1VL
Proposed Zone: RAS4-1 & R4-2D
Applicant: Boaz Miodovsky,
Decolage Ventures LLC
Representative: Heather Lee,
Heather Lee Consulting

PROJECT LOCATION: 3063 West Pico Boulevard (3057-3067 ½ West Pico Boulevard & 3062 West 12th Place)

PROPOSED PROJECT: The proposed project involves the demolition of all existing structures and the construction, use, and maintenance of a mixed-use building containing 51 residential condominium units and approximately 3,350 square feet of commercial space. Along Pico Boulevard, the proposed structure will reach a maximum height of six stories and 78 feet, and contain a mezzanine level and two levels of subterranean parking. Along 12th Place, the proposed structure will reach a maximum height of four stories and 45 feet and contain one level of subterranean parking. A total of 115 parking spaces will be provided for the proposed development.

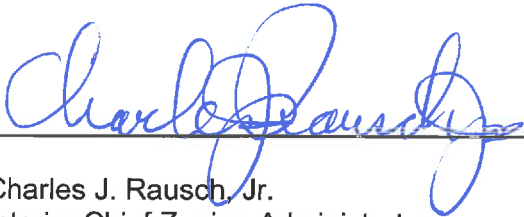
REQUESTED ACTION:

- 1) Pursuant to CEQA Guidelines Section 15474(b), consideration of the whole of administrative record, including the Mitigated Negative Declaration No. ENV-2016-1604-MND ("Mitigated Negative Declaration"), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
- 2) Pursuant to LAMC Section 12.32-F and Charter Section 558, a Zone Change from C2-1 (Commercial Zone with a maximum 1.5 to 1 Floor Area Ratio (FAR)) to RAS4-1 (Multi-Family Residential Zone with a maximum 3 to 1 FAR) for the portion of the subject property located at 3057-3067 ½ West Pico Boulevard; and
- 3) Pursuant to LAMC Section 12.32-F and Charter Section 558, a Height District Change from R4-1VL to R4-2D for the portion of the subject property located at 3062 West 12th Place.

RECOMMENDED ACTIONS:

- 1) **Find**, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-2016-1604-MND, and associated Mitigation Monitoring Program adopted on May 16, 2017; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project.
- 2) **Recommend** that the City Council **approve** a Zone Change from C2-1 to (T)(Q)RAS4-1 for the portion of the subject property located at 3057-3067 ½ West Pico Boulevard;
- 3) **Recommend** that the City Council **approve** a Height District Change a from R4-1VL to (T)(Q)R4-2D for the portion of the subject property located at 3062 West 12th Place;
- 4) **Adopt** the attached Findings;
- 5) **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring; and
- 6) **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

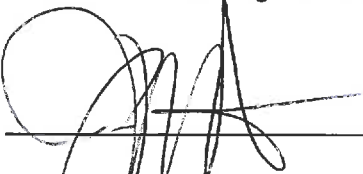
VINCENT P. BERTONI, AICP
Director of Planning



Charles J. Rausch, Jr.
Interim Chief Zoning Administrator



Nicholas Hendricks
Senior City Planner



Jenna Monterrosa
City Planner



Courtney Shum
City Planning Associate

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 532, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendaized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. 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 these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1295.

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PROJECT ANALYSIS

Project Summary

The proposed project involves the demolition of existing structures and the construction, use, and maintenance of a new mixed-use development containing 51 residential condominium units and approximately 3,350 square feet of commercial space. The project will be contained within one building, located on a through lot with 100 feet of frontage on Pico Boulevard and 50 feet of frontage on 12th Place.

As proposed, the site will be dually zoned (T)(Q)RAS4-1 along Pico Boulevard and (T)(Q)R4-2D along 12th Place. As such, the development will adhere to separate development standards within the two zones. Along Pico Boulevard, the proposed structure will reach a maximum height of six stories and 78 feet, and contain a mezzanine level and two levels of subterranean parking. It will be comprised of approximately 37,381 square feet of floor area, containing 35 two-bedroom residential condominium units and 3,350 square feet of commercial floor area. Along 12th Place, the proposed structure will reach a maximum height of four stories and 45 feet, and contain one level of subterranean parking. It will be comprised of 11,017 of entirely residential floor area, with 16 one-bedroom condominiums. Both portions of the building will remain within the maximum allowable Floor Area Ratio (FAR) of 3 to 1.

Specifically, the proposed project includes:

Table 1 – Project Summary			
	Pico Boulevard	12th Place	TOTAL
Existing Zone	C2-1	R4-1VL	-
Proposed Zone	(T)(Q)RAS4-1	(T)(Q)R4-2D	-
Density	35 units	16 units	51 units
Commercial Area	3,350 SF	none	3,350 SF
Height	78 feet	45 feet	-
Stories	6 stories + mezzanine	4 stories	-
Floor Area	37,371 SF	11,017 SF	48,388 SF
Floor Area Ratio (FAR)	3:1	3:1	3:1

A total of 115 parking spaces will be provided for the proposed development, including 102 spaces of residential parking (two space per condominium unit) and 13 commercial parking spaces (one space per 250 square feet of commercial floor area). Of the total parking proposed, five percent of spaces will be dedicated for electric vehicles and provide charging stations and 20 percent of spaces will be pre-wired for the future installation of electric charging stations. Sixty bicycle parking spaces will be provided, including 53 spaces for long-term parking and seven for short-term. The project will provide two driveways, one off of Pico Boulevard and one off of 12th Place. The driveway off of Pico Boulevard will provide access to the commercial parking area at grade. The driveway off of 12th Place will provide access to the residential parking, which will be located within the subterranean levels of the proposed development. Bicycle parking will be dispersed throughout the parking areas and in front of the building along Pico Boulevard.

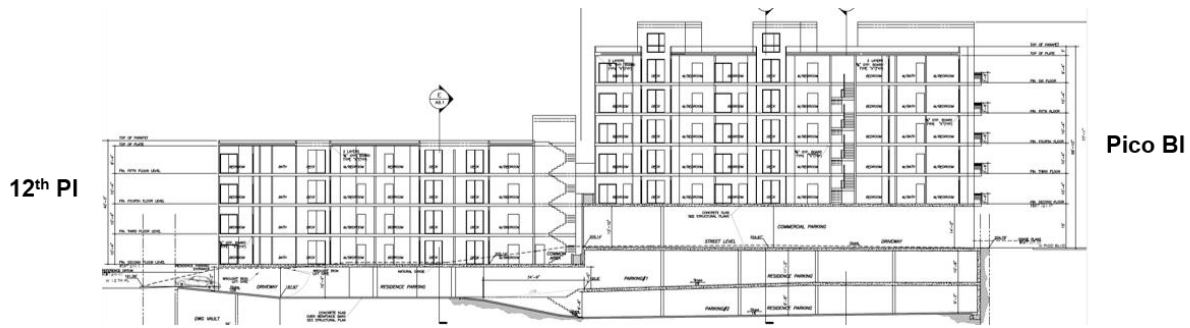


Figure 1. Section Drawing Showing Driveway Circulation

The project will provide approximately 5,978 square feet of open space, including 3,437 square feet of common open space and 2,550 square feet of private balconies. Each of the 51 units will have at least 50 square feet of outdoor balcony space. Common areas include a 1,084 square-foot central landscaped courtyard, an 890 square-foot recreation area, and 1,463 square feet of landscaped common area on the ground floor, roof level along 12th Place, and fourth floor along Pico Boulevard. Approximately 1,358 square feet of solar panels will be installed atop the roof level along Pico Boulevard.

Background

The subject property is an irregularly-shaped, slightly-sloping site comprised of three lots, consisting of approximately 20,900 square feet of net lot area (0.48 acres). The site has approximately 100 feet of frontage along the northern side of Pico Boulevard (a designated Avenue II) and 50 feet along the southern side of 12th Place (a designated Standard Local Street). It is currently improved with a single-family home along 12th Place and a two-story structure containing six residential dwelling units atop an auto parts store and a surface parking lot along Pico Boulevard. All existing structures will be demolished as part of the proposed development.

The project site is located within the Wilshire Community Plan. The Community Plan designates the two subject lots fronting Pico Boulevard for Neighborhood Office Commercial land uses, corresponding to the C1, C1.5, C2, C4, P, CR, RAS3, and RAS4 Zones. Both the existing C2-1 zoning of the lots and the requested RAS4-1 Zone are consistent with this land use designation. The one subject lot fronting 12th Place is designated for High Medium Residential land uses with a corresponding zone of R4-1VL. Footnote No. 6 of the Community Plan applies to this parcel, which permits Height District No. 2 for properties with a High Medium Residential land use designation. Thus, the requested height district change from Height District No. 1VL to Height District No. 2D for the 12th Place-fronting parcel is consistent with the above-mentioned community plan footnote.

The subject property is located within a City of Los Angeles Transit Priority Area. The project site is not located within any specific plan or community design overlays. The site is not located within the Alquist-Priolo Fault Zone, but it is located 1.03 kilometers from the nearest fault zone (Puente Hills Blind Thrust). The site is not located within a hillside area or BOE Special Grading area, fire district, flood zone, methane hazard site, landslide, liquefaction, or tsunami inundation zone.

On May 16, 2017, the Advisory Agency approved Vesting Tentative Tract Map No. 73713-CN for a one-lot subdivision to allow 51 residential dwelling units and no more than 4,000 square feet of commercial space. The tract approval was conditioned to require the approval and adoption of CPC-2016-1603-ZC-HD. The MND, mitigation measures, and Mitigation Monitoring Program

were adopted by the City's Advisory Agency on May 16, 2017 in conjunction with the City's action in Case No. VTT-73713-CN. The Advisory Agency decision was not appealed.

The project was filed with a vesting tentative tract map (Case No. No. VTT-73713-CN) and deemed complete prior to the effective date of Measure JJJ.

Project Entitlements

Zone Change – Pursuant to LAMC Section 12.32-F and Charter Section 558, the proposed project seeks a Zone Change from C2-1 to RAS4-1 for the portion of the subject property located at 3057-3067 ½ West Pico Boulevard. The requested RAS4 Zone is consistent with the existing Neighborhood Office Commercial land use designation. Whereas the current C2-1 zoning of these parcels permits a maximum FAR of 1.5 to 1 and unlimited height and stories, the requested (T)(Q)RAS4-1 Zone permits a maximum FAR of 3 to 1 and unlimited height and stories. This portion of the proposed development will be comprised of approximately 37,781 square feet of floor area, equating to a FAR of 3 to 1 within the parameters of the requested zone. Moreover, the RAS4 Zone permits the use of the site for both commercial and multi-family residential purposes as proposed.

Approval of the requested zone change to RAS4 would allow the portion of the project site fronting Pico Boulevard to be built within a larger building envelope than what is currently permitted with the existing C2 zoning of the site. Instead of a maximum allowable FAR of 1.5 to 1, the project would be permitted up to a 3 to 1 FAR, which is more in line with mixed-use developments containing residential units and commercial space. In fact, when the City Council adopted the Residential / Accessory Services (RAS) Zones in 2002, their purpose was to promote mixed-use development in the City's commercial zones, particularly in commercial corridors which provide the greatest access to transit by allowing greater floor area and height than commercial zones within Height District No. 1. The maximum allowable density of one unit per 400 square feet of lot area remains the same with the requested zone change, but the larger building envelope would allow the development to accommodate the 51 units proposed with unit sizes ranging from 555 to 733 square feet for the one-bedroom units and 959 to 1,323 square feet for the two-bedroom units. As such, staff recommends approval of the Zone Change request.

Height District Change – Pursuant to LAMC Section 12.32-F and Charter Section 558, the proposed project seeks a Height District Change from R4-1VL to R4-2D for the portion of the subject property located at 3062 West 12th Place. The request is needed because the current R4-1VL zoning of the subject parcel limits the development to three stories in height, whereas four stories are proposed. Under LAMC Section 12.21.1-A,1, entirely residential projects within Height District No. 1VL are limited as to the number of feet in height, but not as to the number of stories. While the portion of the proposed development along 12th Place contains only residential uses (16 residential units), the fact that the project contains commercial space within the requested RAS4 portion of the site along Pico Boulevard prevents the project from utilizing this exception within the Municipal Code.

The requested R4-2D Zone is consistent with the existing High Medium Residential land use designation and Footnote No. 6 of the Wilshire Community Plan, which permits Height District No. 2 on the project site. Whereas the current R4-1VL zoning of the subject parcel permits a maximum 3 to 1 FAR, 45-foot building height, and three stories, the requested (T)(Q)R4-2D Zone permits a maximum 6 to 1 FAR and unlimited height and stories. However, the full floor area and height allowances are not being sought for the project. Rather, the project is proposing to utilize a FAR of 3 to 1 within a four-story, 45-high building for the portion of the subject property fronting 12th Place. The Development "D" Limitation imposed on the project would limit the FAR and height of the building as such.

Approval of the requested height district change would be similar in size, scope, and scale to existing development along 12th Place, including the development to the north of the subject site directly across 12th Place, at 3061 West 12th Place, which is developed with a four-story, 45-foot high, 35-unit condominium building with an approximate FAR of 3 to 1.

Furthermore, the recommended 3 to 1 FAR and 45-foot height limit are consistent with good zoning practice. Under LAMC Section 12.21.1-A,1, the current R4-1VL zoning of the subject parcel would be limited to 45-feet in height, but allow unlimited stories in a 100 percent residential building. While the portion of the proposed development along 12th Place contains only residential uses (16 residential units), the fact that the project contains commercial space within the requested RAS4 portion of the site along Pico Boulevard prevents the project from utilizing this exception within the Municipal Code. The proposed building would still meet the spirit and intent of the zoning code to limit heights and FAR to 45 feet and 3 to 1, consistent with surrounding development in the R4-1VL Zone. As such, staff recommends approval of the Height District Change request.



Figure 2. Subject Property and Surrounding Area, Zoning Map

Surrounding Properties

Surrounding properties are within the C2-1, C2-1-HPOZ, and R4-1VL zones, and are improved with a mix of residential and neighborhood-serving commercial land uses. Property immediately east of the project site along Pico Boulevard is zoned C2-1 and developed with a one-story church. Property immediately east of the project site along 12th Place is zoned R4-1VL and improved with one- and two-story courtyard apartment structures containing a total of 14 residential dwelling units. Property immediately west of the project site along Pico Boulevard is zoned C2-1 and improved with a one-story restaurant use. Property immediately west of the project site fronting 12th Place is zoned R4-1VL and developed with a three-story, 26-unit apartment building. The properties to the south of the subject site across Pico Boulevard are zoned C2-1-HPOZ and improved with a two-story commercial building containing a restaurant, beauty salon, martial arts studio, as well as a surface parking lot. The property to the north of the subject site directly across 12th Place is zoned R4-1VL and developed with a four-story, 35-unit condominium building.

Streets and Circulation

Pico Boulevard, adjoining the subject property to the south, is a designated Avenue II, dedicated to a half right-of-way width of 40 feet and improved with asphalt roadway, concrete curb gutter, and sidewalk.

12th Place, adjoining the subject property to the north, is a designated Standard Local Street, dedicated to a half right-of-way width of 16 feet and improved with asphalt roadway, concrete curb, gutter, and sidewalk.

The following bus and rail lines provide service to and around the project site within a one-mile radius:

- Wilshire / Western Station (1 mile) – Metro Purple Line (805)
- Metro Local Lines – 30/330 (0.03 mile); 207 (0.1 mile); 33 (0.3 mile)
- Metro Rapid Lines – 757 (0.1 mile); 733 (0.3 mile)

Relevant Cases

Subject Property:

Case No. VTT-73713-CN: On May 16, 2017, the Advisory Agency approved Vesting Tentative Tract Map No. 73713-CN to permit a one-lot subdivision for 51 residential dwelling units and a maximum of 4,000 square feet of commercial space.

Surrounding Properties:

No past related cases were identified to be within 500 feet of the project site and filed within the past 10 years.

Public Hearing

A joint public hearing on this matter with the Deputy Advisory Agency and Hearing Officer was held at Los Angeles City Hall in Room 1020 on April 19, 2016 (see Public Hearing and Communications, Page P-1).

Professional Volunteer Program

The Urban Design Studio's Professional Volunteer Program (PVP) reviewed the proposed project on July 5, 2016. PVP's comments and suggestions focused on creating more prominent residential and commercial entrances and addressing the scale and massing of the project, especially where it is adjacent to residential uses.

Planning staff raised concerns about the building frontage along 12th Place lacking a prominent pedestrian entry. As designed, the resident entry is not at grade level and must be accessed via stairs. The applicant stated that 12th Place is intended to serve as a secondary entry point, while most pedestrian activity will be concentrated along the Pico Boulevard commercial street frontage, consistent with most mixed-use developments. Signage was added along Pico Boulevard to direct visitors and residents to the main residential lobby. The project will be attractively landscaped along 12th Place to add visual interest to the street frontage. When asked how residents or visitors in wheelchairs would access the site via 12th Place, the applicant clarified that disabled access to the site will be via the Pico Boulevard entrance, which will be connected to all parts of the building.

Similarly, PVP suggested that the project be designed with a more prominent commercial frontage. The applicant responded that the intent is for the commercial facade to be modern and sleek with clean lines that contrast the building materials. The project has also been conditioned to be designed with residential and commercial entrances that maintain a high degree of transparency, are unobstructed from view from the public right-of-way, incorporate transitions such as canopies, landscaping, or paving from the sidewalk to the front door, and accommodate persons of all mobility levels to the satisfaction of the Los Angeles Department of Building and Safety.

PVP wanted to ensure that the scale and massing of the project would be sensitive to the properties adjacent to the project site, which range from one to three stories in height. The applicant stated that the building has several recessed components on the frontage to break up the building façade into distinct planes that are offset from the main building façade.

Issues

The following section includes a discussion of issues related to the project. These issues were identified at the public hearing held on April 19, 2017, in public correspondence, and/or in discussions with the applicant.

Parking & Access

Comments were received regarding potential impacts related to parking and access. With regard to parking, members of the public were mainly concerned that construction vehicles would block access to neighboring properties while the project is being built. Under the approval for Vesting Tentative Tract Map No. 73713-CN, the project has been conditioned to provide parking for construction workers on-site. During the public hearing, the applicant confirmed that construction workers will be able to park within the required 11-foot dedication area along 12th Place, thereby eliminating the need for construction workers to park off-site.

The neighboring property owners of the 3069-3071 West Pico Boulevard building adjoining the subject property to the west expressed concerns that the project will block access to their driveway entrance. The proposed development is contained entirely within the ownership's property line. Additionally, the project is providing a five-foot side yard setback along the westerly lot line where there is none currently. As such, driveway access to the neighboring property will not be impeded as a result of the proposed development.

Noise

Concerns were expressed relating to the potential noise impacts caused by the project during construction. A public commenter noted that the Mitigated Negative Declaration published on March 30, 2017 did not include the mitigation measures in the Noise Study prepared by Rincon Consultants. These mitigation measures, which include but are not limited to restricting construction hours, avoiding operating several pieces of equipment simultaneously, the use of sound blankets, and shielding stationary construction equipment, were omitted in error, but were subsequently added as environmental conditions within the tentative tract map approval. The environmental conditions have been carried over to the conditions of approval herein. As such, impacts relating to construction noise have been determined to be less than significant.

Los Angeles Unified School District – Los Angeles Elementary School

Planning staff received one comment letter from the Los Angeles Unified School District (LAUSD) requesting additional mitigations for air quality, noise, traffic, and pedestrian safety if impacts on the nearby Los Angeles Elementary School exceed a level of insignificance. Air quality, noise,

and traffic studies were prepared and reviewed for the proposed project finding that impacts would be less than significant. Furthermore, the Mitigated Negative Declaration includes a mitigation measure to address pedestrian safety. Nonetheless, the approval of the Vesting Tentative Tract Map has incorporated conditions requiring the project to seek review with LAUSD and environmental conditions to ensure that project impacts related to Los Angeles Elementary School would be less than significant. The environmental conditions have been carried over to the conditions of approval herein.

Existing Tenants

The project will be demolishing a single-family home along 12th Place and a two-story structure containing six residential dwelling units atop an auto parts store and a surface parking lot along Pico Boulevard. The Pico Boulevard structure is subject to the Rent Stabilization Ordinance (RSO). As such, the applicant is required to comply with the requirements of the Ellis Act to remove the property from the rental market and provide relocation assistance to existing tenants. As part of the tract map approval, the project is required to record a covenant agreeing to provide tenant relocation and to abide by the provisions of the Ellis Act. Fulfillment of these requirements are to be verified by and to the satisfaction of the Housing and Community Investment Department (HCIDLA). On August 15, 2016, HCIDLA reviewed and approved the Notice of Intent to Withdraw Units from Rental Housing Use Application filed by the applicant. Relocation Assistance Payment Determinations were also issued and the existing tenants vacated the property. Any tenant RSO complaints may be filed to HCIDLA for further investigation involving review of documentation from both the property owner and tenant with regard to rental payments, rental agreements, and other proof of tenancy in order to determine the legal rights of the tenant.

Affordable Housing

The project will provide 51 market-rate residential condominium units. Staff presented the option of constructing a Density Bonus Affordable Housing Project in lieu of the requested zone change and height district change. The Density Bonus would allow the project to take advantage of the menu of development incentives in exchange for allocating a portion of the project toward affordable housing. The applicant considered this option initially, but ultimately found that the project would not be viable as a for-purchase condominium development without providing 100 percent market-rate units. The project was filed with a vesting tentative tract map and deemed complete prior to the effective date of Measure JJJ, and is therefore not subject to the initiative's minimum affordable housing requirements on projects seeking zone and height district changes.

Conclusion

Based on the public hearing and information submitted to the record, staff recommends that the City Planning Commission approve and recommend adoption of the Zone Change from C2-1 to (T)(Q)RAS4-1 for the portion of the subject property located at 3057-3067 ½ West Pico Boulevard and the Height District Change from R4-1VL to (T)(Q)R4-2D for the portion of the subject property located at 3062 West 12th Place. Additionally, staff recommends that the City Planning Commission find, based on its independent judgement, after consideration of the entire administrative record, that the project was environmentally assessed under ENV-2016-1604-MND for the above-referenced project.

The project will redevelop an underutilized site, providing 51 new residential units and 3,350 square feet of commercial area. The development will enhance the neighborhood and contribute to the revitalization of Pico Boulevard in the immediate surrounding area. It encourages the production of new housing in close proximity to commercial centers and transit and locates new commercial uses in established commercial areas, consistent with the overarching goals of the General Plan and Wilshire Community Plan. Additionally, the zone change from C2-1 to

(T)(Q)RAS4-1 would further the original intent of the RAS Zone, to promote mixed-use development in the City's commercial zones, particularly in commercial corridors which provide the greatest access to transit by allowing greater floor area and height than commercial zones within Height District No. 1. The height district change to (T)(Q)R4-2D would be similar in size, scope, and scale to existing surrounding development and would be a mechanism for the project to achieve an exception within the Municipal Code already afforded to entirely residential projects to allow building heights up to 45 feet with a 3 to 1 FAR without any story limitations. As such, the project not only furthers the City's goals and objectives for housing production and commercial activity, but the recommended zoning of the site is also an example of good zoning practice.

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32-G of the Municipal Code, the (T) Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

Dedications and Improvements. Prior to the issuance of any building permits, public improvements and dedications for streets and other rights-of-way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional, and Federal government agencies as may be necessary).

Responsibilities/Guarantees.

1. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
2. **Bureau of Engineering.** Prior to the issuance of sign-offs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to the project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.
 - a. Street Dedications:
 - i. That an 11-foot wide strip of land be dedicated along 12th Place adjoining the tract to complete a 27-foot wide half right-of-way.
 - ii. That a 3-foot wide strip of land be dedicated along Pico Boulevard adjoining the tract to complete a 43-foot wide half right-of-way in accordance with Avenue II of LA Mobility Plan.
 - b. Street Improvements:
 - i. Improve Pico Boulevard being dedicated and adjoining the tract by construction of a full-width 15-foot wide concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements.
 - ii. Improve 12th Street being dedicated and adjoining the tract by construction of a full-width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements.
3. **Urban Forestry.** Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. When the

City has previously been paid for tree plantings, the sub divider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.

Note: All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077.

4. **Bureau of Street Lighting.** Relocate and upgrade street light; on (1) on Pico Bl. And remove and reinstall existing conduit behind new curb and gutter on 12th Pl.

Notice

- If conditions dictate, connections to the public sewer system may be postponed until adequate capacity is available.
- Certificates of Occupancy for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.) as required herein, are completed to the satisfaction of the City Engineer.

(Q) QUALIFIED CONDITIONS

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

Entitlement Conditions

1. **Site Development.** The use and development of the property shall be in substantial conformance with the plans submitted with the application and marked Exhibit "A", stamp-dated May 26, 2017, except as may be revised as a result of this action.
2. **Floor Area Ratio (FAR).** The portion of the project fronting Pico Boulevard within the (T)(Q)RAS4-1 Zone shall not exceed a FAR of 3 to 1, as shown on Exhibit "A", stamp-dated May 26, 2017. The portion of the project fronting 12th Place within the (T)(Q)R4-2D Zone shall not exceed a FAR of 3 to 1, as shown on Exhibit "A", stamp-dated May 26, 2017.
3. **Height.** The portion of the project fronting Pico Boulevard within the (T)(Q)RAS4-1 Zone shall not exceed a height of 78 feet above grade level, excluding roof structures and equipment, as defined by LAMC Section 12.21.1. The portion of the project fronting 12th Place within the (T)(Q)R4-2D Zone shall not exceed a height of 45 feet, excluding roof structures and equipment, as defined by LAMC Section 12.21.1.
4. **Electric Vehicle Parking.** Of the total parking provided, five percent of spaces shall be dedicated for electric vehicles and provide charging stations. In addition, twenty percent of spaces shall be pre-wired for the future installation of electric charging stations. When the application of the five or twenty percent results in a fractional space, round up to the next whole number.
5. **Solar Ready Buildings.**
 - a. The project shall comply with the Los Angeles Municipal Green Building Code, Section 95.05.211, to the satisfaction of the Department of Building and Safety.
 - b. A minimum of 1,358 square feet of the roof area, as shown on Exhibit A, shall be reserved for the installation of solar panels. The solar panels shall be installed prior to the issuance of a certificate of occupancy.
6. **Construction.** The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices. On-site power generators shall either be plug-in electric or solar powered.
7. **Mechanical Equipment.** All mechanical equipment shall be fully screened from view of any abutting properties and the public right-of-way.
8. **Trash/Storage.** All trash collecting and storage areas shall be located on-site and not visible from the public right-of-way.
 - a. Trash receptacles shall be enclosed and/or covered at all times.
 - b. Trash/recycling containers shall be locked when not in use.

9. Entrances.

- a. All ground floor commercial uses shall maintain a high degree of transparency and maximize a visual connection to the street by providing clear and unobstructed windows, free of reflective glass coatings, exterior mounted gates, or security grills.
- b. All pedestrian entries shall be unobstructed from view from the public right-of-way.
- c. Entrances and entry approaches shall accommodate persons of all mobility levels to the satisfaction of the Los Angeles Department of Building and Safety.
- d. Residential entrances shall incorporate transitions such as canopies, landscaping, or paving from the sidewalk to the front door.

Environmental Conditions**10. Noise.**

- a. Restrict construction and demolition to between the hours of 7:00 AM and 6:00 PM Monday through Friday, and 8:00 AM and 6:00 PM on Saturday.
- b. Schedule construction activities to avoid operating several pieces of equipment simultaneously, to the extent feasible.
- c. Use sound blankets on noise-generating equipment.
- d. Shield stationary construction equipment that generates noise levels above 65 dBA at the project boundaries with barriers that meet a sound transmission class (a rating of how well noise barriers attenuate sound) of 25.
- e. Operate all diesel equipment with closed engine doors and equip all diesel equipment with factor-recommended mufflers.
- f. For stationary equipment, the applicant shall designate equipment areas with appropriate acoustic shielding on building and grading plans. Equipment and shielding shall be installed prior to construction and remain in the designated location throughout construction activities.
- g. Electrical power shall be used to power air compressors and similar power tools.
- h. Require the use of temporary sound attenuating barriers along the project site boundary between active construction activity and noise-sensitive (residential) land uses. Temporary sound attenuating barriers must be high enough and long enough to break the line-of-sight between the noise source and the receiver, and must be continuous with no gaps or holes between panels or the ground. Temporary sound barriers can include noise curtains, sound blankets, or solid temporary barriers.

11. **Public Services – Schools.** LAUSD's Transportation Branch **must be contacted** at (213) 580-2950 regarding the potential effect upon existing school bus routes. The Project Manager or designee will have to notify the LAUSD Transportation Branch of the expected start and ending dates for various portions of the proposed project that may affect traffic within nearby school areas.

- a. School buses must have unrestricted access to schools.
- b. During the construction phase, truck traffic and construction vehicles may not cause traffic delays for LAUSD transported students.
- c. During and after construction changed traffic patterns, lane adjustment, traffic light patterns, and altered bus stops may not affect school buses' on-time performance and passenger safety.
- d. Construction trucks and other vehicles are required to stop when encountering school buses using red-flashing-lights must-stop-indicators per the California Vehicle Code.
- e. Contractors must install and maintain appropriate traffic controls (signs and signals) to ensure vehicular safety.
- f. Contractors must maintain ongoing communication with LAUSD school administrators, providing sufficient notice to forewarn children and parents when existing vehicle routes to school may be impacted.
- g. Parents dropping off their children must have access to the passenger loading areas.

12. Safety Hazards.

- a. The developer shall install appropriate traffic signs around the site to ensure pedestrian, bicycle, and vehicle safety.
- b. The applicant shall submit a parking and driveway plan that incorporates the design features that reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.

13. Pedestrian Safety.

- a. Contractors must maintain ongoing communication with LAUSD school administrators, providing sufficient notice to forewarn children and parents when existing pedestrian routes to school may be impacted.
- b. Contractors must maintain safe and convenient pedestrian routes to all nearby schools. The District will provide School Pedestrian Route Maps upon the applicant's request.
- c. Contractors must install and maintain appropriate traffic controls (signs and signals) to ensure pedestrian and vehicular safety.
- d. Haul routes are not to pass by **any** school, except when school is **not** in session.
- e. No staging or parking of construction-related vehicles, including worker-transport vehicles, will occur on or adjacent to a school property.
- f. Funding for crossing guards at the contractor's expense is required when safety of children may be compromised by construction-related activities at impacted school crossings.

- g. Barriers and/or fencing must be installed to secure construction equipment and to minimize trespassing, vandalism, short-cut attractions, and attractive nuisances.
- h. Contractors are required to provide security patrols (at their expense) to minimize trespassing, vandalism, and short-cut attractions.

14. Tribal Cultural Resources.

- a. During the course of any ground disturbance activities, the applicant, or their agent, shall retain a professional Native American monitor(s). Ground disturbance activities shall include the following: excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, pounding posts, augering, backfilling, blasting, stripping topsoil or a similar activity. Monitoring of the project site during ground disturbance activities shall comply with the following:
- b. The applicant, or their agent, shall obtain a professional Native American monitor, or monitors, by contacting the Gabrieleno Band of Mission Indians – Kizh Nation. Prior to the issuance of a grading permit, evidence shall be provided to the Department of City Planning that monitor(s) have been obtained;
- c. A monitor shall be secured for each grading unit. In the event that there are simultaneous grading units operating at the same time, there shall be one monitor per grading unit;
- d. In the event that subsurface archaeological resources, human remains, or other tribal cultural resources are encountered during the course of ground disturbance activities, all such activities shall temporarily cease on the project site until the archaeological or other tribal cultural resources are assessed and subsequent recommendations are determined by a qualified archaeologist. In the event that human remains are discovered, there shall be no disposition of such human remains, other than in accordance with the procedures and requirements set forth in California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98, including the required notification to the County Coroner and the Native American Heritage Commission;
- e. In the event that subsurface resources are encountered during the course of ground disturbance activities, the qualified archaeologist on site shall specify a radius around where resources were encountered to protect such resources until the procedures and requirements set forth in California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98 have been fulfilled. Project activities may continue outside of the designated radius area.
- f. Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC).

Administrative Conditions

15. **Approvals, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, reviews or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.

16. **Code Compliance.** All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.
17. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
18. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
19. **Building Plans.** A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
20. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
21. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
22. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve

- the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
 - e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

“D” DEVELOPMENT LIMITATIONS

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the “D” Development Limitations.

1. **Floor Area Ratio (FAR).** The portion of the project fronting 12th Place within the (T)(Q)R4-2D Zone shall not exceed a FAR of 3 to 1, as shown on Exhibit “A”, stamp-dated May 26, 2017.
2. **Height.** The portion of the project fronting 12th Place within the (T)(Q)R4-2D Zone shall not exceed a height of 45 feet, excluding roof structures and equipment, as defined by LAMC Section 12.21.1.

FINDINGS

General Plan/Charter Findings

1. General Plan Land Use Designation.

The project site is located within the Wilshire Community Plan, which was last updated by the City Council on September 19, 2001. The Community Plan designates the subject property for Neighborhood Office Commercial and High Medium Residential land uses.

The lots fronting Pico Boulevard are designated for Neighborhood Office Commercial land uses corresponding to the C1, C1.5, C2, C4, P, CR, RAS3, and RAS4 Zones. Both the existing C2-1 zoning of the lots and the requested RAS4-1 Zone are consistent with this land use designation.

The lot fronting 12th Place is designated for High Medium Residential land uses with a corresponding zone of R4-1VL. Footnote No. 6 of the Community Plan applies to this parcel, which permits Height District No. 2 for properties with a High Medium Residential land use designation. Thus, the requested height district change from Height District No. 1VL to Height District No. 2D for the 12th Place-fronting parcel is consistent with the above-mentioned community plan footnote.

As such, the requested zone change to (T)(Q)RAS4-1 for the Pico-fronting lots and height district change to (T)(Q)R4-2D for the 12th Place-fronting lots would be in substantial conformance with the purpose, intent, and provisions of the General Plan as it is reflected within the Wilshire Community Plan.

2. General Plan Text.

Wilshire Community Plan. The Community Plan text includes the following relevant land use goals, objectives, and policies:

Goal 1: Provide a safe, secure, and high quality residential environment for all economic, age, and ethnic segments of the Wilshire community.

Objective 1-1: Provide for the preservation of existing quality housing, and for the development of new housing to meet the diverse economic and physical needs of the existing residents and expected new residents in the Wilshire Community Plan Area to the year 2010.

Policy 1-1.1: Protect existing stable single family and low density residential neighborhoods from encroachment by higher density residential uses and other uses that are incompatible as to scale and character, or would otherwise diminish quality of life.

Policy 1-1.3: Provide for adequate Multiple Family residential development.

Objective 1-2: Reduce vehicular trips and congestion by developing new housing in close proximity to regional and community commercial centers, subway stations and existing bus route stops.

Policy 1-2.1: Encourage higher density residential uses near major public transportation centers.

Policy 1-4.1: Promote greater individual choice in type, quality, price and location of housing.

Policy 1-4.2: Ensure that new housing opportunities minimize displacement of residents.

Policy 1-4.3: Encourage multiple family residential and mixed use development in commercial zones.

The proposed project protects surrounding stable single-family and low-density residential neighborhoods from encroachment by higher density residential uses by allowing for the development of 51 dwelling units on lots designated for High Medium Residential and Neighborhood Office Commercial land uses, which allow for the development of multi-family dwelling units. The project would result in a reduction of vehicular trips to and from the site by locating new housing within one mile of regional transit services (Wilshire / Western Purple Line Metro Station and Metro Rapid Lines 733 and 757). Additionally, the Department of Transportation submitted a Traffic Impact Assessment of the proposed project dated October 24, 2016 that determined the impact of the trips generated from the project will be less than significant. The project would increase the available housing stock in the Wilshire Community Plan area and would promote greater individual choice in housing. While the project would result in the removal of seven dwelling units, the net increase in housing is 44 units, contributing to the much-needed supply of housing within both the immediate surrounding area and the City as a whole.

Goal 2: Encourage strong and competitive commercial sectors which promote economic vitality and serve the needs of the Wilshire community through well-designed, safe and accessible areas, while preserving historic and cultural character.

Objective 2-1: Preserve and strengthen viable commercial development and provide additional opportunities for new commercial development and services within existing commercial areas.

Policy 2-1.1: New commercial uses should be located in existing established commercial areas or shopping centers.

Policy 2-1.2: Protect existing and planned commercially zoned areas, especially in Regional Commercial Centers, from encroachment by standalone residential development by adhering to the community plan land use designations.

Objective 2-2: Promote distinctive commercial districts and pedestrian-oriented areas.

Policy 2-2.1: Encourage the incorporation of retail, restaurant, and other neighborhood serving uses in the first floor street frontage of structures, including mixed use projects located in Neighborhood Districts.

The proposed project promotes the economic vitality and serves the needs of the Wilshire community by allowing for the redevelopment of site with 3,350 square feet of ground floor commercial space, including retail and restaurant uses, along Pico Boulevard. The mixed-use project protects existing and planned commercially zoned areas from encroachment by standalone residential development.

Therefore, the project is consistent with the goals, objectives, and policies contained within the Wilshire Community Plan.

- 3. Framework Element.** The Framework Element for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following goals, objectives, and policies relevant to the instant request:

Goal 3A: A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more livable city.

Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

Policy 3.1.4: Accommodate new development in accordance with land use and density provisions of the General Plan Framework Long-Range Land Use Diagram and Table 3-1 (Land Use Standards and Typical Development Characteristics).

Objective 3.2: Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.

Policy 3.2.1: Provide a pattern of development consisting of distinct districts, centers, boulevards, and neighborhoods that are differentiated by their functional role, scale, and character. This shall be accomplished by considering factors such as the existing concentrations of use, community-oriented activity centers that currently or potentially service adjacent neighborhoods, and existing or potential public transit corridors and stations.

Objective 3.4: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

Policy 3.4.1: Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional,

and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.

Goal 5A: A livable City for existing and future residents and one that is attractive to future investment. A City of interconnected, diverse neighborhoods that builds on the strengths of those neighborhoods and functions at both the neighborhood and citywide scales.

Objective 5.2: Encourage future development in centers and in nodes along corridors that are served by transit and are already functioning as centers for the surrounding neighborhoods, the community or the region.

Policy 5.2.2: Encourage the development of centers, districts, and selected corridor/boulevard nodes such that the land uses, scale, and built form allowed and/or encouraged within these areas allow them to function as centers and support transit use, both in daytime and nighttime. Additionally, develop these areas so that they are compatible with surrounding neighborhoods.

Policy 5.2.3: Encourage the development of housing surrounding or adjacent to centers and along designated corridors, at sufficient densities to support the centers, corridors, and the transit system.

The proposed project will result in the development of a mixed-use project that provides 51 dwelling units and approximately 3,350 square-feet of ground floor commercial floor area, thereby contributing toward and facilitating the City's long-term economic viability and vision of a more livable city. The project is proper in relation to the project's location within the High Medium Residential and Neighborhood Office Commercial land use designation, its location among a major corridor (Pico Boulevard) and its proximity to rail and bus transit stations and corridors (Wilshire / Western Purple Line Metro Station and Metro Rapid Lines 733 and 757). The proposed project would result in the redevelopment of an underutilized site with a mixed-use development while reducing vehicular trips to and from the project and vehicle miles traveled, and improving air pollution by encouraging alternative and multi-modal transportation options.

In light of the foregoing, the zone and height district change requests to allow for the construction of a mixed-use development with 51 residential condominium units and approximately 3,350 square feet of commercial space is consistent with the goals, objectives, and policies of the General Plan Framework Element.

4. **Housing Element.** The Housing Element of the General Plan will be implemented by the recommended action herein. The Housing Element is the City's blueprint for meeting housing and growth challenges. It identifies the City's housing conditions and needs, reiterates goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides the array of programs the City has committed to implement to create sustainable, mixed-income neighborhoods across the City. The Housing Element includes the following goal, objectives, and policies relevant to the instant request:

Objective 1.1: Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.

Policy 1.1.3: Facilitate new construction and preservation of a range of different housing types that address the particular needs of the city's households.

Objective 1.3: Forecast and plan for changing housing needs over time in relation to production and preservation needs.

Policy 1.3.5: Provide sufficient land use and density to accommodate an adequate supply of housing units by type and cost within the City to meet the projections of housing needs, according to the policies and objectives of the City's Framework Element of the General Plan.

The proposed project will develop and underutilized site with 51 market rate residential condominium units in close proximity to public transit and within a neighborhood characterized by multi-family and commercial uses. The project will be located adjacent to grocery markets, retail shops, restaurants, and is served by Metro bus and rail lines, consistent with the City's policies and objectives to encourage new development in areas where public transit is readily available. The project will consist of one and two-bedroom units, which will provide a supply of housing for households comprised of one or two persons, as well as small families, thus providing a range of housing types that will meet the particular needs of the city's households. Therefore, the project and requests herein are consistent with the Housing Element goals, objectives, and policies of the General Plan.

- 5. The Mobility Element.** The Mobility Element (Mobility Plan 2035) of the General Plan is not likely to be affected by the recommended action herein. Pico Boulevard, adjoining the subject property to the south, is a designated Avenue II, dedicated to a half right-of-way width of 40 feet and improved with asphalt roadway, concrete curb gutter, and sidewalk. 12th Place, adjoining the subject property to the north, is a designated Standard Local Street, dedicated to a half right-of-way width of 16 feet and improved with asphalt roadway, concrete curb, gutter, and sidewalk. The project is required to dedicate three feet of land along Pico Boulevard and 11 feet of land along 12th Place to complete the right-of-way along the frontages of the project site. Additionally, conditions to improve Pico Boulevard and 12th Place have been included in this approval. The project is also required to comply with all requirements of the Bureau of Engineering, Department of Urban Forestry, and the Bureau of Street Lighting in matters concerning the public right-of-way.

Furthermore, the project, as designed and conditioned, will meet the policies of Mobility Plan 2035:

Policy 2.3: Recognize walking as a component of every trip, and ensure high-quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.

Policy 2.6: Provide safe, convenient, and comfortable local and regional bicycling facilities for people of types and abilities.

Policy 3.1: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement - as integral components of the City's transportation system.

Policy 3.3: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.

Policy 3.5: Support “first-mile, last-mile solutions” such as multi-modal transportation services, organizations, and activities in the areas around transit stations and major bus stops (transit stops) to maximize multi-modal connectivity and access for transit riders.

Policy 3.8: Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.

Policy 5.4: Continue to encourage the adoption of low and zero emission fuel sources, new mobility technologies, and supporting infrastructure.

The project’s design, including ground floor treatment, will encourage pedestrian activity along Pico Boulevard, an established commercial corridor. The project is required to improve the portion of Pico Boulevard being dedicated to complete a full-width concrete sidewalk with tree wells, while orienting new commercial uses toward the street and providing a high-quality, safe, and comfortable walking environment. The project also calls for the improvements along 12th Place to complete the sidewalk, providing pedestrian facilities for the adjoining residential neighborhood.

The project’s proximity to the Wilshire / Western station of the Metro Purple Line and other Metro Local and Rapid Line connections will reduce vehicular trips to and from the project, vehicle miles traveled, and improve air pollution by encouraging alternative and multi-modal transportation options. In addition, the project will provide Code-required bicycle parking supporting “first-mile, last-mile solutions,” enabling residents, workers, visitors, and patrons of the proposed development improved access to the project.

As conditioned, five percent of spaces will be dedicated for electric vehicles and provide charging stations and 20 percent of spaces will be pre-wired for the future installation of electric charging stations.

Lastly, the Department of Transportation submitted a Traffic Impact Assessment of the proposed project dated October 24, 2016 that determined the impact of the trips generated from the project will be less than significant.

6. **The Sewerage Facilities Element** of the General Plan will not be affected by the recommended action. While the sewer system might be able to accommodate the total flows for the proposed project, further detailed gauging and evaluation may be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the project.
7. **Charter Finding – City Charter Finding 556.** When approving any matter listed in Section 558, the City Planning Commission and the Council shall make findings showing that the action is in substantial conformance with the purposes, intent and provisions of the General Plan. If the Council does not adopt the City Planning Commission’s findings and recommendations, the Council shall make its own findings.

The project site is located within the Wilshire Community Plan, which is one of 35 community plans comprising the Land Use Element of the General Plan. The Community Plan designates the two subject lots fronting Pico Boulevard for Neighborhood Office Commercial land uses, corresponding to the C1, C1.5, C2, C4, P, CR, RAS3, and RAS4 Zones. Both the existing C2-1 zoning of the lots and the requested RAS4-1 Zone are consistent with this land use designation. The one subject lot fronting 12th Place is designated for High Medium Residential land uses with a corresponding zone of R4-1VL. Footnote No. 6 of the Community Plan applies to this parcel, which permits Height District No. 2 for properties with a High Medium Residential land use designation. Thus, the requested height district change from Height District No. 1VL to Height District No. 2D for the 12th Place-fronting parcel is consistent with the above-mentioned community plan footnote.

The development of the project represents an opportunity to achieve the overarching goals of the Wilshire Community Plan, as discussed in Findings Sections 1-6 above, which include encouraging the production of new housing in close proximity to commercial centers and transit and locating new commercial uses in established commercial areas. As such, the proposed zone and height district changes would be in substantial conformance with the purpose, intent, and provisions of the General Plan to optimize residential and commercial opportunities in the Community Plan area.

8. Charter Finding – City Charter Finding 558. The proposed zone change and height district change will be in conformance with public necessity, convenience, general welfare and good zoning practice.

- a. Public Necessity – The requested zone and height district changes will be consistent with public necessity as it will increase the housing opportunities in the Wilshire community of Los Angeles by providing residential condominium units within a new mixed-use building. As designed and conditioned, the project will enhance the neighborhood and will contribute to the revitalization of this portion of Pico Boulevard. The development of the project represents an opportunity to achieve the overarching goals of the Wilshire Community Plan, which include encouraging the production of new housing in close proximity to commercial centers and transit and locating new commercial uses in established commercial areas. As such, the proposed zone and height district changes would optimize residential and commercial opportunities in the Community Plan area.

On April 8, 2015, Mayor Eric Garcetti released the City's first-ever Sustainable City pLAn. The pLAn is both a roadmap to achieve back to basics short-term results while setting the path to strengthen and transform our City in the decades to come. In it, the Mayor set forth a goal of creating 100,000 new housing units by 2021. The proposed density of 51 residential units is permitted under the current C2-1 and R4-1VL zoning of the project site, allowing one dwelling unit per 400 square feet of lot area. The requested RAS4-1 and R4-2D zones would have the same density requirements, but with greater allowable FAR (3 to 1 instead of 1.5 to 1) within the RAS4 Zone and unlimited stories (as opposed to three stories) within the R4 Zone and Height District No. 2. Granting the requested zone change and height district change would allow for a larger building envelope to accommodate the 51 units allowed by the underlying zoning of the project site. This, in turn, supports the Mayor's goal of 100,000 new housing units by 2021.

- b. Convenience – The objectives of the Wilshire Community Plan include providing adequate land for new multi-family residential units. The increase in the number of dwelling units and commercial floor area in this area will encourage the viability of the Pico Boulevard corridor. The proposed project is located in close proximity to transit to

promote and foster multi-modal transportation and foster a walkable community near the project site. The public convenience is also served by centrally locating residential opportunities near a variety of employment and services. Furthermore, the project will consist of one and two-bedroom units, which will be geared toward households comprised of one or two persons, as well as small families. The proposed project would locate 51 new dwelling units within close proximity to several schools catering to a range of age groups, including Los Angeles Elementary School on the same block as the site. The project would provide future residents, workers, and visitors access to shopping and dining within the immediate neighborhood, as well as the opportunity to send their children to nearby schools.

- c. General Welfare – Granting the zone change and height district change will allow for the development of a new mixed-use building on an underutilized site currently improved with a single-family home and two-story building containing a vacant retail space and six residential dwelling units. The project will promote the general welfare of the community by helping meeting local housing needs, providing a development that contributes to the revitalization of the neighborhood, and reducing dependency on the automobile by locating new development, particularly housing, near public transit and shopping, services, and employment. The improvements resulting from the zone and height district changes will enhance the visibility and aesthetic character of the site. Further, the project would be designed in conformance with all applicable fire and safety codes which are intended to promote the general welfare; the project would also be consistent with all applicable zoning regulations.
- d. Good Zoning Practice – Approval of the requested zone change to RAS4 would allow the portion of the project site fronting Pico Boulevard to be built within a larger building envelope than what is currently permitted with the existing C2 zoning of the site. Instead of a maximum allowable FAR of 1.5 to 1, the project would be permitted up to a 3 to 1 FAR, which is more in line with mixed-use developments containing residential units and commercial space. In fact, when the City Council adopted the RAS Zones in 2002, their purpose was to promote mixed-use development in the City's commercial zones, particularly in commercial corridors which provide the greatest access to transit by allowing greater floor area and height than commercial zones within Height District No. 1. The maximum allowable density of one unit per 400 square feet of lot area remains the same with the requested zone change, but the larger building envelope would allow the development to accommodate the 51 units proposed with unit sizes ranging from 555 to 733 square feet for the one-bedroom units and 959 to 1,323 square feet for the two-bedroom units. As such, the zone change from C2 to RAS4 for the Pico-fronting portion of the site is consistent with good zoning practice.

Approval of the requested height district change to Height District No. 2 would be similar in size, scope, and scale to existing development along 12th Place, including the development to the north of the subject site directly across 12th Place, at 3061 West 12th Place, which is developed with a four-story, 45-foot high, 35-unit condominium building with an approximate FAR of 3 to 1. Furthermore, the recommended 3 to 1 FAR and 45-foot height limit are consistent with good zoning practice. Under LAMC Section 12.21.1-A,1, the current R4-1VL zoning of the subject parcel would be limited to 45-feet in height, but allow unlimited stories in a 100 percent residential building. While the portion of the proposed development along 12th Place contains only residential uses (16 residential units), the fact that the project contains commercial space within the requested RAS4 portion of the site along Pico Boulevard prevents the project from utilizing this exception within the Municipal Code. The proposed building would still meet the spirit and intent of the zoning code to limit heights and FAR to 45 feet and 3 to 1, consistent with surrounding development in the R4-1VL Zone.

Entitlement Findings**9. Zone Change and Height District Change Findings; “T” and “Q” Classification and “D” Limitation Findings.**

Pursuant to Section 12.32-C of the Municipal Code, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.

The proposed project involves the demolition of a single-family home along 12th Place and a two-story structure containing six residential dwelling units atop an auto parts store and a surface parking lot along Pico Boulevard and the construction, use, and maintenance of a mixed-use building containing 51 residential condominium units and approximately 3,350 square feet of commercial space. Along Pico Boulevard, the proposed structure will reach a maximum height of six stories and 78 feet, and contain a mezzanine level and two levels of subterranean parking. Along 12th Place, the proposed structure will reach a maximum height of four stories and 45 feet and contain one level of subterranean parking.

The proposed project seeks a Zone Change from C2-1 to RAS4-1 for the portion of the subject property located at 3057-3067 ½ West Pico Boulevard. The requested RAS4 Zone is consistent with the existing Neighborhood Office Commercial land use designation. Whereas the current C2-1 zoning of these parcels permits a maximum FAR of 1.5 to 1 and unlimited height and stories, the requested (T)(Q)RAS4-1 Zone permits a maximum FAR of 3 to 1 and unlimited height and stories. This portion of the proposed development will be comprised of approximately 37,781 square feet of floor area, equating to a FAR of 3 to 1 within the parameters of the requested zone. Moreover, the RAS4 Zone permits the use of the site for both commercial and multi-family residential purposes as proposed.

The proposed project seeks a Height District Change from R4-1VL to R4-2D for the portion of the subject property located at 3062 West 12th Place. The requested R4-2D Zone is consistent with the existing High Medium Residential land use designation and Footnote No. 6 of the Wilshire Community Plan, which permits Height District No. 2 on the project site. Whereas the current R4-1VL zoning of the subject parcel permits a maximum 3 to 1 FAR, 45-foot building height, and three stories, the requested (T)(Q)R4-2D Zone permits a maximum 6 to 1 FAR and unlimited height and stories. However, the full floor area and height allowances are not being sought for the project. Rather, the project is proposing to utilize a FAR of 3 to 1 within a four-story, 45-high building for the portion of the subject property fronting 12th Place. The Development “D” Limitation imposed on the project would limit the FAR and height of the building as such. This portion of the proposed development will be comprised of approximately 11,017 square feet of floor area, equating to a FAR of 3 to 1 within the parameters of the requested height district and zone.

The requested zone change and height district change to (T)(Q)RAS4-1 and (T)(Q)R4-2D would allow for the construction of a 51-unit mixed-use development with 3,350 square feet of commercial space, with maximum heights of 78 feet along Pico Boulevard and 45 feet along 12th Place. The project will not exceed a FAR of 3 to 1 in the proposed RAS4-1 and R4-2D Zones.

- a. **Public Necessity** – The requested zone and height district changes will be consistent with public necessity as it will increase the housing opportunities in the Wilshire community of Los Angeles by providing residential condominium units within a new mixed-use building. As designed and conditioned, the project will enhance the neighborhood and will contribute to the revitalization of this portion of Pico Boulevard.

The development of the project represents an opportunity to achieve the overarching goals of the Wilshire Community Plan, which include encouraging the production of new housing in close proximity to commercial centers and transit and locating new commercial uses in established commercial areas. As such, the proposed zone and height district changes would optimize residential and commercial opportunities in the Community Plan area.

On April 8, 2015, Mayor Eric Garcetti released the City's first-ever Sustainable City pLAn. The pLAn is both a roadmap to achieve back to basics short-term results while setting the path to strengthen and transform our City in the decades to come. In it, the Mayor set forth a goal of creating 100,000 new housing units by 2021. The proposed density of 51 residential units is permitted under the current C2-1 and R4-1VL zoning of the project site, allowing one dwelling unit per 400 square feet of lot area. The requested RAS4-1 and R4-2D zones would have the same density requirements, but with greater allowable FAR (3 to 1 instead of 1.5 to 1) within the RAS4 Zone and unlimited stories (as opposed to three stories) within the R4 Zone and Height District No. 2. Granting the requested zone change and height district change would allow for a larger building envelope to accommodate the 51 units allowed by the underlying zoning of the project site. This, in turn, supports the Mayor's goal of 100,000 new housing units by 2021.

- b. Convenience – The objectives of the Wilshire Community Plan include providing adequate land for new multi-family residential units. The increase in the number of dwelling units and commercial floor area in this area will encourage the viability of the Pico Boulevard corridor. The proposed project is located in close proximity to transit to promote and foster multi-modal transportation and foster a walkable community near the project site. The public convenience is also served by centrally locating residential opportunities near a variety of employment and services. Furthermore, the project will consist of one and two-bedroom units, which will be geared toward households comprised of one or two persons, as well as small families. The proposed project would locate 51 new dwelling units within close proximity to several schools catering to a range of age groups, including Los Angeles Elementary School on the same block as the site. The project would provide future residents, workers, and visitors access to shopping and dining within the immediate neighborhood, as well as the opportunity to send their children to nearby schools.
- c. General Welfare – Granting the zone change and height district change will allow for the development of a new mixed-use building on an underutilized site currently improved with a single-family home and two-story building containing a vacant retail space and six residential dwelling units. The project will promote the general welfare of the community by helping meet local housing needs, providing a development that contributes to the revitalization of the neighborhood, and reducing dependency on the automobile by locating new development, particularly housing, near public transit and shopping, services, and employment. The improvements resulting from the zone and height district changes will enhance the visibility and aesthetic character of the site. Further, the project would be designed in conformance with all applicable fire and safety codes which are intended to promote the general welfare; the project would also be consistent with all applicable zoning regulations.
- d. Good Zoning Practice – Approval of the requested zone change to RAS4 would allow the portion of the project site fronting Pico Boulevard to be built within a larger building envelope than what is currently permitted with the existing C2 zoning of the site. Instead of a maximum allowable FAR of 1.5 to 1, the project would be permitted up to a 3 to 1 FAR, which is more in line with mixed-use developments containing residential units

and commercial space. In fact, when the City Council adopted the RAS Zones in 2002, their purpose was to promote mixed-use development in the City's commercial zones, particularly in commercial corridors which provide the greatest access to transit by allowing greater floor area and height than commercial zones within Height District No. 1. The maximum allowable density of one unit per 400 square feet of lot area remains the same with the requested zone change, but the larger building envelope would allow the development to accommodate the 51 units proposed with unit sizes ranging from 555 to 733 square feet for the one-bedroom units and 959 to 1,323 square feet for the two-bedroom units. As such, the zone change from C2 to RAS4 for the Pico-fronting portion of the site is consistent with good zoning practice.

Approval of the requested height district change to Height District No. 2 would be similar in size, scope, and scale to existing development along 12th Place, including the development to the north of the subject site directly across 12th Place, at 3061 West 12th Place, which is developed with a four-story, 45-foot high, 35-unit condominium building with an approximate FAR of 3 to 1. Furthermore, the recommended 3 to 1 FAR and 45-foot height limit are consistent with good zoning practice. Under LAMC Section 12.21.1-A, 1, the current R4-1VL zoning of the subject parcel would be limited to 45-feet in height, but allow unlimited stories in a 100 percent residential building. While the portion of the proposed development along 12th Place contains only residential uses (16 residential units), the fact that the project contains commercial space within the requested RAS4 portion of the site along Pico Boulevard prevents the project from utilizing this exception within the Municipal Code. The proposed building would still meet the spirit and intent of the zoning code to limit heights and FAR to 45 feet and 3 to 1, consistent with surrounding development in the R4-1VL Zone.

- e. "T" and "Q" Classification and "D" Development Limitation Findings. Per LAMC Section 12.32-G, 1 and 2, the current action, as recommended, has been made contingent upon compliance with new "T" and "Q" conditions of approval imposed herein for the proposed project. The "T" Conditions are necessary to ensure the identified dedications, improvements, and actions are undertaken to meet the public's needs, convenience, and general welfare served by the actions required. These actions and improvements will provide the necessary infrastructure to serve the proposed community at this site. The "D" limitation and "Q" conditions that limit the scale and scope of future development on the site are also necessary to protect the best interests of and to assure a development more compatible with surrounding properties and the overall pattern of development in the community, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action

For the reasons stated above, the zone and height district change requests are beneficial in terms of the public necessity, convenience, general welfare, and good zoning practice, and are consistent with the General Plan.

Environmental Findings

10. **Environmental Finding.** A Mitigated Negative Declaration (MND), along with mitigation measures and a Mitigation Monitoring Program (ENV-2016-1604-MND), was prepared for the proposed project. The MND was circulated for public review on March 30, 2017 through April 19, 2017. During the review period, the Department of City Planning received two comment letters, including one from the Los Angeles Unified School District (LAUSD) and one from a member of the public. The issues raised are summarized and responded to below.

Los Angeles Unified School District – Los Angeles Elementary School

Planning staff received one comment letter from the LAUSD requesting additional mitigations for air quality, noise, traffic, and pedestrian safety if impacts on the nearby Los Angeles Elementary School exceed a level of insignificance. Air quality, noise, and traffic studies were prepared and reviewed for the proposed project finding that impacts would be less than significant. Furthermore, the Mitigated Negative Declaration includes a mitigation measure to address pedestrian safety. Nonetheless, the approval of the Vesting Tentative Tract Map has incorporated conditions requiring the project to seek review with LAUSD and environmental conditions to ensure that project impacts related to Los Angeles Elementary School would be less than significant. The environmental conditions have been carried over to the conditions of approval herein.

Noise

Concerns were expressed relating to the potential noise impacts caused by the project during construction. A public commenter noted that the Mitigated Negative Declaration published on March 30, 2017 did not include the mitigation measures in the Noise Study prepared by Rincon Consultants. These mitigation measures, which include but are not limited to restricting construction hours, avoiding operating several pieces of equipment simultaneously, the use of sound blankets, and shielding stationary construction equipment, were omitted in error, but were subsequently added as environmental conditions within the tentative tract map approval. The environmental conditions have been carried over to the conditions of approval herein. As such, impacts relating to construction noise have been determined to be less than significant.

The MND, mitigation measures, and Mitigation Monitoring Program were adopted by the City's Advisory Agency on May 16, 2017 in conjunction with the City's action in Case No. VTT-73713-CN. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds in its independent judgement and analysis that this project was environmentally assessed in Case No. ENV-2016-1604-MND, adopted by the City's Advisory Agency on May 16, 2017; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street.

11. **Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.

PUBLIC HEARING AND COMMUNICATIONS

A joint public hearing on this matter with the Deputy Advisory Agency and Hearing Officer was held at Los Angeles City Hall in Room 1020 on April 19, 2017.

1. Attendees

The hearing was attended by the applicant, the applicant's representative, a representative from Council District 10, and four members of the public.

2. Oral Testimony

- a. Mr. Boaz Miodovsky, the applicant, presented details on the proposed project and requested entitlements. He explained that the existing rent-stabilized units on the project site have completed the necessary requirements of the Ellis Act to remove the units from the rental market and pay relocation fees to all existing tenants. He also summarized the outreach the development team has conducted with the Olympic Park Neighborhood Council and Council District 10.
- b. Four members of the public, which included nearby property owners and residents and a member of a homeless advocacy group, expressed the following concerns about the proposed project and its impacts on the surrounding neighborhood:
 - The neighboring property owners of the 3069-3071 West Pico Boulevard building, which contains a small store, restaurant, and three apartment units, want to ensure that the commercial use in the proposed building is not a market; that construction vehicles will not block access to their property; that there be no wall between their property and the subject site; and that there be no balconies or windows on the western façade. They also expressed concerns that the project will block access to their driveway entrance.
 - Applicant's Response – The applicant responded that the proposed commercial use has not yet been determined. He also confirmed that construction workers will be able to park within the required 11-foot dedication area along 12th Place, thereby eliminating the need for construction workers to park off. All privacy walls would be constructed within the boundaries of the subject property and would not impede access to the neighboring driveway. Window openings and balconies provide required light and air.
 - A homeless advocate expressed concerns about the demolition of the existing residential units on the site, stating that the people currently living there will be removed from their homes and not be eligible for relocation compensation.
 - Applicant's Response – The applicant reported that the Housing and Community Investment Department (HCIDLA) issued Relocation Assistance Payment Determinations to the existing tenants residing at the 3067 West Pico Boulevard property in compliance with the requirements of the Rent Stabilization Ordinance (RSO) and Ellis Act. Staff subsequently received verification from HCIDLA that relocation fees were paid and that the RSO units on-site were withdrawn from the rental market. Any tenant RSO complaints may be filed to HCIDLA for further investigation involving review of documentation from both the property owner and tenant with regard to rental payments, rental agreements, and other proof of tenancy in order to determine the legal rights of the tenant.

- c. Mr. Jordan Beroukhim, representative of Council District 10, stated that the Council Office is in support of the proposed project and appreciates the outreach that the applicant conducted even before the project was filed. Mr. Beroukhim stated that the project is within the allowable density of the existing and proposed zones; that the comments made by LAUSD (referenced in the Written Testimony section below) should be rightly incorporated as conditions of approval; and that the applicant should ensure that construction does not block any neighboring driveways. The Council Office does not take issue with installing a wall or fence between the subject property and the property at 3069-3071 West Pico Boulevard, as it enhances the safety of the neighborhood. He requested that the existing tenant issue be investigated and that the applicant comply with the requirements of the Housing and Community Investment Department with regard to the Ellis Act.

3. Written Testimony

- a. Planning staff received one comment letter from the Los Angeles Unified School District (LAUSD) requesting additional mitigations for air quality, noise, traffic, and pedestrian safety if impacts on the nearby Los Angeles Elementary School exceed a level of insignificance. Air quality, noise, and traffic studies were prepared and reviewed for the proposed project finding that impacts would be less than significant. Furthermore, the Mitigated Negative Declaration includes a mitigation measure to address pedestrian safety. Nonetheless, the approval of the Vesting Tentative Tract Map has incorporated conditions requiring the project to seek review with LAUSD and environmental conditions to ensure that project impacts related to Los Angeles Elementary School would be less than significant. The environmental conditions have been carried over to the conditions of approval herein.
- b. Staff received one comment letter from a member of the public expressing concerns about the proposed project. First, the individual opposed the fact that the hearing notice was written almost entirely in English and stated that more should be done to help non-English speakers to understand the project proposal and requests. Staff responded that the Department utilizes a standard hearing notice template, but that a translator could be provided if the commenter or any of her neighbors needed further explanation of the project in a different language. Second, the commenter stated that construction noise is already an issue in the neighborhood and wanted to ensure that the mitigation measures recommended in the submitted noise study are applied to the project. These mitigation measures have been incorporated as environmental conditions of approval herein and as part of the vesting tentative tract map approval.

EXHIBIT A

PLANS



51 UNIT CONDOMINIUM MIXED USE 3063 W. PICO BLVD LOS ANGELES, CA 90006 100% PRIVATELY FUNDED NOT RECEIVING TAX CREDIT INCENTIVE.

FOR
DECOLAGE VENTURES, LLC

14541 DELANO ST.
VAN NUYS, CA. 91411

NOTES

- A FIRE ALARM SYSTEM IS REQUIRED FOR THIS STRUCTURE.
- PLANS FOR THE FIRE ALARM SYSTEM MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION.
- THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM COMPLYING WITH (NFPA-12) THE SPRINKLER SYSTEM SHALL BE APPROVED BY THE PLUMBING DIVISION PRIOR TO INSTALLATION.

A SEPERATE APPLICATION AND PERMITS ARE REURED FOR:

- | | |
|---|---------------------------------------|
| A. BLOCK WALLS AND RETAINING WALL. | E. PLUMBING WORK (DEFERRED SUBMITTAL) |
| B. FIRE SPRINKLERS SYSTEM | F. SITE GRADING EXC. |
| C. ELECTRICAL WORK (DEFERRED SUBMITTAL) | G. DEMOLITION WORK |
| D. MECHANICAL WORK (DEFERRED SUBMITTAL) | H. SHORING |

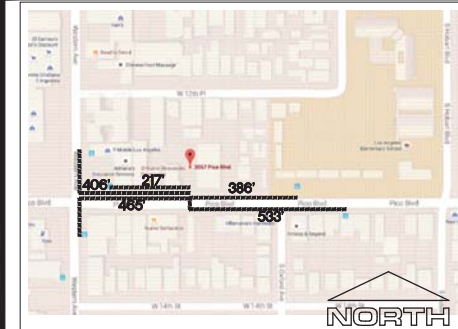
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MAY 26, 2017

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	A0.0b	BUILDING ANALYSIS
	C1.0	SURVEY
	A2.0	SITE PLAN
	A2.1	OPEN SPACE
	A3.0	PARKING #2-LOWER LEVEL
	A3.1	PARKING #1-UPPER LEVEL
	A3.2	SECOND FLOOR PLAN (PORTION B)
	A3.3	FIRST FLOOR STREET LEVEL- 3RD FLOOR PLAN (PORTION B)
STRUCTURAL	A3.5	2ND FLOOR PLAN (PORTION A)- 4TH FLOOR PLAN (PORTION B)
	A3.6	3RD FLOOR PLAN (PORTION A)- 5TH FLOOR PLAN (PORTION B)
	A3.7	4TH FLOOR PLAN (PORTION A)
	A3.8	5TH FLOOR PLAN (PORTION A)
	A3.9	6TH FLOOR PLAN (PORTION A)
	A3.10	LOFT FLOOR PLAN
	A4.0	ROOF PLAN
	A5.0	BUILDING ELEVATIONS
	A5.1	BUILDING ELEVATIONS
	A5.2	OPENING CALCULATIONS
ELECTRICAL	A6.0	BUILDING SECTIONS
	A6.1	BUILDING SECTIONS
	A6.2	COLOR MATERIAL BOARD
	L-1.0	LANDSCAPE PLANS
	L-1.1	LANDSCAPE PLANS
	L-1.2	LANDSCAPE PLANS
MECHANICAL		

VICINITY MAP



LEGAL DESCRIPTION: (SEE ALSO SURVEY FOR DETAILED LEGAL DESCRIPTION)

PORTION -A

PORTION -B

TRACT : PT SW 1/4 SEC 25 T1S R 14 W

PT SW 1/4 SEC 25 T1S R 14 W

LOT : PT SW 1/4 SEC 25 T1S R 14 W

APN: 5080012012

5080012006

ZONE: C2-1 TO RA84-1

R4-ML TO RA-2D

CONSULTANTS

STRUCTURAL ENGINEER

TTG CORP.

STRUCTURAL ENGINEERING
300 N. LAKE AVE.
PASADENA CA. 91101
TEL: (626)463-2800

MECHANICAL ENGINEER

MNS ENGINEERING INC,

1600 SAWTELLE BLVD. SUITE 300
LOS ANGELES, CA 90025
TEL: (310)445-8474
FAX: (310)473-8494

LANDSCAPE ARCHITECT

PAUL LEWIS + ASSOCIATES

13351-D RIVERSIDE DRIVE #445
SHERMAN OAKS, CA 91423
TEL: (818)788-9382
FAX: (818)788-3217

SOILS ENGINEER

AGI GEOTECHNICAL

16555 SHERMAN WAY, SUITE A
VAN NUYS, CA 91406
TEL: (818)785-5244
FAX: (818)785-6251

ELECTRICAL ENGINEER

ABRARI ASSOCIATES

ELECTRICAL ENGINEERING
1713 STANDARD AVE.
GLENDALE, CALIFORNIA 91201
TEL: (818)956-1900

SHORING

CEFALI + ASSOCIATES

CONSULTING STRUCTURAL ENGINEERS
4344 LAUREL CANYON BLVD., SUITE 3
STUDIO CITY, CA 91604
TEL: (818)752-1812



14541 DELANO ST.
VAN NUYS, CALIFORNIA 91411
TEL: (818) 387-8832
E-MAIL: BO@KETTERTDESIGNS.COM

AS DWG D:	DATE	DESCRIPTION	DATE	CHECKED BY:	DATE
01	05/23/17	ISSUED FOR PLANNING APPROVAL	01	L.M. J.C.	6/19/15

REVISIONS

DESIGNER: KETTER ASSOCIATES
DESIGNED: KETTER ASSOCIATES
CHECKED: KETTER ASSOCIATES
DATE: 05/23/17
PROJECT NO: 15-010
SHEET NO: A0.0

COVER SHEET
1/8"=1'-0"

51 UNITS MIXED USE

3063 W. PICO
LOS ANGELES, CA.

DECOLAGE VENTURES, LLC
14541 DELANO ST.
VAN NUYS, CA. 91411

PROJECT CLIENT

15-010

PROJECT NO.
SHEET NO.

A0.0



AB DWG. ID: DRAWER#:		DATE		DESCRIPTION	
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DRAWN BY:		DATE:		CHECKED BY:		DATE:	
1	M. JIC		6/19/15				

[illegible]

NO.	DATE	ISSUED FOR
01	05-23-17	PLANING APPROVAL

3/32"=1'-0"

51 UNITS MIXED USE

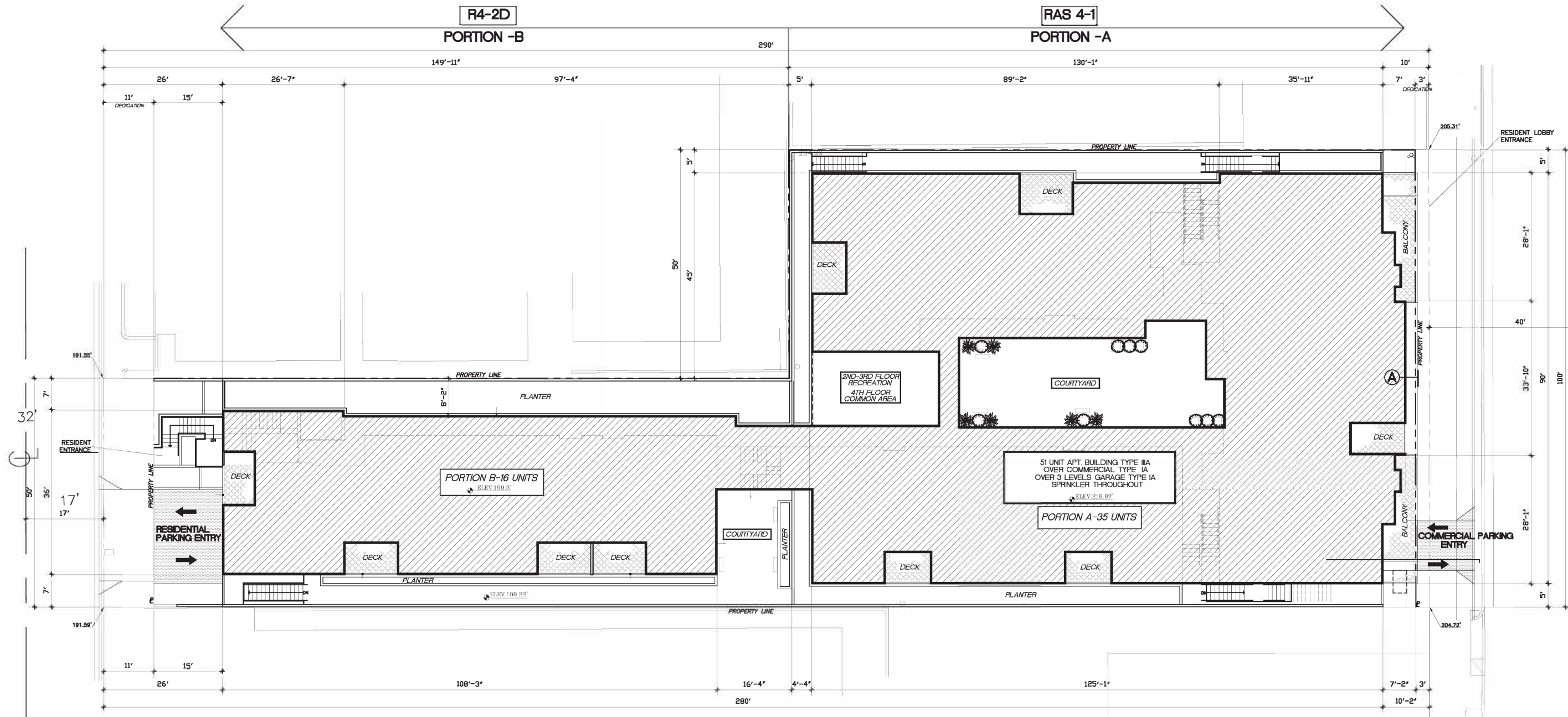
3063 W PICO
LOS ANGELES, CA.

DECOLAGE VENTURES, LLC
14541 DELANO ST.
VAN NUYS, CA. 91411

PROJECT CLIENT

15-010

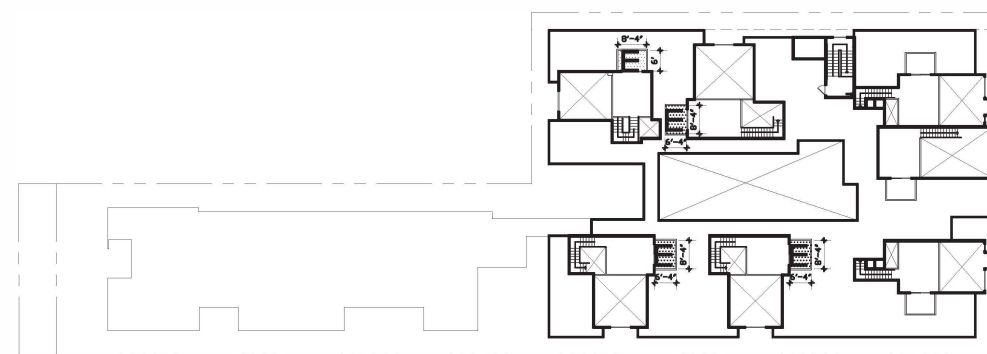
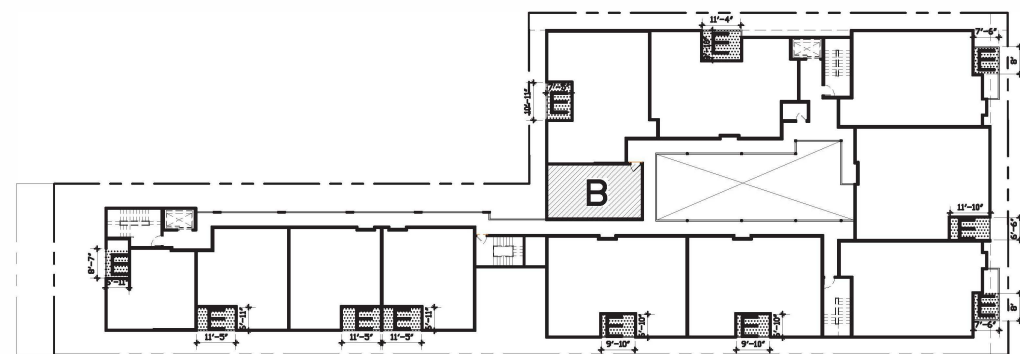
PROJECT NO. SECTION NO.
A2.0



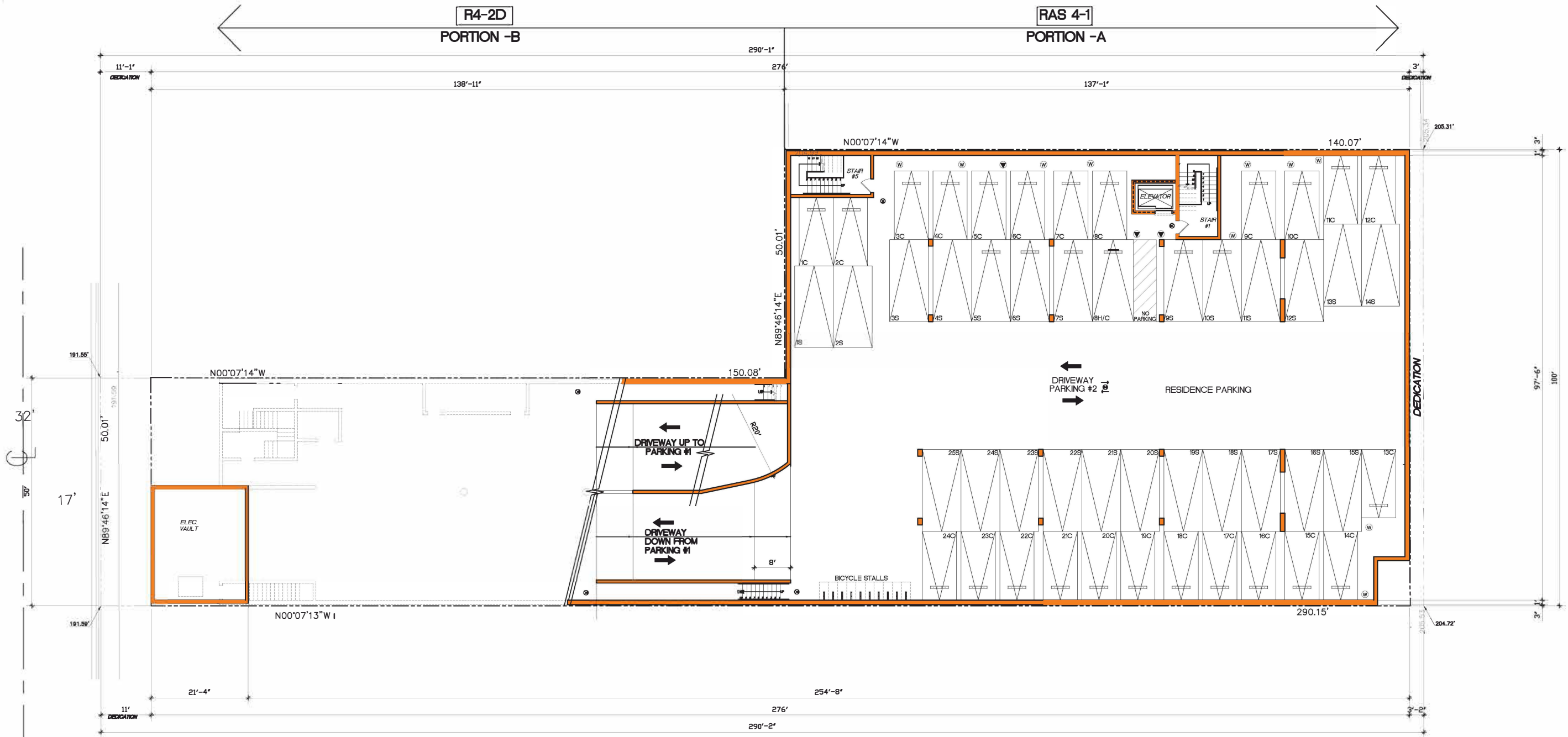
1 SITE PLAN
3/32" = 1'-0"

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MAY 26, 2017





A2.1



1 PARKING # 2
3/32" = 1'-0"

PARKING PROVIDED	
25	STANDARD-INCL 1 H/C
24	COMPACT
49 PARKING SPACES	

LEGEND	
⊗	EXIT SIGN
▲	BATTERY CHARGER OUTLET 208/240 V40 AMP GROUNDED
⊙	WIRING FOR BATTERY CHARGER

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MAY 26, 2017



14541 DELANO ST.
VAN NUYS, CALIFORNIA 91411
TEL : (818) 387-8832
E MAIL: 502@KETTERTDESIGNS.COM

AS DWG ID:	
NO.	DATE
01	05/23/17
02	
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DESCRIPTION	
REVISIONS	
NO.	DATE
01	05/23/17
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DRAWN BY: J.C.	
CHECKED BY: J.C.	
DATE: 5/19/15	

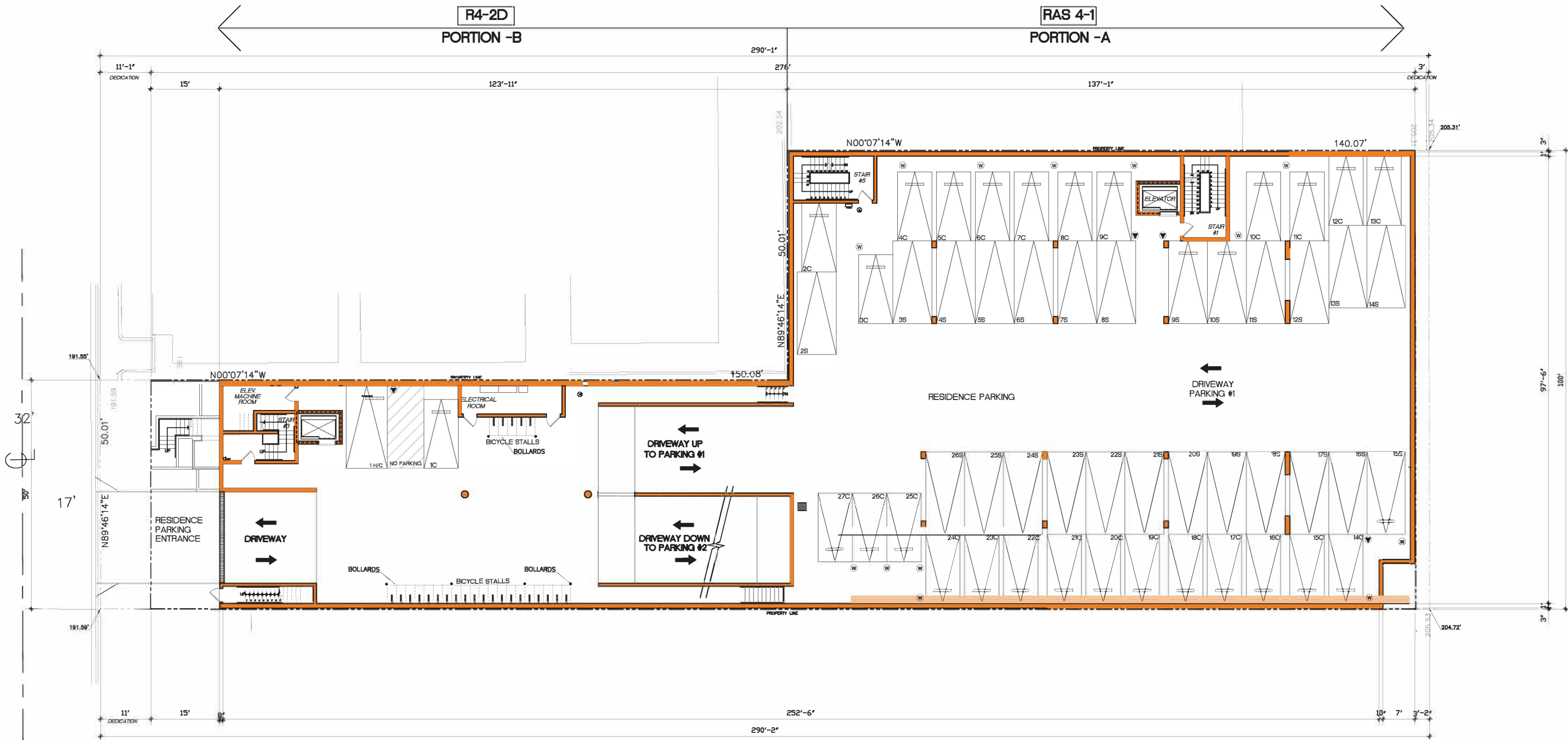
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ISSUED FOR	
NO.	DATE
01	05-23-17
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PLANNING APPROVAL	
PARKING # 2	
3/32" = 1'-0"	

51 UNITS MIXED USE
3063 W PICO
LOS ANGELES, CA.
DECOLAGE VENTURES, LLC
14541 DELANO ST.
VAN NUYS, CA. 91411

PROJECT CLIENT

15-010
PROJECT NO.
SHEET NO.
A3.0




1 PARKING #1
3/32" = 1'-0"

PARKING PROVIDED	
26	STANDARD-INCL 1 H/C
27	COMPACT
53 PARKING SPACES	

LEGEND	
⊗	EXIT SIGN
⬆	BATTERY CHARGER OUTLET 208/240 V40 AMP GROUNDED
Ⓜ	WIRING FOR BATTERY CHARGER

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CASE NO. CPC-2016-1603-ZC-HD
MAY 26, 2017





14541 DELANO ST.
VAN NUYS, CALIFORNIA 91411
TEL : (818) 387-8832
E-MAIL: 502@KETTERTDESIGNS.COM

AS DWG ID:	DATE	DESCRIPTION
01	05/23/17	ISSUED FOR PLANNING APPROVAL
02	05/23/17	ISSUED FOR PLANNING APPROVAL
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51 UNITS MIXED USE

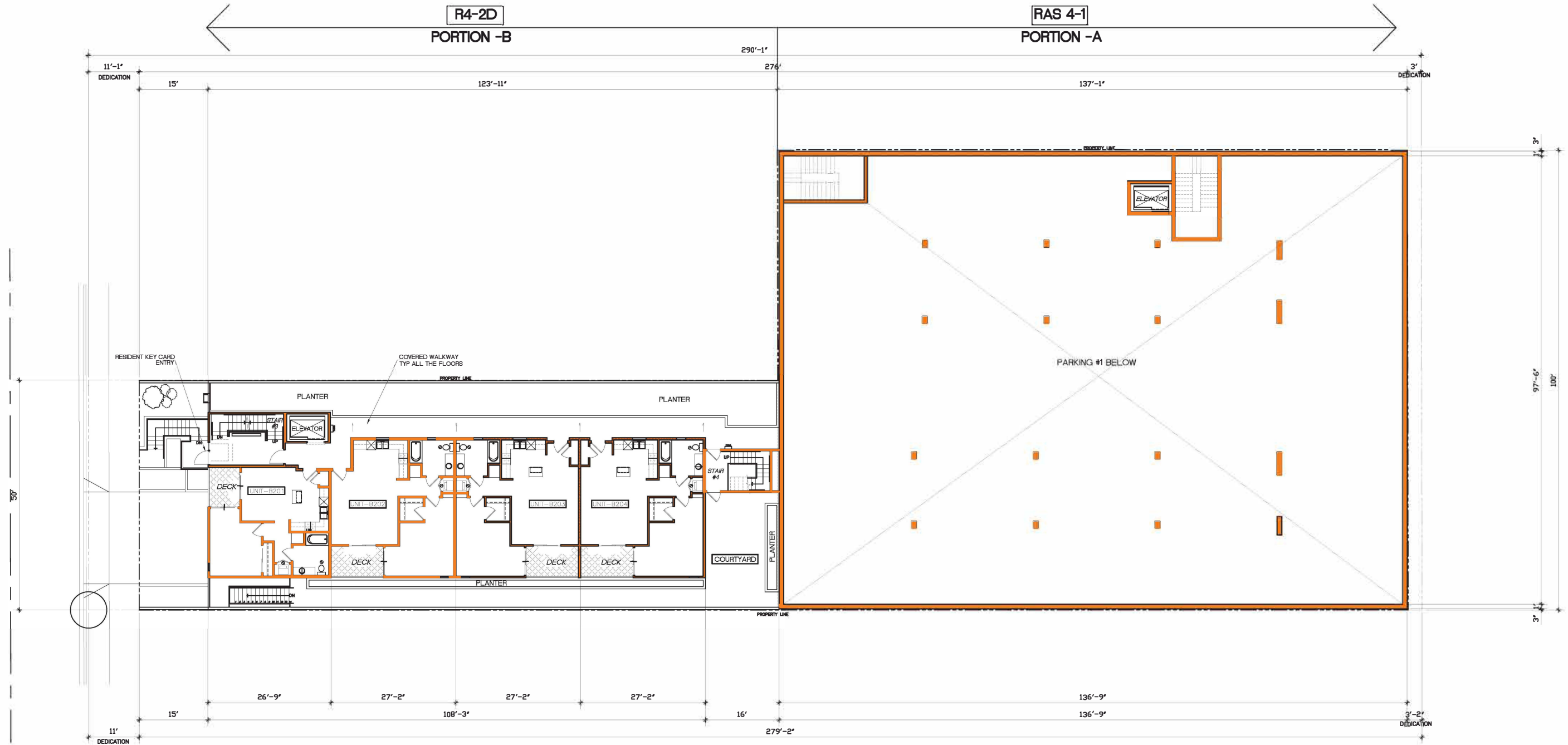
3063 W PICO
LOS ANGELES, CA.

DECOLAGE VENTURES, LLC
14541 DELANO ST.
VAN NUYS, CA. 91411

15-010

PROJECT NO.
SUBMIT NO.

A31



1 2ND FLOOR PLAN(PORTION-B)
3/32" = 1'-0"

EXHIBIT "A"

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CASE NO. CPC-2016-1603-ZC-HD
MAY 26, 2017

OCCUPANT LOAD	
2ND FLOOR PLAN(PORTION-B)	
TOTAL AREA	2,727 SQ.FT
OCCUPANT LOAD	200 SQ.FT
2,727 SQ.FT/200 SQ.FT=	13.63
TOTAL	14 OCCUPANTS



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AS DWG ID:	DATE	DESCRIPTION	DATE	CHECKED BY:	DATE
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REVISIONS

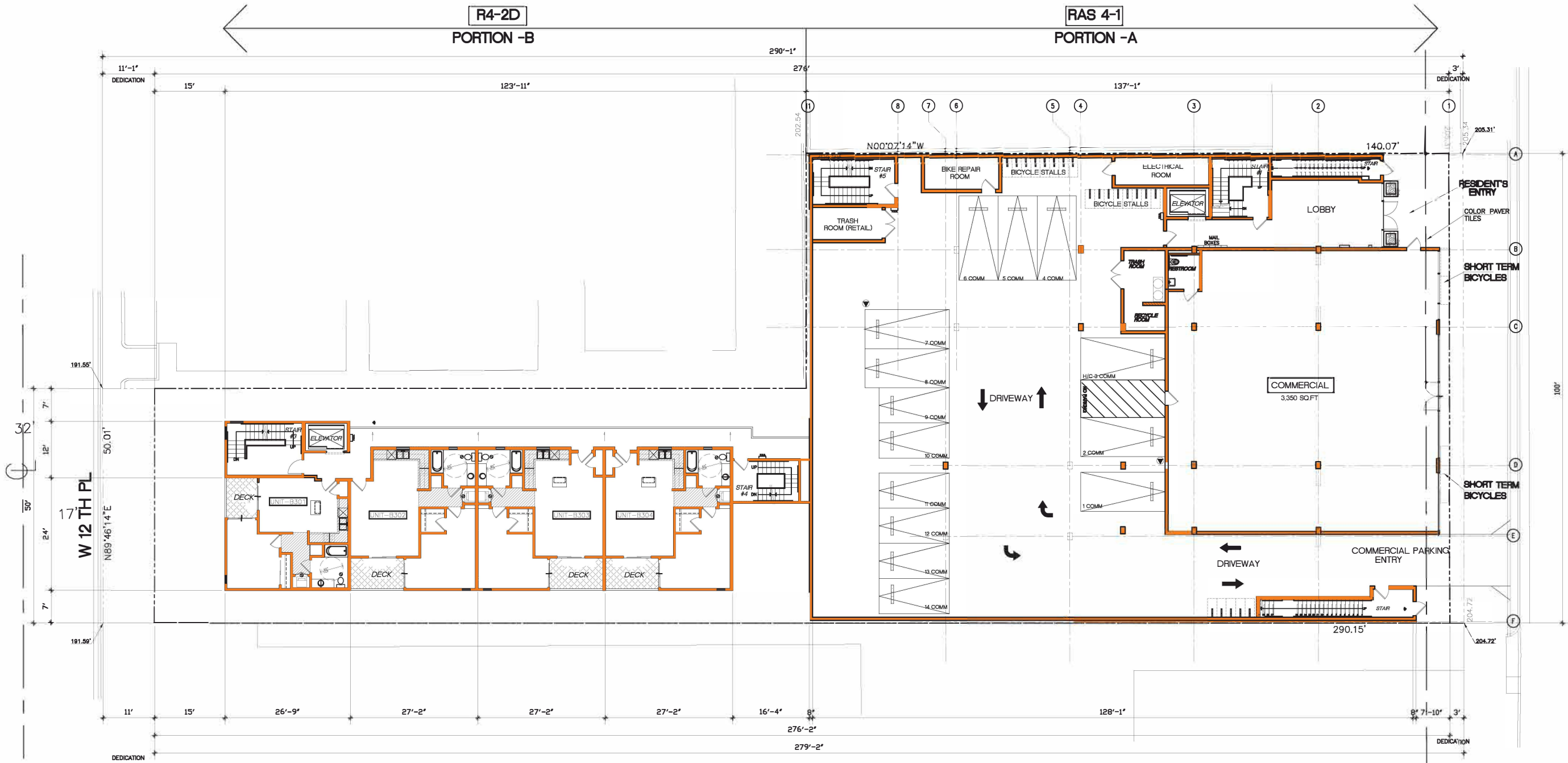
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2ND FLOOR PLAN
3/32" = 1'-0"

ISSUED FOR
NO. 01
DATE 05-23-17
PLANNING APPROVAL

51 UNITS MIXED USE
3063 W PICO
LOS ANGELES, CA.
DECOLAGE VENTURES, LLC
14541 DELANO ST.
VAN NUYS, CA. 91411

15-010
PROJECT NO.
SUBMIT NO.
A32



OCCUPANT LOAD	
3RD FLOOR PLAN(PORITION-B)	
TOTAL AREA 2,727 SQ.FT	
OCCUPANT LOAD 200 SQ.FT	
2,727 SQ.FT/200 SQ.FT= 13.63	
TOTAL	14 OCCUPANTS

PARKING PROVIDED	
COMMERCIAL	1 ACCESSIBLE
	7 STANDARD
	6 COMPACT
	14 PARKING SPACES
TOTAL 13 PARKING SPACES	

- LEGEND**
- EXIT SIGN
 - BATTERY CHARGER OUTLET
208/240 V40 AMP GROUNDED

1 3RD FLOOR PLAN(PORITION-B)
3/32" = 1'-0"

1 1ST FLOOR STREET LEVEL(PORITION-A)
3/32" = 1'-0"

EXHIBIT "A"
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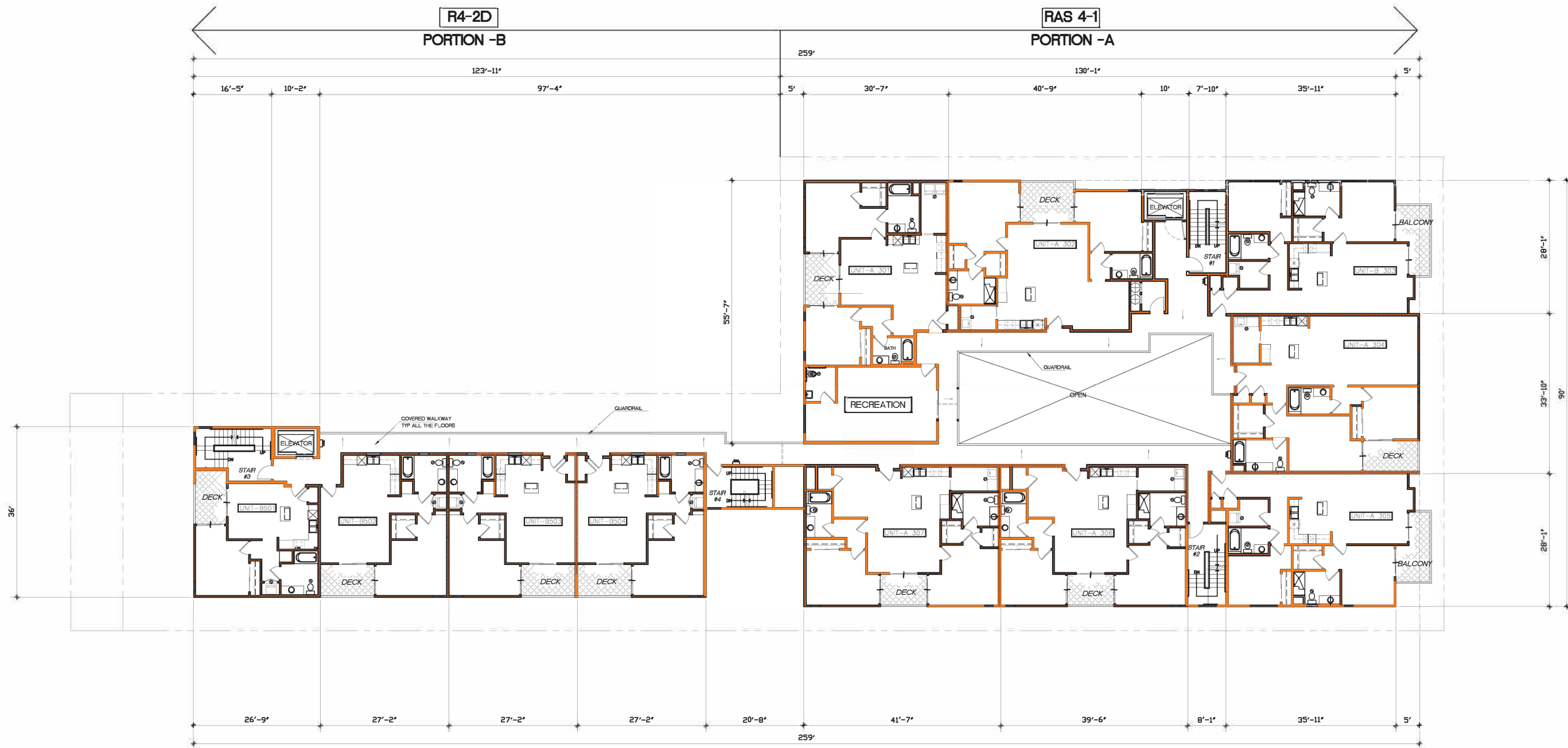
51 UNITS MIXED USE

3063 W PICO
LOS ANGELES, CA.

DECOLAGE VENTURES, LLC
14541 DELANO ST.
VAN NUYS, CA. 91411

15-010

A33



1 5TH FLOOR PLAN(PORTION-B)
3/32" = 1'-0"

1 3RD FLOOR PLAN (PORTION-A)
3/32" = 1'-0"

OCCUPANT LOAD	
3RD FLOOR PLAN (PORTION-A)	
5TH FLOOR PLAN (PORTION-B)	
TOTAL AREA 10,378 SQ.FT	
OCCUPANT LOAD 200 SQ.FT	
10,378 SQ.FT/200 SQ.FT= 51.89	
TOTAL	52 OCCUPANTS

EXHIBIT "A"

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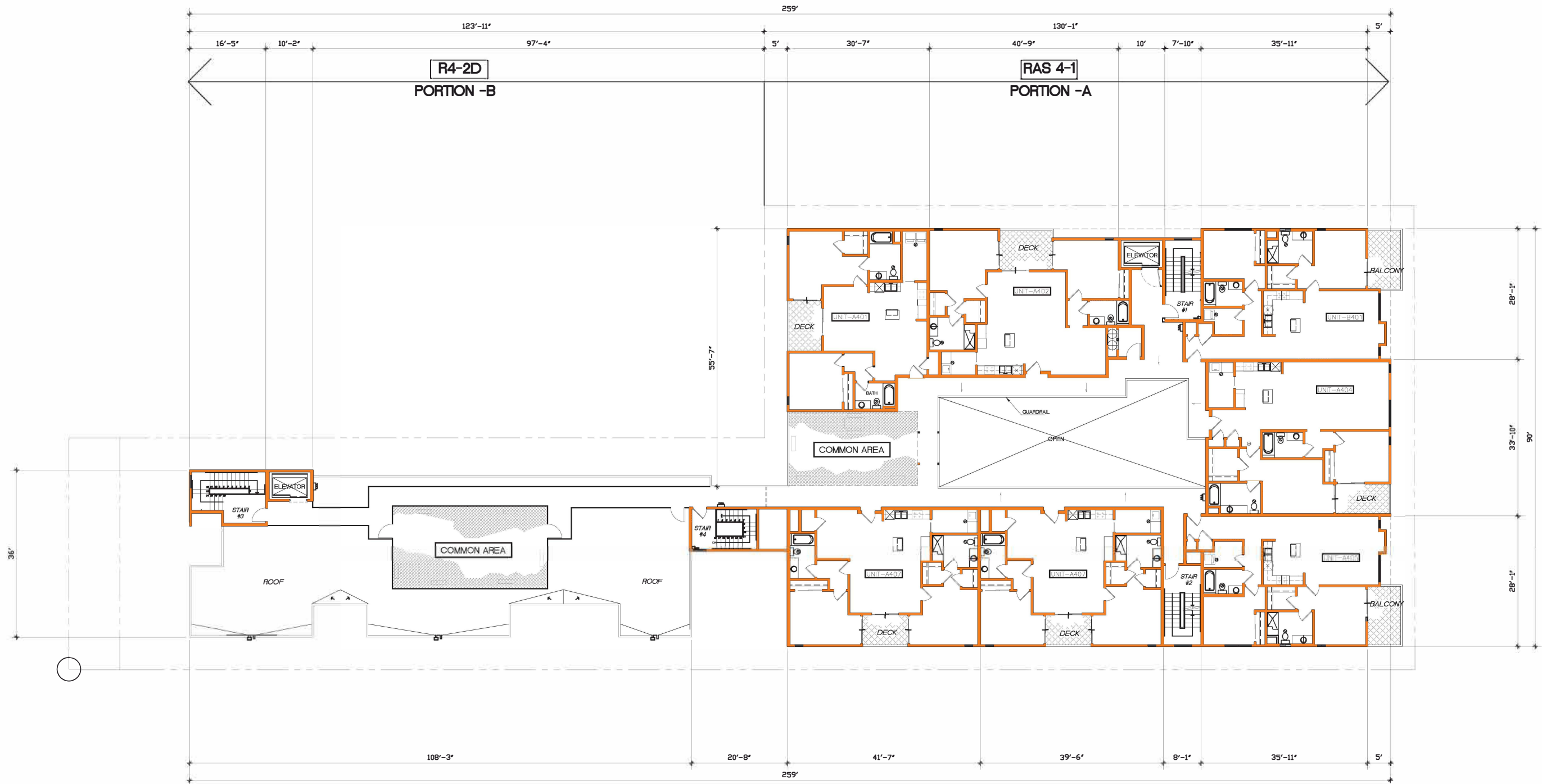
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09	05/23/17	ISSUED FOR PLANNING APPROVAL	09	05/23/17	05/23/17
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NO.	DATE	ISSUED FOR	DESCRIPTION
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3RD FLOOR PLAN-5TH FLOOR PLAN 3/32" = 1'-0"

PROJECT	CLIENT
51 UNITS MIXED USE	DECOLAGE VENTURES, LLC
3063 W PICO LOS ANGELES, CA.	14541 DELANO ST. VAN NUYS, CA. 91411

15-010	PROJECT NO.	SHEET NO.
		A3.6



1 FOURTH FLOOR PLAN
3/32" = 1'-0"

OCCUPANT LOAD	
4TH FLOOR PLAN (PORTION-A)	
TOTAL AREA 7,651 SQ.FT	
OCCUPANT LOAD 200 SQ.FT	
7,651 SQ.FT/200 SQ.FT= 38.25	
TOTAL	38 OCCUPANTS

EXHIBIT "A"

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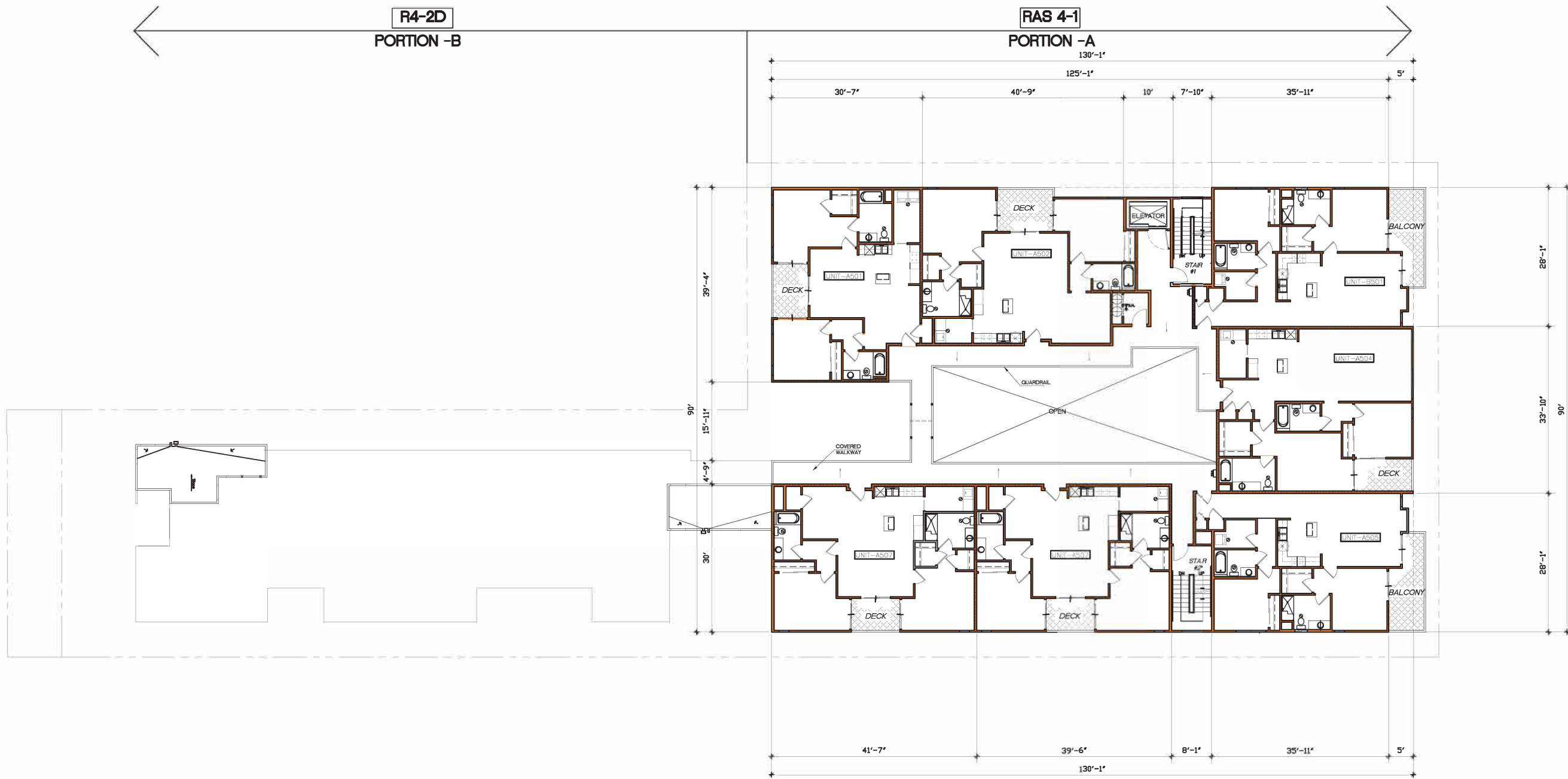
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PROJECT	CLIENT
51 UNITS MIXED USE	DECOLAGE VENTURES, LLC
3063 W PICO LOS ANGELES, CA.	14541 DELANO ST. VAN NUYS, CA. 91411

15-010	PROJECT NO.	SHEET NO.
		A37



1 FIFTH FLOOR PLAN
3/32" = 1'-0"

OCCUPANT LOAD	
5TH FLOOR PLAN (PORTION-A)	
TOTAL AREA 7,651 SQ.FT	
OCCUPANT LOAD 200 SQ.FT	
7,651 SQ.FT/200 SQ.FT= 38.25	
TOTAL	38 OCCUPANTS

EXHIBIT "A"

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CASE NO. CPC-2016-1603-ZC-HD
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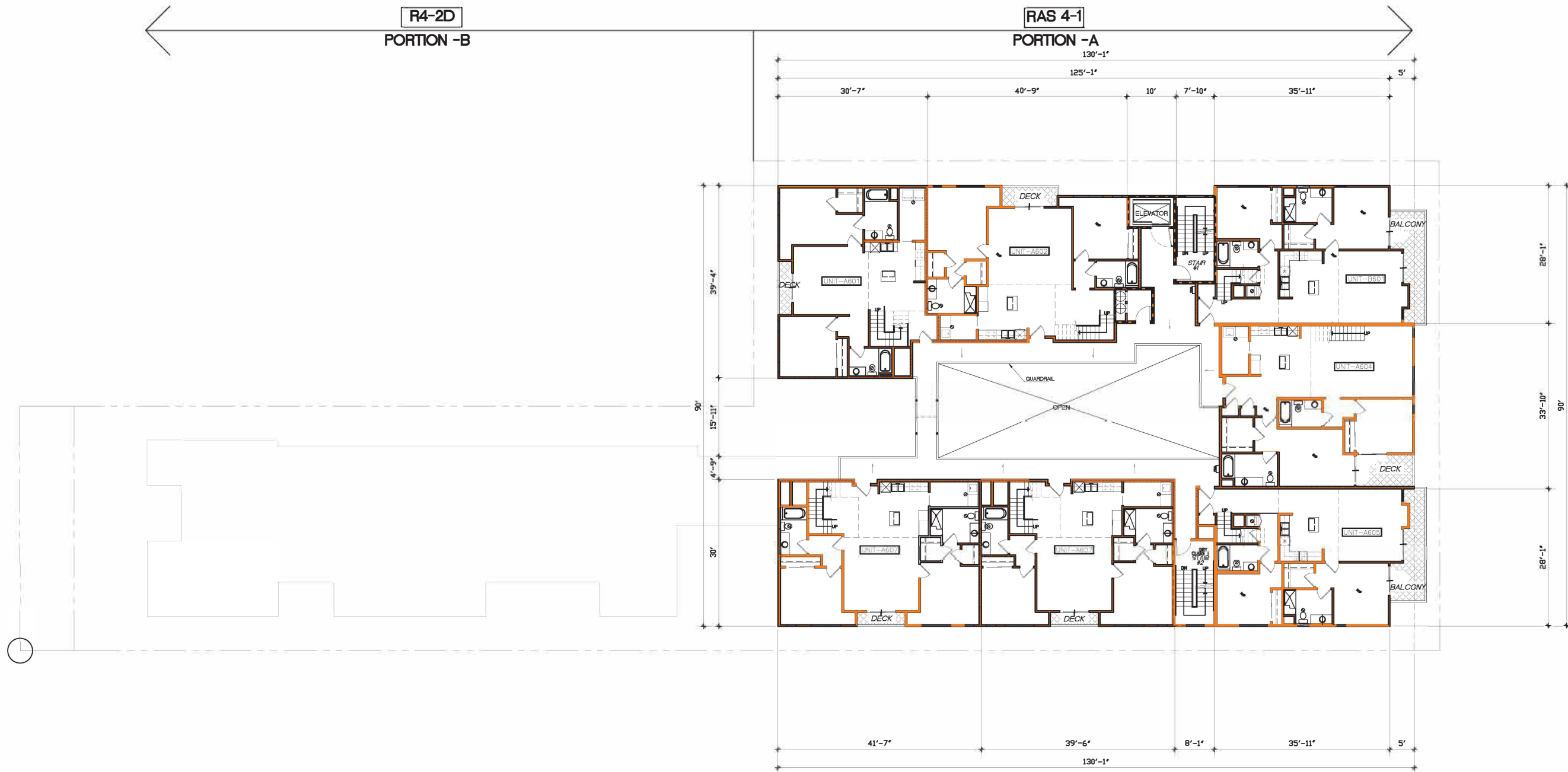
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PROJECT	CLIENT
51 UNITS MIXED USE	DECOLAGE VENTURES, LLC
3063 W PICO LOS ANGELES, CA.	14541 DELANO ST. VAN NUYS, CA 91411

PROJECT NO.	SHEET NO.
15-010	A38



1 SIX FLOOR PLAN
3/32" = 1'-0"

OCCUPANT LOAD	
6TH FLOOR PLAN (PORTION-A)	
TOTAL AREA 9,099 SQ.FT	
OCCUPANT LOAD 200 SQ.FT	
9,099 SQ.FT/200 SQ.FT= 45.49	
TOTAL	45 OCCUPANTS

EXHIBIT "A"

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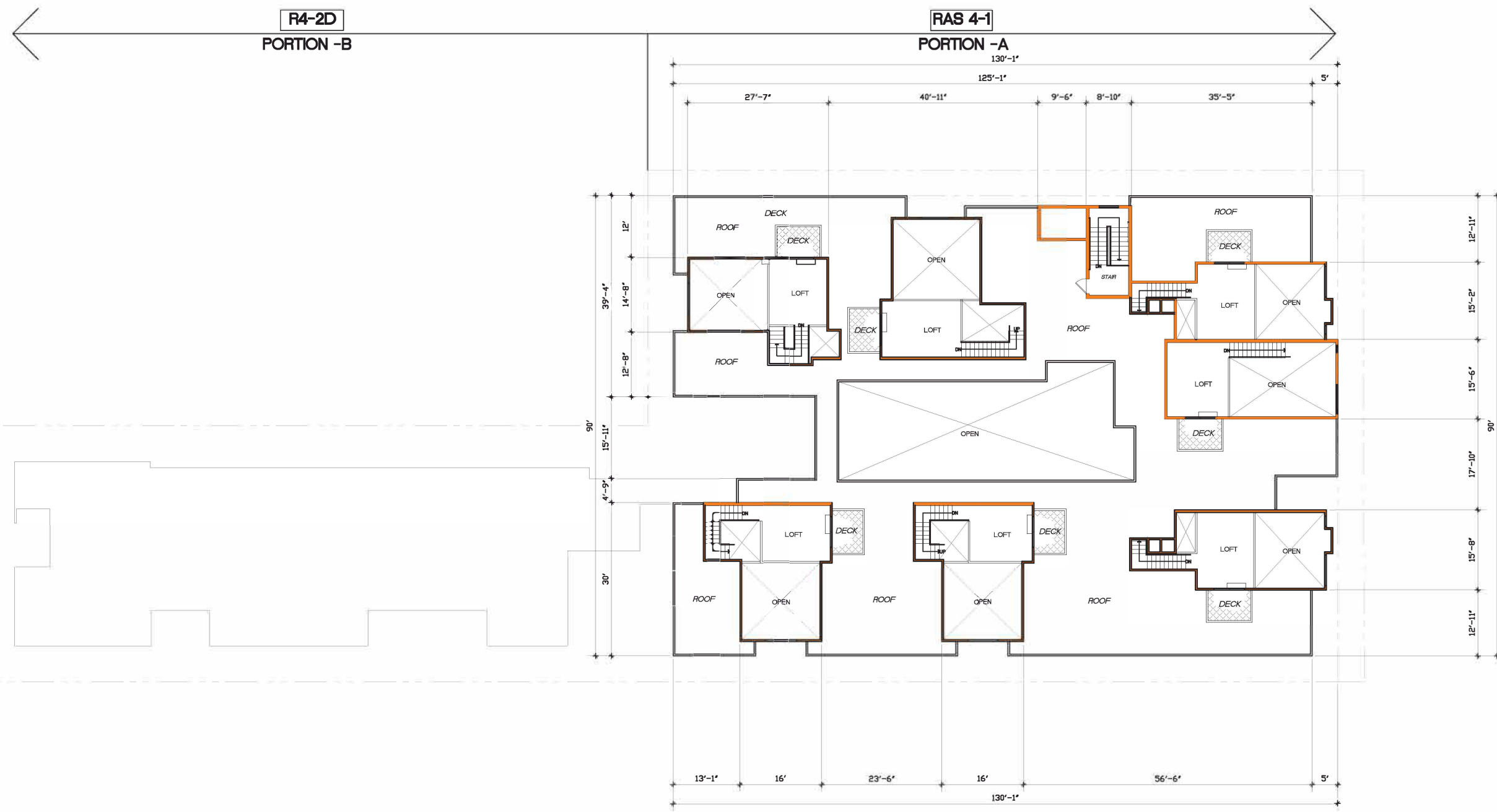
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51 UNITS MIXED USE	3063 W PICO LOS ANGELES, CA.	DECOLAGE VENTURES, LLC 14541 DELANO ST. VAN NUYS, CA. 91411
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15-010	PROJECT NO. 15-010	CLIENT A39
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1 LOFT FLOOR PLAN
3/32" = 1'-0"

EXHIBIT "A"
PAGE NO. 15 OF 33
CASE NO. CPC-2016-1603-ZC-HD
MAY 26, 2017





14541 DELANO ST.
VAN NUYS, CALIFORNIA 91411
TEL : (818) 387-8832
E MAIL: 502@KETTERDESIGNS.COM

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51 UNITS MIXED USE

3063 W PICO
LOS ANGELES, CA.

DECOLAGE VENTURES, LLC

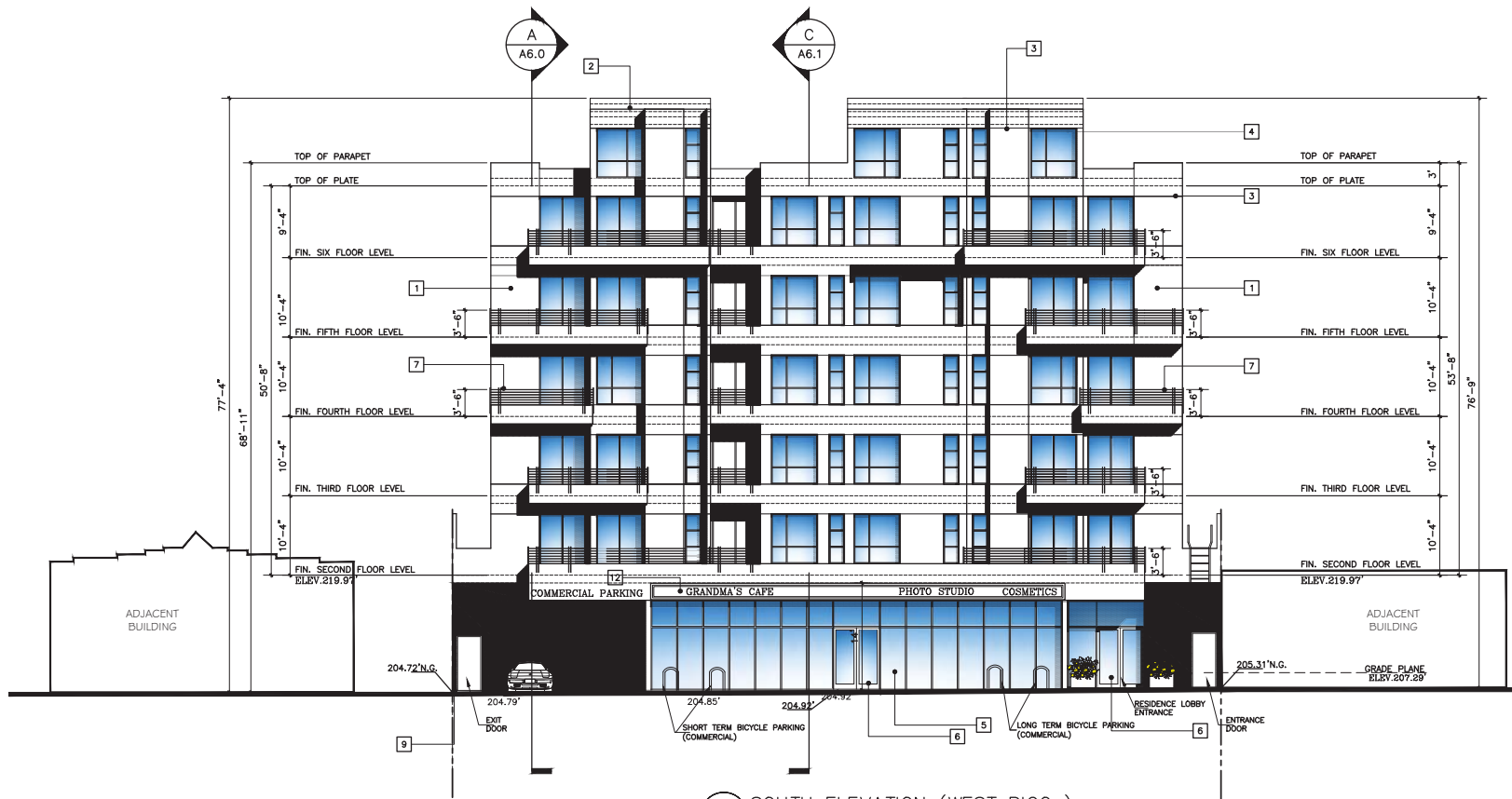
14541 DELANO ST.
VAN NUYS, CA. 91411

15-010

PROJECT NO.
SUBMIT NO.

A3.10





- KEY NOTES LEGEND
- 1 STUCCO - SMOOTH TOWER FINISH.
 - 2 SHEET METAL COPING @ PARAPET
 - 3 STUCCO EXPANSION SCREED
 - 4 WINDOWS TO BE VYNAL
 - 5 CLEAR GLASS
 - 6 GLASS DOOR
 - 7 COMBINATION OF STUCCO AND WROUGHT IRON GUARDRAIL
 - 8 TEXTURED CONCRETE
 - 9 WEEP SCREED
 - 10 26 GAUGE GALVANIZED IRON SHEET METAL HALF ROUND GUTTER AND DOWNSPOT.
 - 11 COLOR/EGGSHELL FINISHES
 - 12 COMMERCIAL SIGN BAND

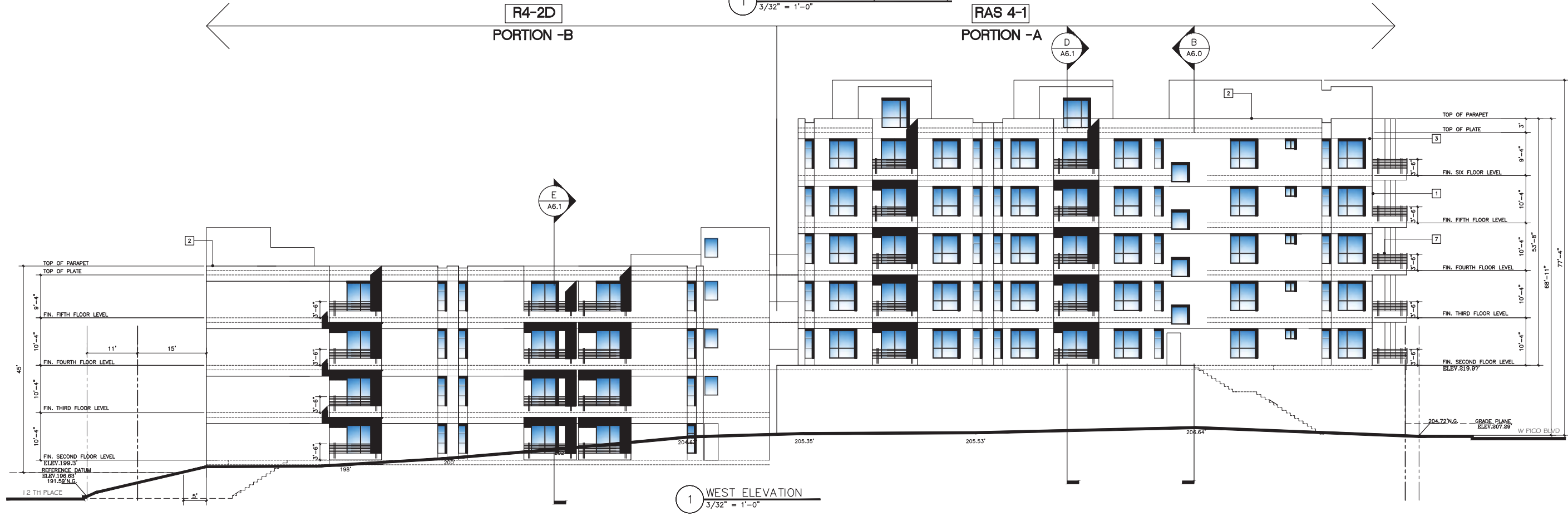


EXHIBIT "A"

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MAY 26, 2017



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TEL : (818) 387-8832
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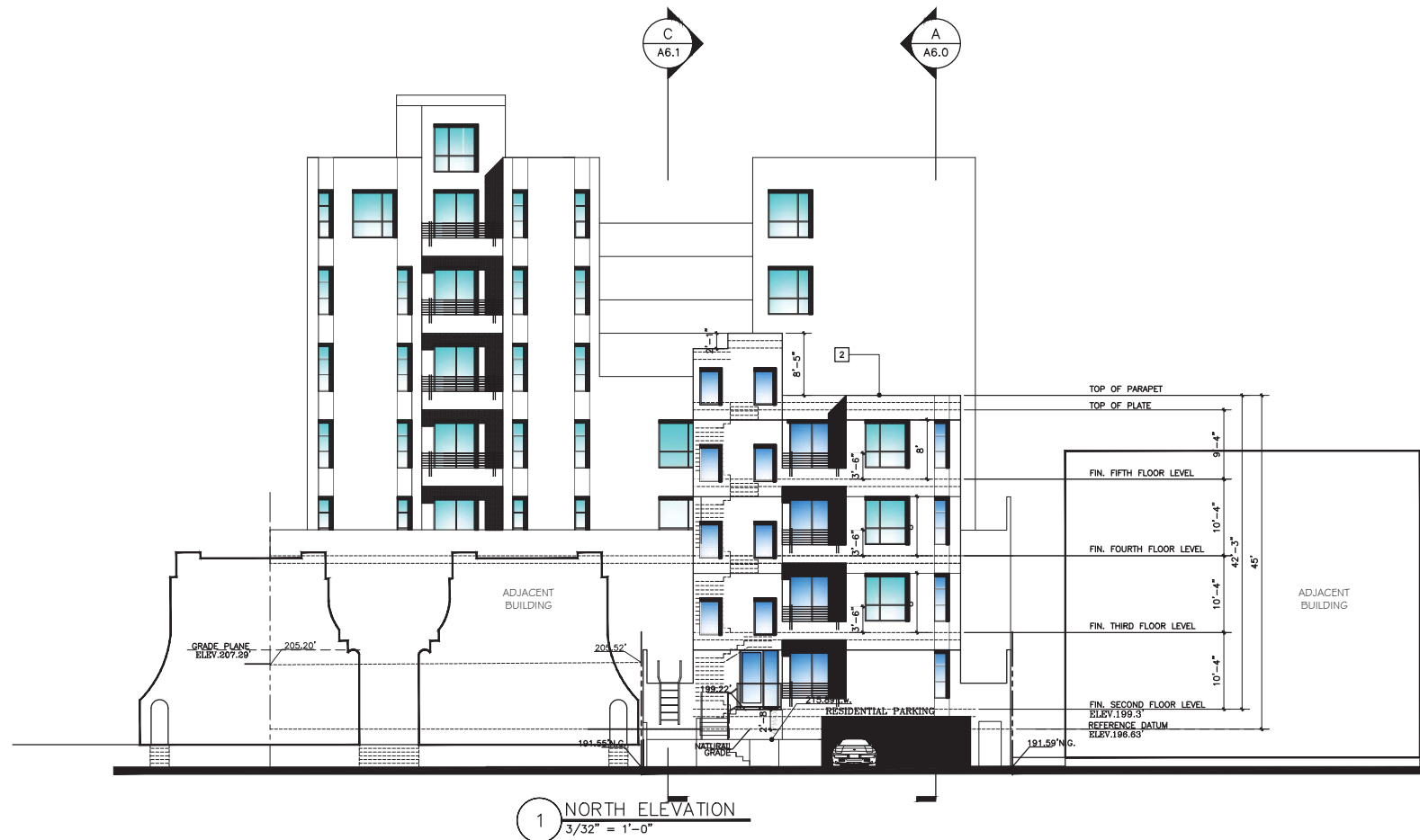
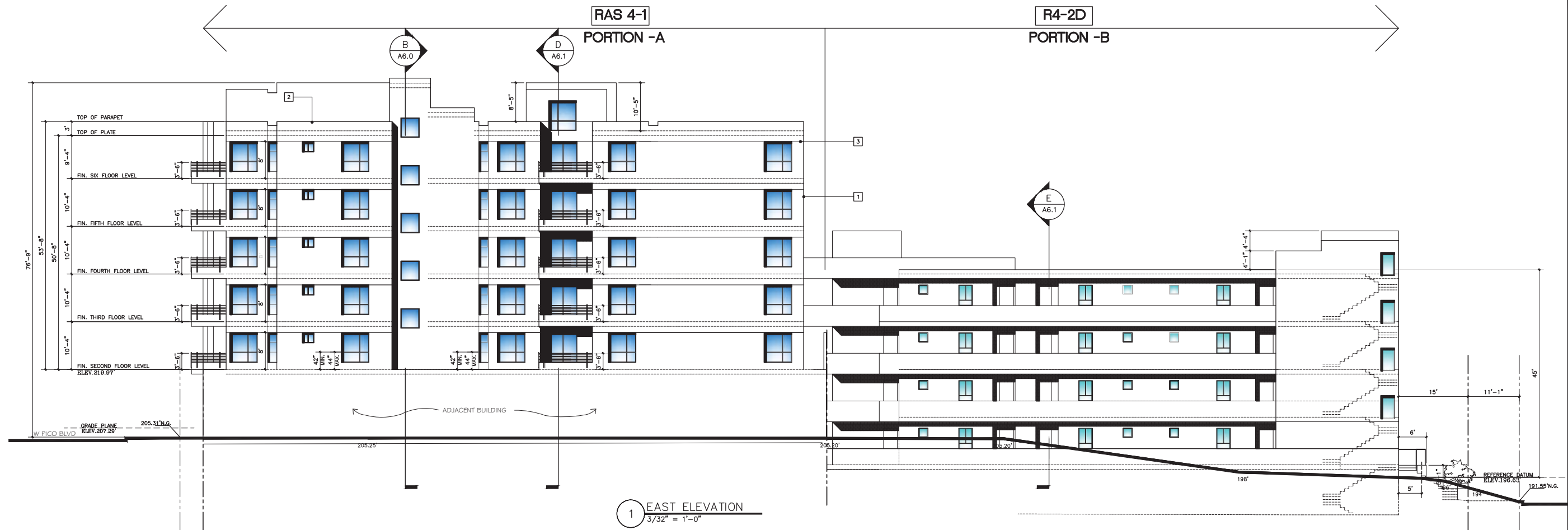
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14541 DELANO ST.
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PROJECT CLIENT

15-010
PROJECT NO.
SHEET NO.
A5.0



- KEY NOTES LEGEND
- 1 STUCCO- SMOOTH TOWER FINISH.
 - 2 SHEET METAL COPING @ PARAPET
 - 3 STUCCO EXPANSION SCREED
 - 4 WINDOWS TO BE VINYL
 - 5 CLEAR GLASS
 - 6 GLASS DOOR
 - 7 COMBINATION OF STUCCO AND WROUGHT IRON GUARDRAIL
 - 8 TEXTURED CONCRETE
 - 9 WEEP SCREED
 - 10 26 GAUGE GALVANIZED IRON SHEET METAL HALF ROUND GUTTER AND DOWNSPOT.
 - 11 COLOR/EGGSHELL FINISHES
 - 12 COMMERCIAL SIGN BAND



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51 UNITS MIXED USE
3063 W PICO
LOS ANGELES, CA.
DECOLAGE VENTURES, LLC
14541 DELANO ST.
VAN NUYS, CA. 91411

15-010
PROJECT NO.
SHEET NO.
A5.1

EXHIBIT "A"

PAGE NO. 18 OF 33
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MAY 26, 2017

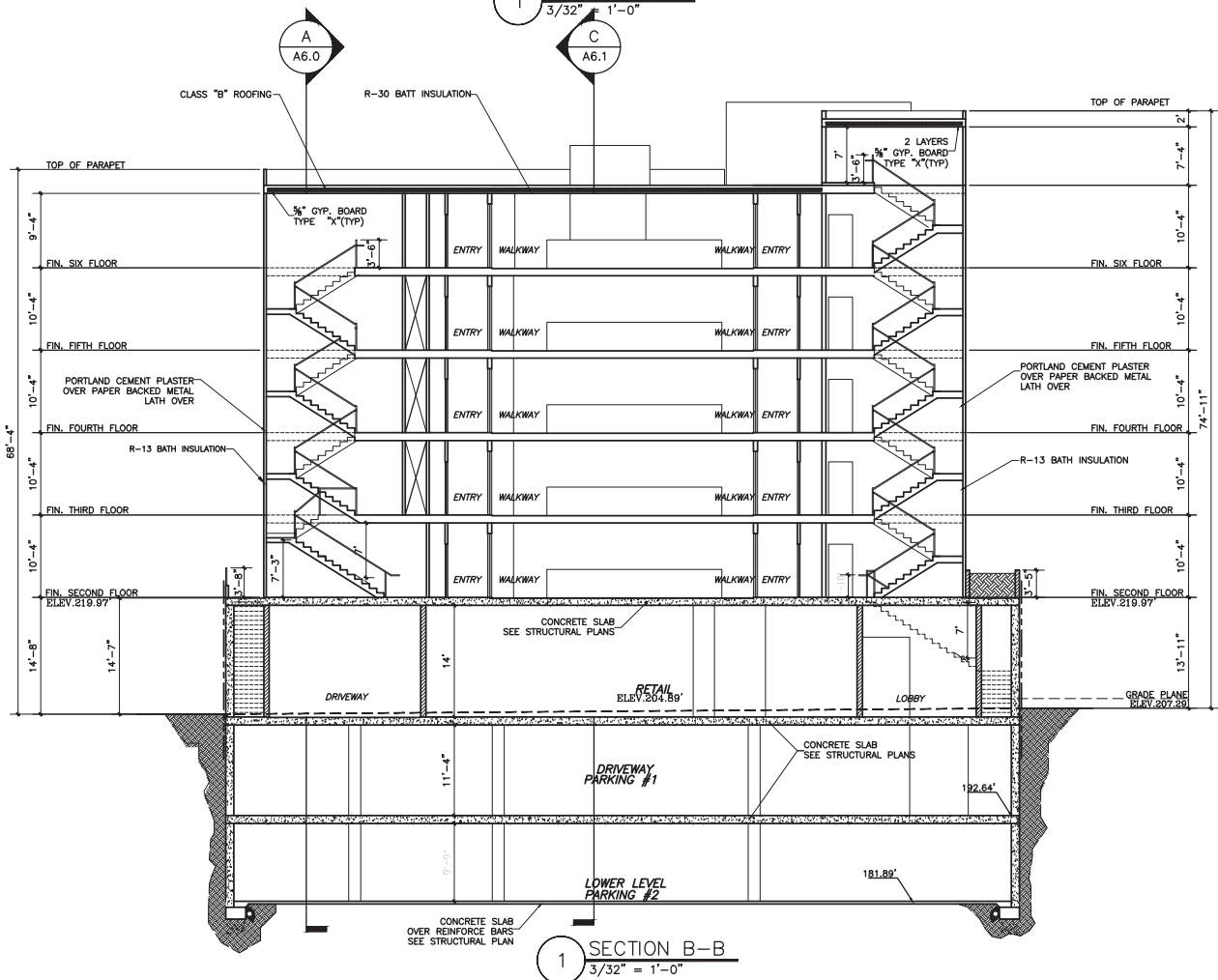
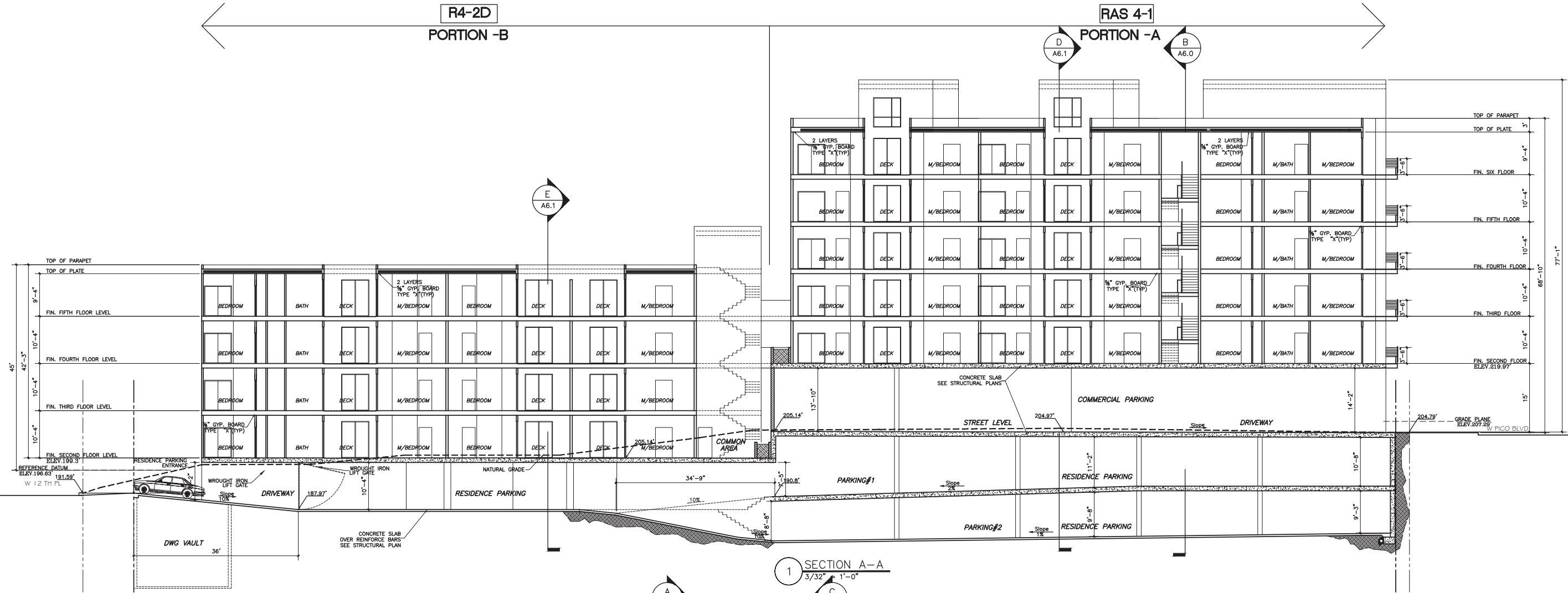


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MAY 26, 2017



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NO.	DATE	DESCRIPTION	DATE	CHECKED BY	DATE
01	05/23/17	ISSUED FOR PLANNING APPROVAL	05/23/17	J.M.	05/23/17
02	06/07/17	ISSUED FOR PERMITTING	06/07/17	J.M.	06/07/17
03	06/07/17	ISSUED FOR PERMITTING	06/07/17	J.M.	06/07/17
04	06/07/17	ISSUED FOR PERMITTING	06/07/17	J.M.	06/07/17
05	06/07/17	ISSUED FOR PERMITTING	06/07/17	J.M.	06/07/17
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10	06/07/17	ISSUED FOR PERMITTING	06/07/17	J.M.	06/07/17

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ISSUED FOR PLANNING APPROVAL

51 UNITS MIXED USE
3063 W PICO
LOS ANGELES, CA.
DECOLAGE VENTURES, LLC
14541 DELANO ST.
VAN NUYS, CA. 91411

PROJECT CLIENT

15-010
PROJECT NO.
EXHIBIT NO.
A6.0

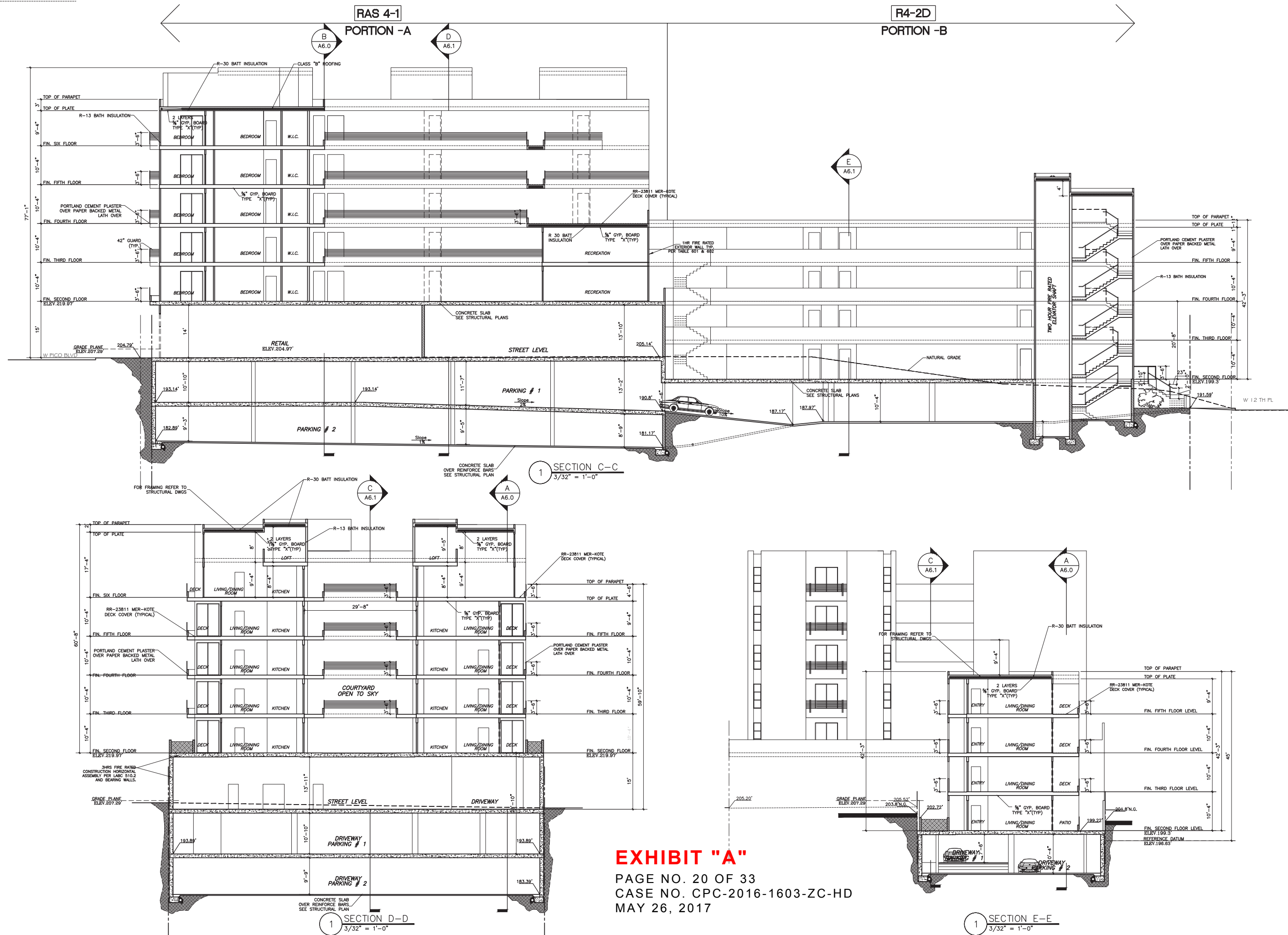


EXHIBIT "A"

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MAY 26, 2017

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NO.	DATE	ISSUED FOR	DESCRIPTION
01	05-23-17	PLANNING APPROVAL	

AS BUILT: 01

DATE: 6/19/15

CHECKED BY: J.M. J.C.

DRAWN BY: J.M. J.C.

REVISIONS

NO.	DATE	DESCRIPTION
01	05-23-17	PLANNING APPROVAL

BUILDING SECTIONS

3/32"=1'-0"

51 UNITS MIXED USE

3063 W PICO
LOS ANGELES, CA.

PROJECT

DECOLAGE VENTURES, LLC

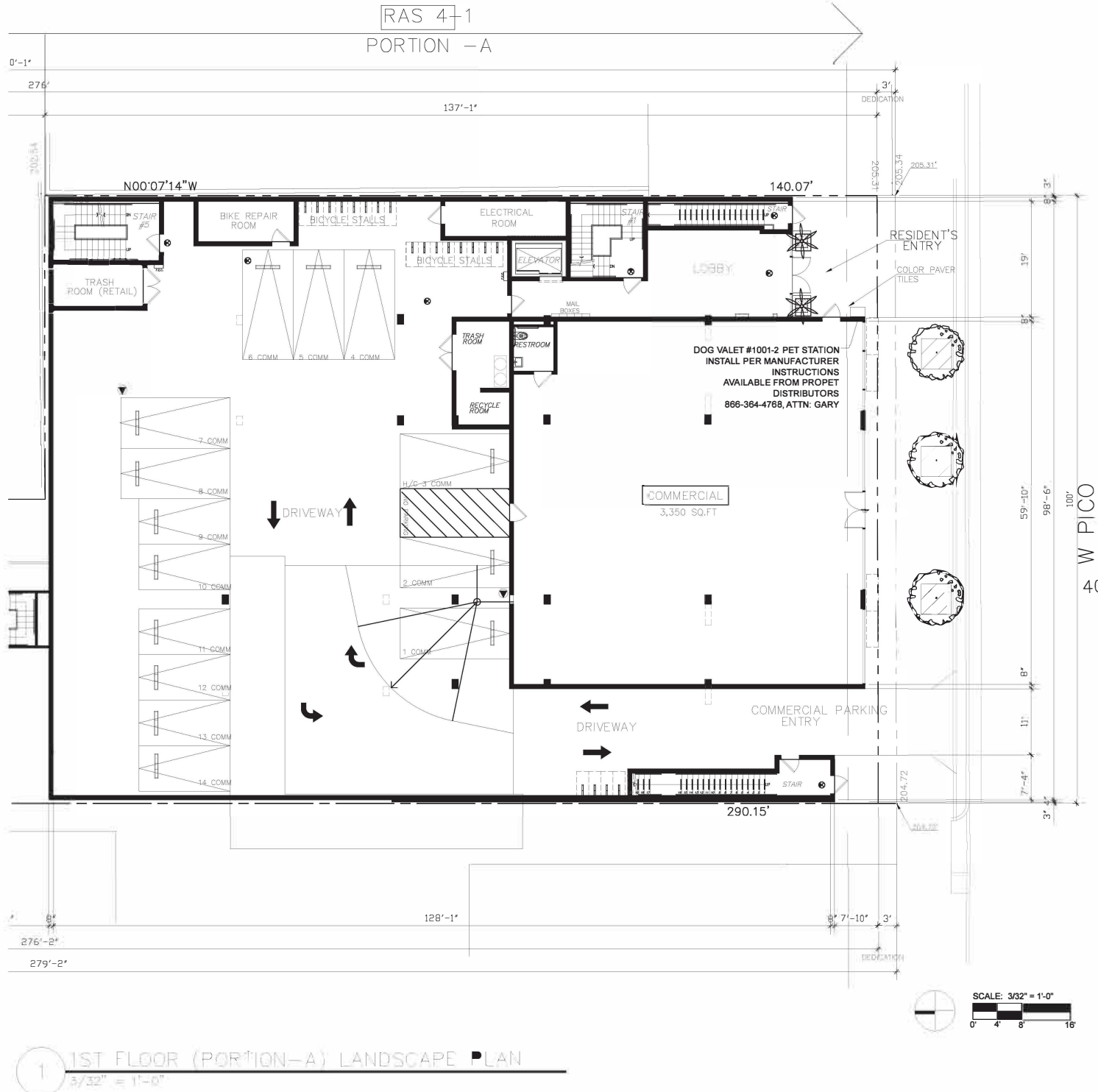
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CLIENT

15-010

PROJECT NO.
SHEET NO.

A6.1



PLANTING LEGEND

DESCRIPTION	SIZE	CANOPY	QTY	WUCOLS
TREES				
Bambusa multiplex 'Alphonse Karr' Alphonse Karr Bamboo	30g	15'h x 30'w	37	M
Cercidium 'Desert Museum' Palo Verde	24" Box	15'h x 8'w	6	VL
Howea forsteriana- Kentia palm		7' Clear trunk	16	M
Koelreuteria bipinnata- Chinese flame tree	36"Box	15'h x 6'w	3	M
Rhapis excelsa- Rhapis palm		8'h x 3'w	2	M
SHRUBS				
Aglaonema 'Silver King' - Aglaonema 266 sf @ 18" o.c.	14"	18" o.c.	117	N/A
Juncus patens / California gray rush 1,572 sf @ 18" o.c.	1 gal	18" o.c.	692	L
Trachelospermum jasminoides - Star jasmine 329 sf @ 24" o.c.	1g	24"o.c.	82	M

City of Los Angeles Department of City Planning CERTIFICATE OF COMPLETION OF INSTALLATION OF LANDSCAPE

Date _____

PCIS No. _____ Plan Check No. _____

Discretionary Case Nos: _____
(where ap. is able)

Project Street Address: _____
(same as address on building permit application)

The undersigned Landscape Practitioner (12.40 D LAMC) hereby certifies that:

1. Site is the certifier of the landscape documents submitted for the above project, or the authorized successor; and
2. The landscape described by the landscape documents has been installed on the project site; and
3. A copy of the landscape documents has been provided to the owner of the project.

(printed name of certifier) _____ (signature of certifier) _____

(license no., stamp, if applicable) _____ (contact phone no., with area code) _____

(printed name of owner/lessee) _____ (signature of owner/lessee) (optional) _____

(contact phone no., with area code) (optional) _____

Mail or return a copy of this document to City Planning Public Counter 201 N. Figueroa St., 4th Floor, Los Angeles, CA 90012. For information, call 213-482-7077.

CP-7813 (06/23/03)

GREEN BUILDING COMPLIANCE

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

PAUL LEWIS, LANDSCAPE ARCHITECT DATE _____

LANDSCAPE POINTS

PROJECT SQUARE FOOTAGE: APPROX 20,663 sf	
REQUIRED POINTS: 20	
36" BOX STREET TREES - 3 trees@3pt/tree	9
STRAIGHT LINE ACCESS TO BUILDING ENTRY	5
ON OR OFF SITE RECYCLING ALL VEGETATIVE WASTE	5
USE OF L.A. CITY ORGANIC TOPGRO COMPOST	5
TOTAL POINTS	24

GENERAL PLANTING NOTES

1. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.
2. THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES LISTED FOR CONVENIENCE OF CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED.
3. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER GROWN TREES, SHRUBS AND VINES, INCLUDING SEEDED AND SODDED TURF, HYDROMULCHES AND FLATTED GROUNDCOVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE AND PAY FOR PLANTING OF ALL PLANT MATERIALS; THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS; THE STAKING AND GUYING OF TREES AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE.
4. ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION.
5. ALL BOXED TREES IN PAVING SHALL BE SELECTED AND SPOTTED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE IN CONJUNCTION WITH PAVING CONTRACTOR AND GENERAL CONTRACTOR. GENERAL CONTRACTOR TO ASSUME ALL LIABILITY FOR ACCURATE PLACEMENT OF TREES.
6. ALL VINE RUNNERS SHALL BE INSTALLED WITH THE NURSERY STAKES REMOVED AND VINE RUNNERS SHALL BE ESPALIERS TO THE ADJACENT WALL OR FENCE.
7. ALL SOIL PREPARATION SHALL BE INSTALLED AS PER THE SOIL AGRONOMY REPORT TO BE PROVIDED AND PAID FOR BY THE SUBCONTRACTOR. THE REPORT SHALL BE IMMEDIATELY FORWARDED TO THE LANDSCAPE ARCHITECT UPON COMPLETION.
8. THE SOIL AMENDMENTS SPECIFIED ARE FOR BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL PROVIDE FOR A SOILS AGRONOMY REPORT FROM WALLACE SOILS LABORATORY (310) 615-0116 AND/OR ANY ADDITIONAL SPECIFICATION PROVIDED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS.
9. FOR BIDDING AREA TO BE LANDSCAPED, THE FOLLOWING AMENDMENTS SHALL BE USED UNTIL CONTRACTOR IS PROVIDED WITH SOILS AGRONOMY REPORT. AMENDMENTS SHALL BE UNIFORMLY BROADCAST AND THOROUGHLY INCORPORATED BY MEANS OF A ROTOTILLER OR EQUAL.

AMOUNT PER 1,000 SQUARE FEET

- 4 CU. YDS. NITROGEN STABILIZED ORGANIC AMENDMENT
DERIVED FROM REDWOOD SAWDUST,
FIR SAWDUST OR CEDAR SAWDUST.
- 15 LBS. SOIL SULFUR
- 15 LBS. 12-12-12 FERTILIZER

10. A MINIMUM 3" (THREE INCHES) LAYER OF SHREDDED BARK MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS. OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. CONTRACTOR TO SUBMIT 1/2 CU. FT. BAG AS SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.

11. THE PLANTING PITS FOR BOXED TREES SHALL BE EXCAVATED TWICE THE DIAMETER OF THE ROOTBALL WITH A MAXIMUM OF THE HEIGHT OF THE ROOTBALL TO THE BOTTOM OF THE PLANTING PIT.

DO NOT OVER EXCAVATE!!!

THE BACKFILL MIX FOR USE AROUND THE ROOTBALL OF ALL TREES AND SHRUBS SHALL CONSIST OF THE FOLLOWING FORMULA:

- 6 PARTS ON-SITE SOIL
- 4 PARTS BY VOLUME ORGANIC AMENDMENT PER ABOVE SOIL PREPARATION
- 1 LB./CU. YD. OF MIX 12-12-12 COMMERCIAL FERTILIZER
- 2 LBS./CU. YD. OF MIX IRON SULFATE
- 10 LBS./CU. YD. OF MIX AGRICULTURAL GYPSUM

12. THIRTY (30) DAYS AFTER INSTALLATION ALL LANDSCAPE SHALL BE FERTILIZED WITH BEST FERTILIZER COMPANY 18-6-8 OR APPROVED EQUAL, APPLIED AT THE RATE OF SIX POUNDS (6 LBS.) PER 1,000 SQUARE FEET OR PER SOIL AGRONOMY REPORT. FERTILIZER APPLICATION SHALL BE CONTINUED THEREAFTER AT MONTHLY INTERVALS.

13. FOR ALL STAKED TREES, SEE DETAIL 1, THIS SHEET.

14. FOR ALL SHRUBS, SEE DETAIL 2, THIS SHEET.

15. FERTILIZER TABLETS SHALL BE AGRIFORM, 21 GRAM TABLETS (20-10-5) IN QUANTITIES AS FOLLOWS:

- 1 GALLON SHRUBS 1
- 5 GALLON SHRUBS 3
- 15 GALLON SHRUBS 5
- BOXED TREES 1 PER 4" OF BOX SIZE

PLACE TABLETS AT HALF THE DEPTH OF THE ROOTBALL.

16. ALL EXISTING LANDSCAPE AREAS DISTURBED DURING THE CONSTRUCTION PROCESS WILL BE RECONDITIONED TO THEIR ORIGINAL STATE AT NO ADDITIONAL COST TO THE OWNER.

17. INSTALL 24" DEEP ROOT BARRIER ON ALL TREES WITHIN 4 FEET OF PAVING.

18. FOR SOILS LESS THAN 8% ORGANIC MATTER IN THE TOP 6" (SIX INCHES) OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.



16541 DELANO ST.
VAN NUYS, CALIFORNIA 91411
TEL: (818) 387-8832
E-MAIL: SALES@KETTERDESIGNS.COM

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DRAWN BY: L.M.J.C.	CHECKED BY: L.M.J.C.	DATE: 8/19/15

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1ST FL. (PORTION-A) LANDSCAPE
PLAN 3/32"=1'-0"

51 UNITS MIXED USE	3063 W PICO LOS ANGELES, CA.	DECOLAGE VENTURES, LLC 14541 DELANO ST. VAN NUYS, CA. 91411
PROJECT	CLIENT	

15-010	PROJECT NO. SUBMIT NO.	L1.0
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EXHIBIT "A"

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CASE NO. CPC-2016-1603-ZC-HD
MAY 26, 2017

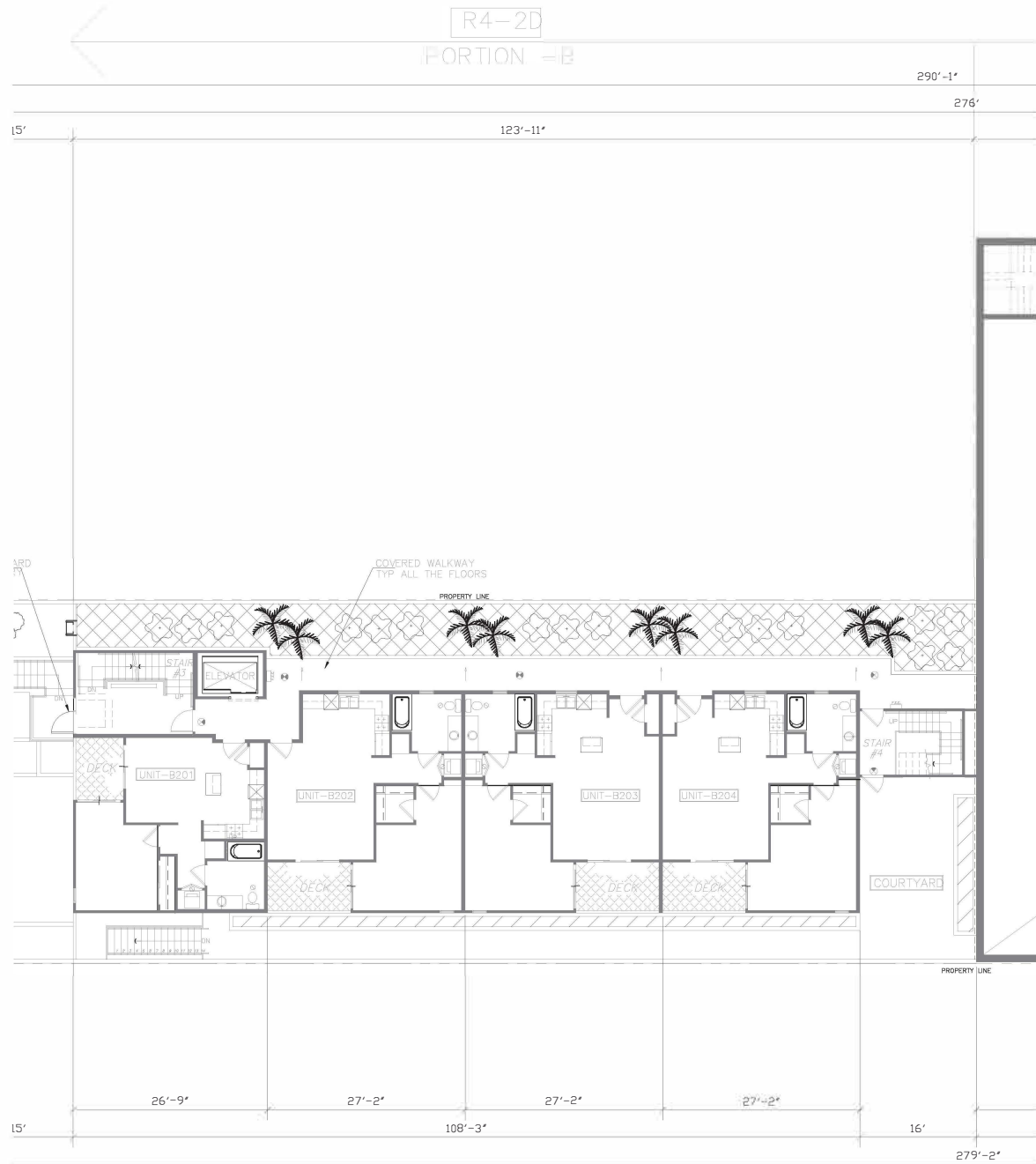


EXHIBIT "A"

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MAY 26, 2017

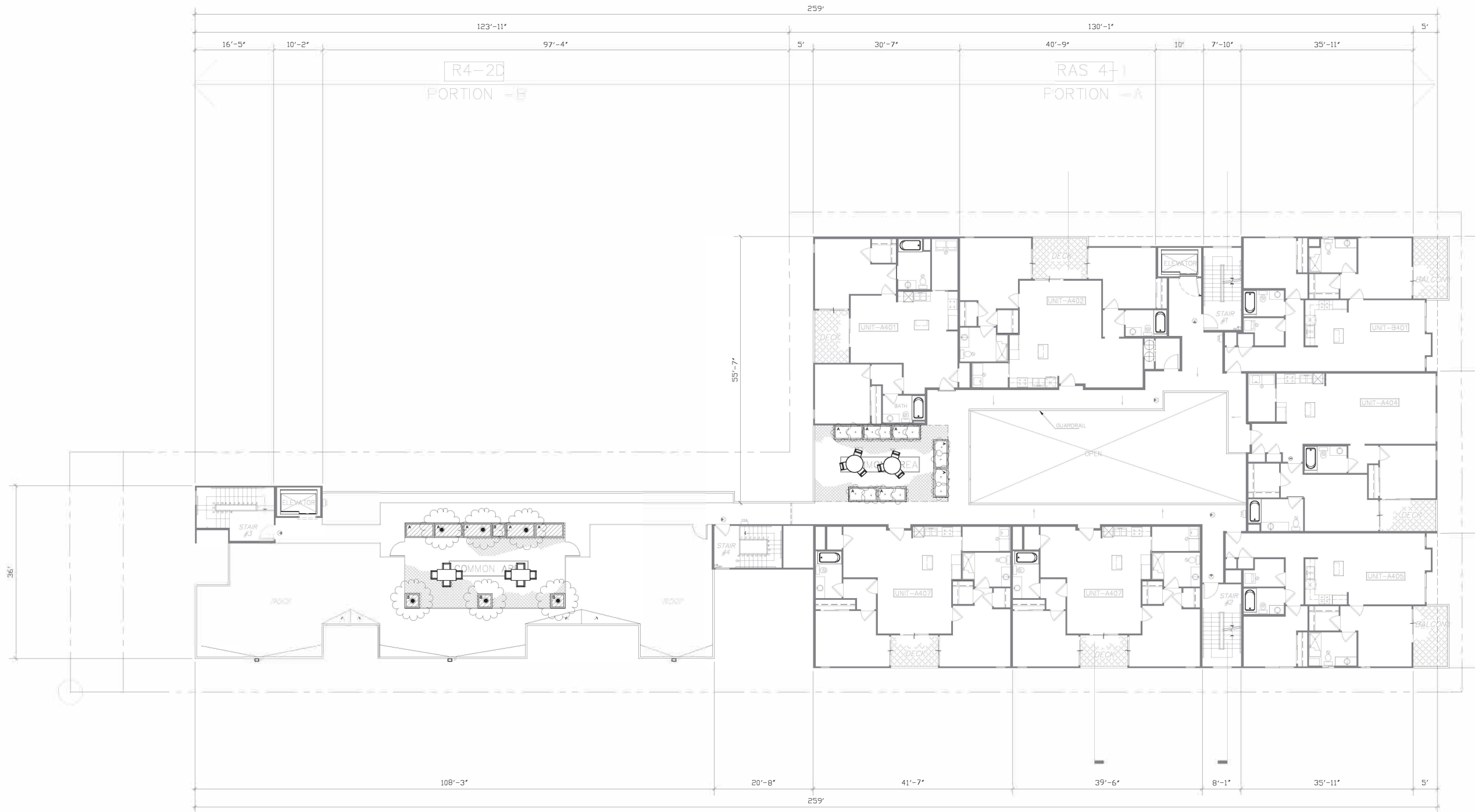


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1 4TH FLOOR LANDSCAPE PLAN
3/32" = 1'-0"

EXHIBIT "A"
PAGE NO. 23 OF 33
CASE NO. CPC-2016-1603-ZC-HD
MAY 26, 2017



NO.	DATE	DESCRIPTION
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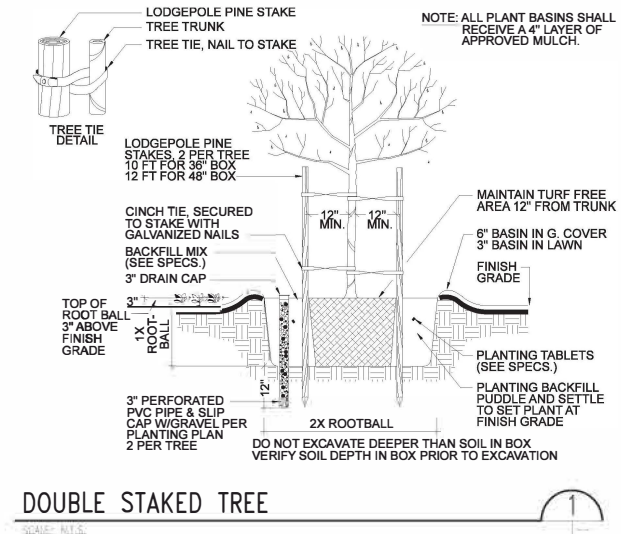
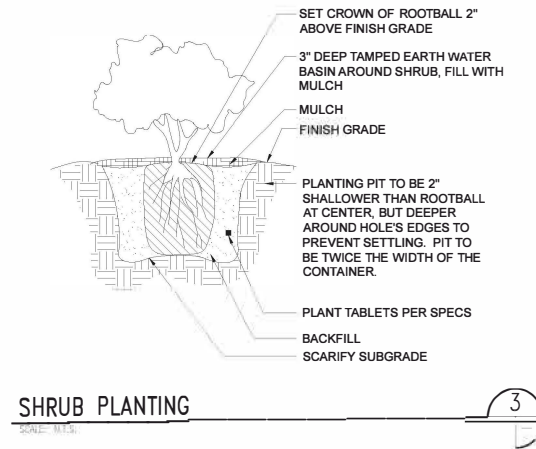
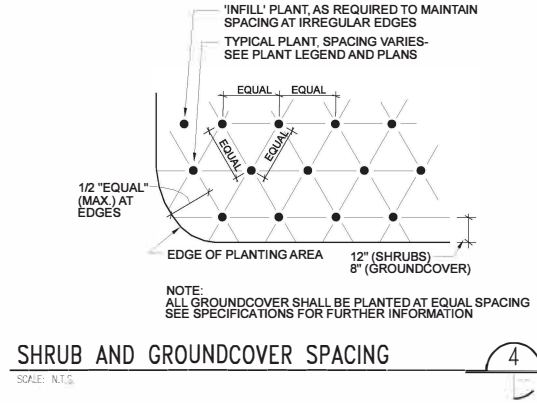
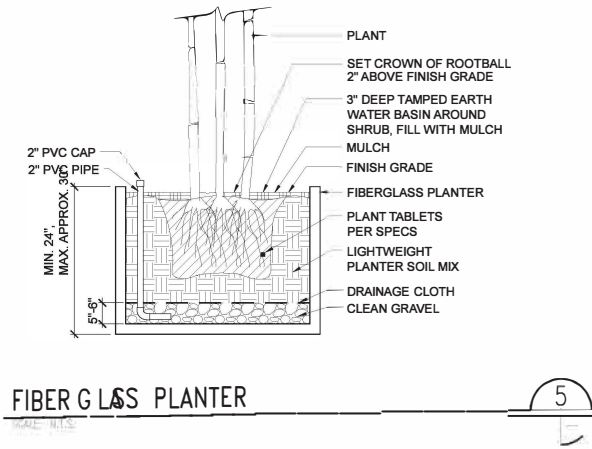
15-010
DRAWN BY: J.C.
DATE: 6/19/15
CHECKED BY: J.C.
DATE: 6/19/15

NO.	DATE	ISSUED FOR

4TH FLOOR LANDSCAPE PLAN
3/32" = 1'-0"

51 UNITS MIXED USE	PROJECT
3063 W PICO LOS ANGELES, CA.	CLIENT
DECOLAGE VENTURES, LLC 14541 DELANO ST. VAN NUYS, CA. 91411	

15-010	PROJECT NO.
	SHEET NO.
	L1.2



LANDSCAPE CERTIFICATION FORM GRN 12

2017 Los Angeles Green Building Code
(This form is required at final inspection)

Section A: Landscape Designer

I certify that I am qualified by the State of California to perform landscape design services; the landscape design and water use calculations for this project were prepared by me or under my supervision; the landscape design and water use calculations comply with the requirements of the Model Water Efficient Landscape Ordinance, and the Landscape Documentation Package is complete; OR

Interior T.I., no landscape work performed (do not complete sections B or C below); OR

This project is not subject to the Model Water Efficient Landscape Ordinance (do not complete sections B or C below).

Name: Paul Lewis Relationship to Project: Consultant

Company Name (if applicable): Courtland Studio State License # (if applicable): 3620

Signature: _____ Date: _____

Section B: Landscape Installer

I certify that (a) I am qualified by the State of California to provide landscape design services; the landscape project for this project was installed by me or under my supervision; (b) the landscaping for the identified property has been installed in substantial conformance with the approved Landscape Documentation Package and complies with the requirements of the Model Water Efficient Landscape Ordinance; (c) a diagram of the irrigation plan showing hydrozones is kept with the irrigation controllers; (d) the Certificate of Completion has been completed in compliance with the requirements of the Model Water Efficient Landscape Ordinance and shall be implemented.

Name: _____ Relation to Project: _____

Company Name (if applicable): _____ State License # (if applicable): _____

Signature: _____ Date: _____

Section C: Owner/Representative

I certify that I am the property owner or an authorized representative and have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is my responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule.

Signature: _____ Date: _____

Qualified irrigation service provider: The following individuals are authorized to provide services required by the Irrigation Guidelines in the State of California: Landscape Architects, Landscape Contractors, Landscape Designers and Irrigation Consultants. Personal property owners may design and sign plans for work on any property they own. (Sections 5500.1, 5615, 5641, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 of the Business and Professions Code, Section 432.27 of Title 16 of the California Code of Regulations, and Section 6721 of the Food and Agricultural Code.)

PLANTERS AVAILABLE FROM:
OLD TOWN FIBERGLASS
456 SOUTH MONTGOMERY WAY
ORANGE, CA 92868-4015
TEL: 714-633-3732
FAX: 714-633-3917
EMAIL: INFO@OLDTOWNFIBERGLASS.COM
ATTN: JOAN

PLANTER BOX SIZE SCHEDULE:

SYM.	DIMENSIONS	QTY
A	72" X W 36" X H 42"	12
B	36" X W 36" X H 42"	4

PLANTER BOX COLOR TO BE DETERMINED BY ARCHITECT.

TYPICAL PLANTER BOX COUPLING SCHEDULE

PLANTER TYPE	COUPLING QUANTITY	
	2"Ø PVC SCH.40 DRAIN OUTLET	1"Ø PVC SCH.40
	2"	1"
A	12	48
B	4	16
TOTAL	16	64

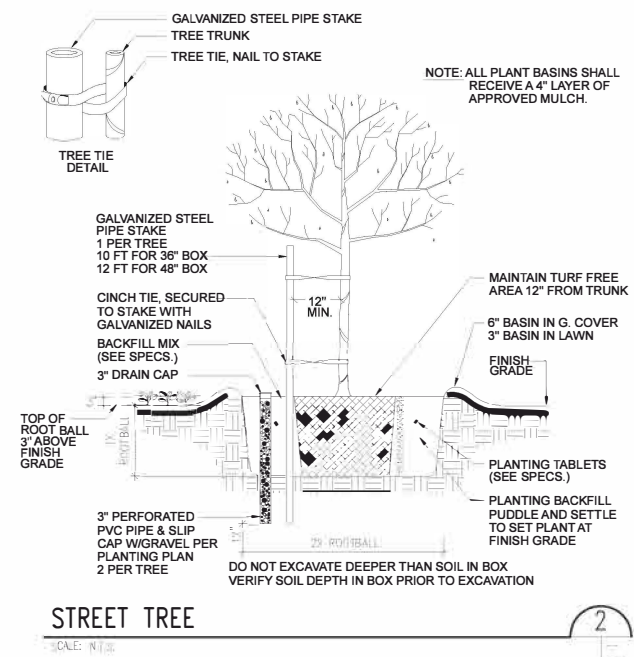
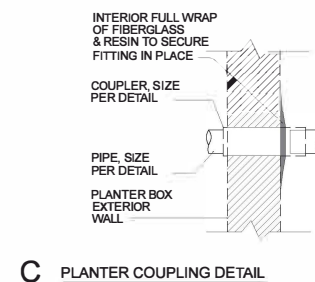
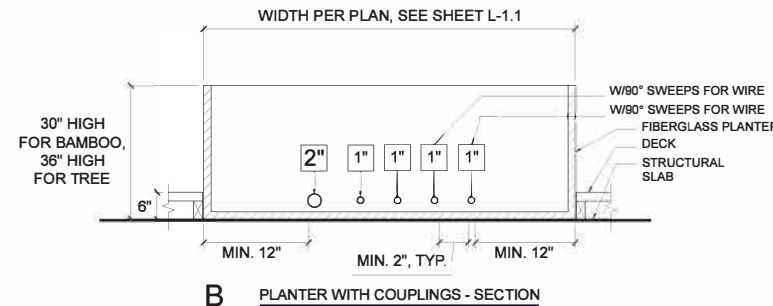
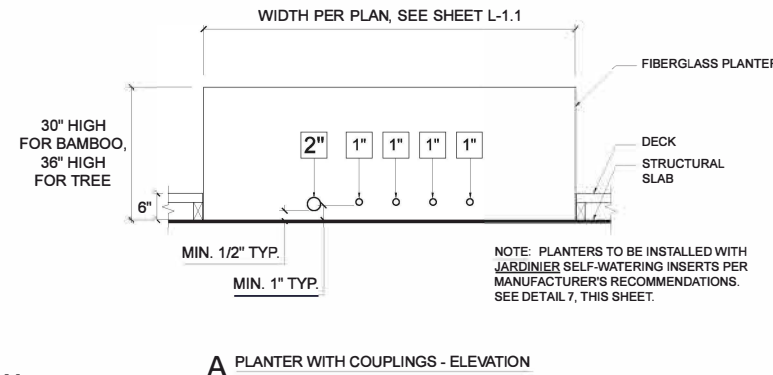


EXHIBIT "A"

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CASE NO. CPC-2016-1603-ZC-HD
MAY 26, 2017



14541 DELANO ST.
VAN NUYS, CALIFORNIA 91411
TEL : (818) 387-8832
E MAIL: BOB@KETTERDESIGNS.COM

REVISIONS

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DATE: 6/19/15
DRAWN BY: J.C.
CHECKED BY: J.C.

LANDSCAPE DETAILS

3/32"=1'-0"

NO.	DATE	ISSUED FOR
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51 UNITS MIXED USE

3063 W. PICO
LOS ANGELES, CA.

DECOLAGE VENTURES, LLC
14541 DELANO ST.
VAN NUYS, CA. 91411

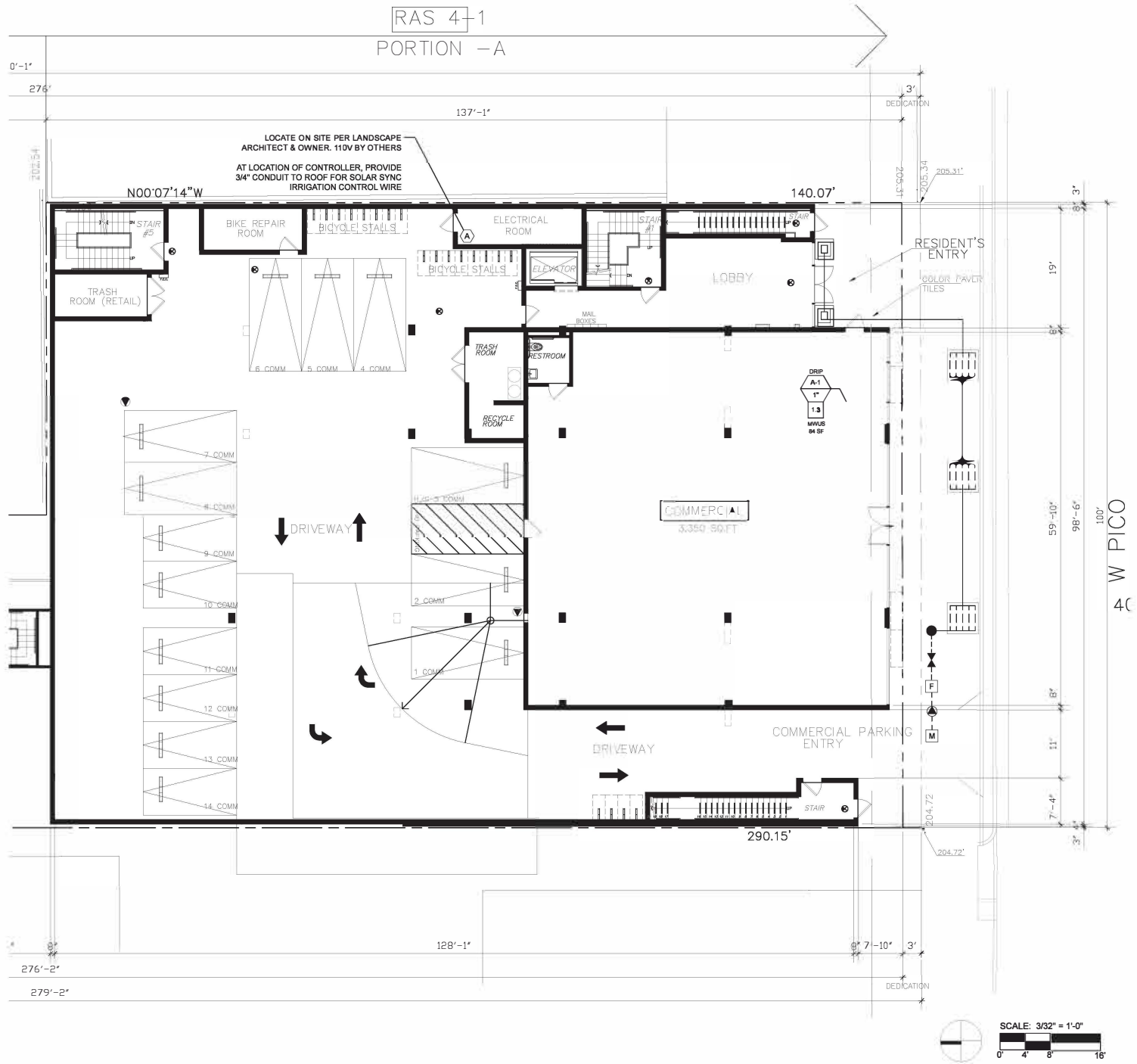
PROJECT CLIENT

15-010

PROJECT NO.

SHEET NO.

L1.3



1 1ST FLOOR (PORTION-A) IRRIGATION PLAN
3/32" = 1'-0"

DIGALERT

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

ATTENTION IS DIRECTED TO THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES NOT KNOWN OR IN A LOCATION DIFFERENT FROM THAT WHICH IS SHOWN ON THE PLANS OR IN THE SPECIAL PROVISIONS. THE CONTRACTOR SHALL TAKE STEPS TO ASCERTAIN THE EXACT LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO DOING WORK THAT MAY DAMAGE SUCH FACILITIES OR INTERFERE WITH THEIR SERVICE. BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UNDERGROUND SERVICE ALERT AT (800) 422-4133.

DIAL TOLL FREE 1-800-422-4133 AT LEAST TWO DAYS BEFORE YOU DIG

EXHIBIT "A"
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IRRIGATION LEGEND

SYMBOL	MFG.	MODEL NUMBER/ DESCRIPTION	REMARKS
●	HUNTER	IC2-101, 1" DRIP REMOTE CONTROL VALVE.	SEE DETAIL A
●	HUNTER	HQ-33DLRC, 3/4" QUICK COUPLER	SEE DETAIL B
▲	FEBCO	825-YA, 1" REDUCED PRESSURE BACKFLOW DEVICE	SEE DETAIL C
▲	NIBCO	APPROVED BRONZE 150 PSI RATED BALL VALVE, LINE SIZE IN VALVE BOX.	SEE DETAIL D
A	HUNTER	IC-600-PL WITH ICM-600 MODULES (AS REQUIRED), 6 STN. WALL MOUNT CONTROLLER W-SOLAR SYNC SENSOR; 120 VAC POWER TO THE CONTROLLER LOCATION BY OTHERS. 3/4" CONDUIT TO ROOF FROM CONTROLLER FOR CONTROL VALVE & WEATHER BASED SOLAR SYNC CONTROL MODULE.	SEE DETAIL E
M	BAILEY	#72 BASKET STRAINER, 2" METER	SEE DETAIL F
◆	RAINBIRD	AR VALVE KIT, 1" AIR/ VACUUM RELIEF VALVE IN VALVE BOX.	SEE DETAIL G
◆	NETAFIM	TL050-MFV AUTOMATIC FLUSH VALVE IN VALVE BOX.	SEE DETAIL G
◆	RAINBIRD	XFD-09-12xxx DRIPLINE W/ COPPER SHIELD EMITTERS, EMITTERS @12" O.C. & 12" ROW SPACING.	SEE DETAIL H
◆	APPROVED	PVC CL 315 MAINLINE, SIZE 2" AND LARGER	SEE DETAIL I
◆	APPROVED	PVC SCH. 40 MAINLINE, SIZE 1 1/2" AND SMALLER	SEE DETAIL I
◆	APPROVED	PVC SCH. 40 LATERAL LINE, SEE PLAN FOR SIZE	SEE DETAIL I
◆	APPROVED	PVC SCH.40 MAINLINE SLEEVE, 2 AT EACH LOCATION 2X THE DIA. OF PIPE TO BE SLEEVED	SEE NOTES 1, 2
◆	APPROVED	MAINLINE - USE TYPE L COPPER FOR SIZES 1-1/2" AND SMALLER UNDER CONCRETE DECK (IN GARAGE) AND TYPE K COPPER AT DECK PENETRATIONS, INSIDE WALLS BETWEEN FLOORS AND BETWEEN WATER MAIN AND BASKET STRAINER AND SCHEDULE 40 PVC BURIED IN SOIL - SIZE NOTED	SEE DETAIL I
DRIP		IRRIGATION TYPE	
VALVE		VALVE / CONTROLLER SEQUENCE	
VALVE		VALVE SIZE	
GPM		GPM	
MMWS		HYDROZONE TYPE	

HYDROZONE LEGEND

SYMBOL	DESCRIPTION
CST	COOL SEASON TURF
WST	WARM SEASON TURF
HWUS	HIGH WATER USING SHRUB/TREE
MMWS	MEDIUM WATER USING SHRUB/TREE
LWUS	LOW WATER USING SHRUB/TREE
VLWUS	VERY LOW WATER USING SHRUB/TREE

WATER MANAGEMENT POINTS

PROJECT SQUARE FOOTAGE: APPROX 20,663 sf	
REQUIRED POINTS: 300	
LAWN AREA < 15%	10
DRIP W/LOW FLOW-CONTROL DEVICE, 5/CIRCUIT	30
AUTOMATIC CONTROLLER, 5/CONTROLLER	5
RAIN, ET DATA W/ CONTROLLER, 4/CONTROLLER	4
PLANTS ON MONTHLY WATER, 2/PLANT GAL+BOX -820	1,640
TOTAL POINTS	1,689

GENERAL IRRIGATION NOTES:

- ALL MAINLINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. ALL SLEEVING SIZES SHALL BE AS INDICATED ON THE PLANS. ALL SLEEVES SHALL BE AT A DEPTH OF 18" MINIMUM BELOW SUB GRADE.
- ALL LATERAL LINE PIPING UNDER PAVING SHALL BE PVC SCHEDULE 40 AND SHALL BE INSTALLED PRIOR TO PAVING. THE PIPING SHALL BE A MINIMUM OF 12" BELOW SUB GRADE.
- PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF THE REJECTION.
- THE 120 VAC ELECTRICAL POWER SOURCE AT THE CONTROLLER LOCATION SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR. MAKE THE FINAL CONNECTION FROM THE SOURCE TO THE CONTROLLER OR AS ALLOWED BY LOCAL CODES.
- ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED OR DIRECTED.
- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, OR OTHER SIMILAR APPURTENANCES SHOWN IN PAVED AREAS IS FOR DESIGN AND GRAPHIC CLARIFICATION AND SHALL BE INSTALLED IN IRRIGATED PLANTING AREAS. WHEREVER POSSIBLE INSTALL ALL VALVES AND BOXES IN SHRUB AREAS AND NOT IN TURF AREAS.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES OF THE SITE. COORDINATE WORK WITH OTHER TRADES AND CONTRACTORS FOR THE LOCATION AND INSTALLATION OF ALL IRRIGATION EQUIPMENT. REPAIR AND/OR REPLACE ALL ITEMS DAMAGED BY WORK PERFORMED.
- DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS THAT THE FIELD CONDITIONS VARY FROM THE DRAWINGS AND THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT HAVE NOT BEEN INDICATED ON THE ENGINEERING. SUCH ITEMS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS IN THE EVENT THAT THIS NOTIFICATION IS NOT HEEDED.
- FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR THEIR OPTIMUM OPERATION.
- THE IRRIGATION SYSTEM DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE OF 75 PSI AND A MAXIMUM FLOW DEMAND OF 10.8 GPM. VERIFY WATER PRESSURES PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCES BETWEEN THE WATER PRESSURE SHOWN ON THE PLANS AND THE PRESSURE READINGS IN THE FIELD TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED HEREIN SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- REFER TO THE SPECIFICATIONS FOR ADDITIONAL DETAILED INFORMATION.

SPECIAL NOTES:

- THE CONTRACTOR SHALL PROVIDE IN HIS BID FOR A ONE-YEAR (1-YEAR) MAINTENANCE PERIOD.
- THE CONTRACTOR SHALL INSTALL ALL MAINLINES IN LANDSCAPE AREAS AND NOT UNDER PAVING UNLESS IT IS A NECESSARY CROSSING OF A STREET OR WALK. THE MAINLINE SHALL BE INSTALLED AT THE DEPTH NOTED IN THE IRRIGATION DETAILS AND AT A HORIZONTAL DISTANCE OF 12"-24" FROM THE EDGE OF ALL CURBS OR WALKS. ALL MAINLINE AND VALVES SHALL BE LOCATED BEHIND THE PROPERTY LINE.

GREEN BUILDING NOTES:

- I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.
- PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
- CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
- A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
- AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.



COURTLAND STUDIO

ARCHITECTURE

COURTLAND STUDIO, LLC

505 E Colorado Blvd., #1000 Pasadena CA 91101

P: 818-788-9383 F: 818-788-3137

Licensed Landscape Architect #3620

Renewal Date 2/28/19



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THESE DRAWINGS AND SEAL, CONCERNING THE ARCHITECTURE OF THE BUILDING, ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REPRODUCTION OR USE FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT WILL BE CONSIDERED A VIOLATION OF THE ARCHITECT'S PROFESSIONAL ETHICS AND WILL BE SUBJECT TO LEGAL ACTION. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED IN THESE DRAWINGS OR FOR THE CONSEQUENCES OF THEIR USE OR MISUSE. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT WARRANT OR GUARANTEE THE PERFORMANCE, DURABILITY, OR SAFETY OF THE BUILDING OR THE MATERIALS OR METHODS USED IN ITS CONSTRUCTION. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT WARRANT OR GUARANTEE THE PERFORMANCE, DURABILITY, OR SAFETY OF THE BUILDING OR THE MATERIALS OR METHODS USED IN ITS CONSTRUCTION. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE DRAWINGS.

2ND FL. (PORTION - A/B)

PROJECT COLLEGE

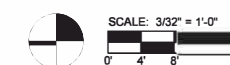
51 UNITS MIXED USE

3063 W PICO
LOS ANGELES, CA.

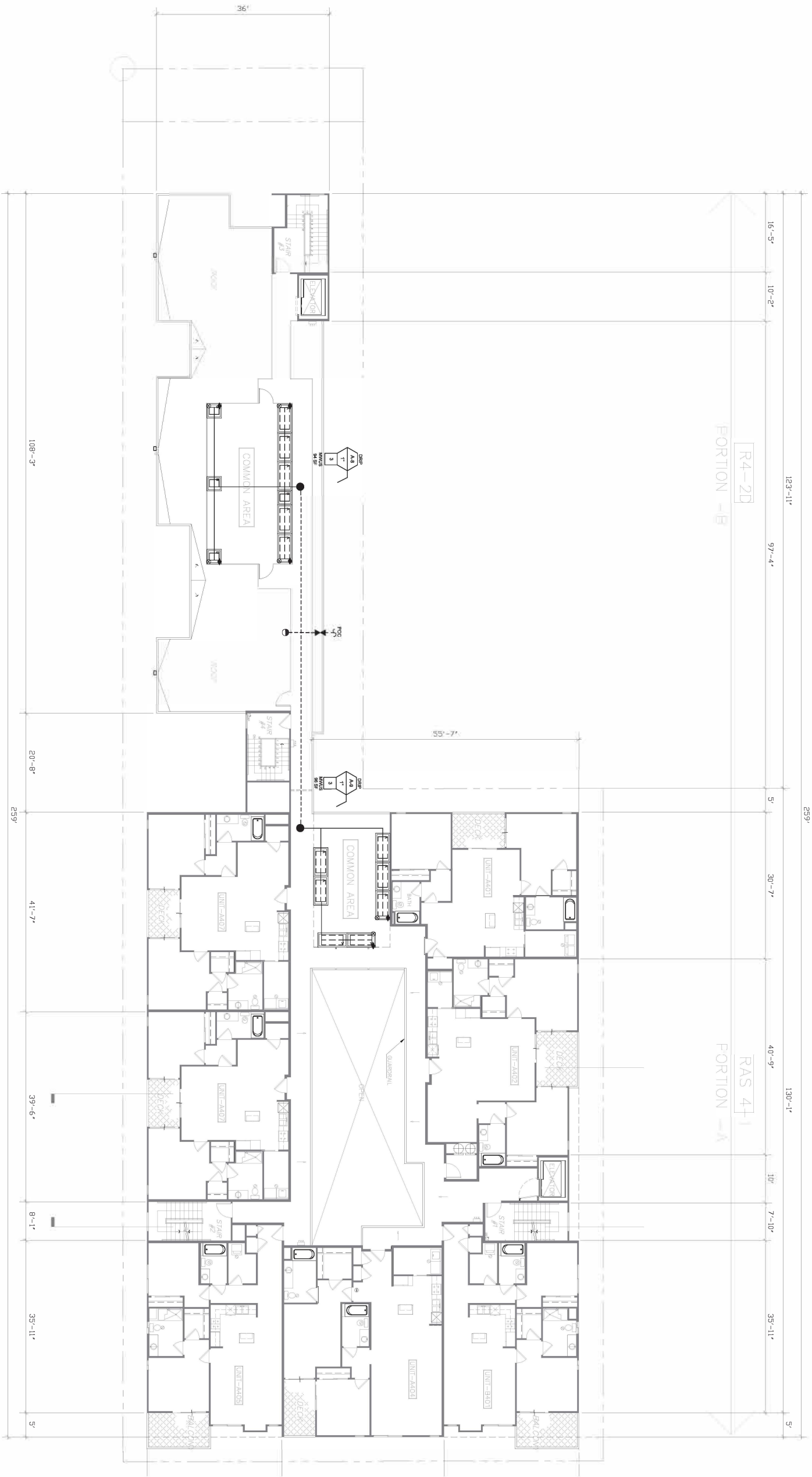
DECOLAGE VENTURES, LLC

14541 DELANO ST.

15-010

W PICO
BI VD

PAGE NO. 26 OF 33
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MAY 26, 2017



1 4TH FLOOR IRRIGATION PLAN
3/32" = 1'-0"



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MAY 26, 2017



FOR THE ARCHITECT:
Ketter
VAN NUYS, CA 91411
TEL: 818-357-8833
EMAIL: COURT@KETTERARCH.COM

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DRAWN BY:		DATE:	CHECKED BY:
L.M. J.C.		6/19/15	

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NO.	DATE	ISSUED FOR

4TH FLOOR IRRIGATION PLAN
3/32"=1'-0"

51 UNITS MIXED USE

3063 W PICO
LOS ANGELES, CA.

DECOLAGE VENTURES, LLC
14541 DELANO ST.
VAN NUYS, CA. 91411

15-010

L2.2



3063 PICO BLVD.

EXHIBIT "A"

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 MAY 26, 2017



14541 DELANO ST.
 VAN NUYS, CALIFORNIA 91411
 TEL: (818) 387-8832
 E-MAIL: BOAZ@KETTERDESIGNS.COM



3063 PICO BLVD.

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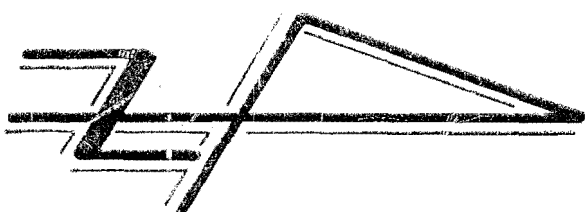
14541 DELANO ST.
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EXHIBIT B

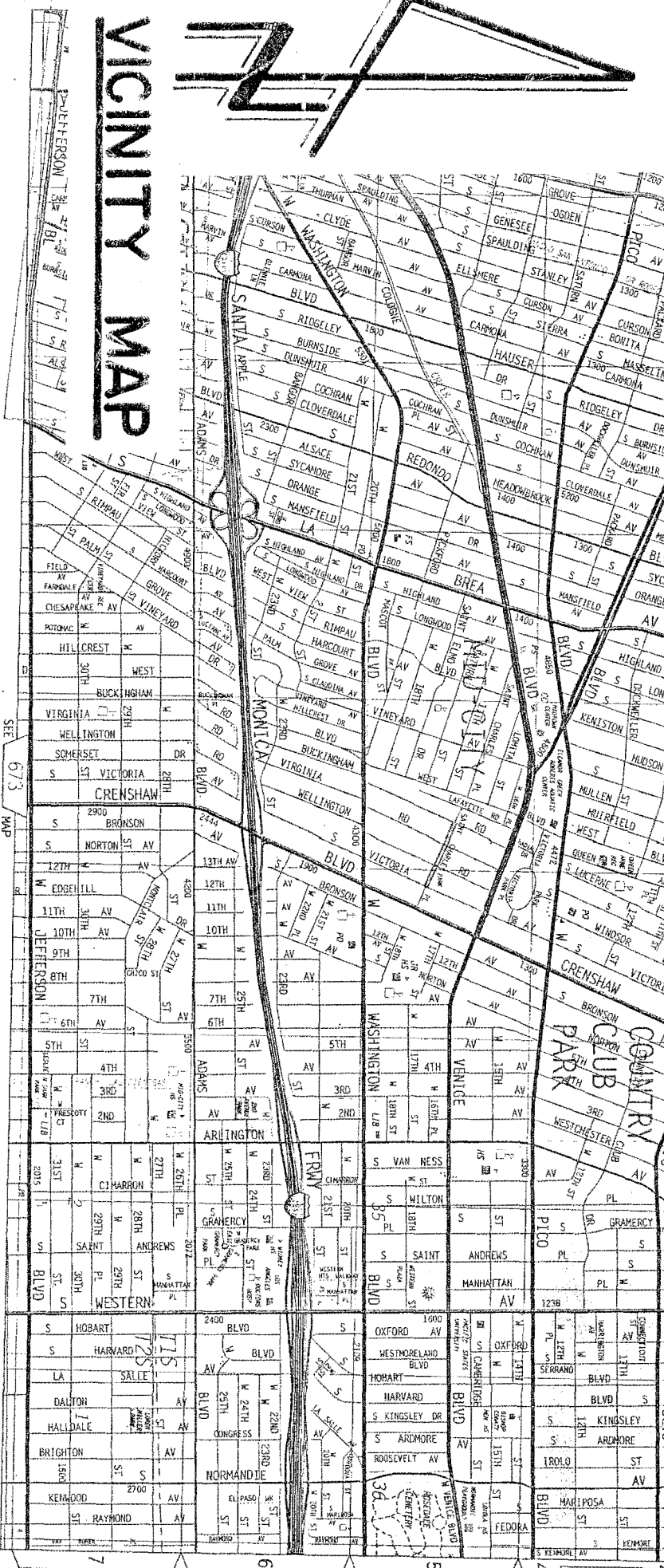
MAPS

Vicinity Map
Radius Map
Requested Zoning Map

VICINITY MAP



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90

WESTERN AVE

12TH PL

240

50

150

(T)(Q)R4-2D

140

100

(T)(Q)RAS4-1

PICO BLVD



0 30 60 120



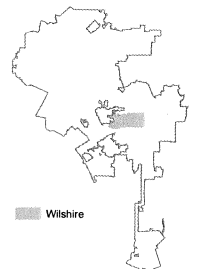
Feet

CPC-2016-1603-ZC-HD

AA/cf

051517

City of Los Angeles



Wilshire

EXHIBIT C

VTT-73713-CN DETERMINATION LETTER & TRACT MAP

**DEPARTMENT OF
CITY PLANNING**

CITY PLANNING COMMISSION

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DANA M. PERLMAN

ROCKY WILES
COMMISSION OFFICE MANAGER
(213) 978-1300

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271

KEVIN J. KELLER, AICP
DEPUTY DIRECTOR
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

<http://planning.lacity.org>

Decision Date: May 16, 2017

Appeal Period Ends: May 26, 2017

Boaz Miodovsky (A)(O)
Decolage Ventures LLC
14541 Delano Street
Van Nuys, CA 91411

Heather Lee (R)
Heather Lee Consulting
15045 Dickens Street, Suite 202
Sherman Oaks, CA 91403

RE: Vesting Tentative Tract Map No. 73713-CN
Related Case: CPC-2016-1603-ZC-HD
Address: 3057-3067 ½ West Pico Boulevard &
3062 West 12th Place
Planning Area: Wilshire
Existing Zones: C2-1 & R4-1VL
Proposed Zones: RAS4-1 & R4-2D
D. M. : 129B193
C. D. : 10
CEQA : ENV-2016-1604-MND

In accordance with provisions of Los Angeles Municipal Code (LAMC) Sections 17.03 and 17.15, the Advisory Agency approved Vesting Tentative Tract Map No. 73713-CN, located at 3057-3067 ½ West Pico Boulevard and 3062 West 12th Place to permit a one-lot subdivision for 51 residential dwelling units and approximately 4,000 square feet of commercial space, as shown on the map stamp-dated May 6, 2016 in the Wilshire Community Plan. This unit density is based on the requested RAS4-1 and R4-2D Zones. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning Code as it applies to this particular property.) For an appointment with the Development Services Center call (213) 482-7077 or (818) 374-5050. The Advisory Agency's approval is subject to the following conditions:

NOTE on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That an 11-foot wide strip of land be dedicated along 12th Place adjoining the tract to complete a 27-foot wide half right-of-way.
2. That a 3-foot wide strip of land be dedicated along Pico Boulevard adjoining the tract to complete a 43-foot wide half right-of-way in accordance with Avenue II of LA Mobility Plan.
3. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of the existing sewer in the area.
4. That any fee deficit under Work Order No. EXT00685 expediting this project be paid.

Any questions regarding this report should be directed to Mr. Georgic Avanesian of the Land Development Section, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3484.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

5. Comply with any requirements of the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

6. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work prior to obtaining the Zoning clearance.
 - b. Provide a copy of CPC case CPC-2016-1603-ZC-HD. Show compliance with all the conditions/requirements of the CPC case as applicable.
 - c. Provide a copy of affidavit AFF-52405 and Pkg-179. Show compliance with all the conditions/requirements of the above affidavits as applicable. Termination of above affidavits may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
 - d. Zone Change must be recorded prior to obtaining Zoning clearance. Show compliance with all the conditions/requirements of the Zone Change as applicable.
 - e. Each zone within the lot shall comply with its density requirement as calculated after dedication. Show that the R4 Zone portion is in compliance with the 400 SF per dwelling unit within the R4 Zone boundary (proposed 16 units) and that the Proposed RAS4 Zone portion is in compliance with the 400 SF per dwelling unit within the RAS4 Zone boundary (proposed 35 units). Obtain City Planning approval if density does not comply with the above density requirement.

- f. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front requirement shall be required to comply with current code for the new zone as measured from new property lines after dedication.

Notes:

The submitted Map may not comply with the number of guest parking spaces required by the Advisory Agency.

The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

The proposed buildings may not comply with City of Los Angeles Building Code requirements concerning exterior wall, protection of openings and exit requirements with respect to the proposed and existing property lines. Compliance shall be to the satisfaction of LADBS at the time of plan check.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

7. Prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. A minimum of 40-foot and 20-foot reservoir space(s) be provided between any ingress security gate(s) and the property line when driveway is serving more than 100 and less than 100 parking spaces respectively.
 - b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk, LAMC 12.21 A-5(i)a.
 - c. Driveway on Pico Boulevard should be W=30, Case 2 design or to the satisfaction of the Department of Transportation. Proposed driveway on Pico Boulevard shall be limited to right-turn-in and right-turn-out.
 - d. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street, Room 550.

FIRE DEPARTMENT

8. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
- a. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - b. 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.
 - c. 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.
 - d. 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.
 - e. 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.
 - f. Submit plot plans indicating access road and turning area for Fire Department approval.
 - g. 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.
 - h. Policy Exception:

L.A.M.C. 57.09.03.B Exception:
 1. When this exception is applied to a fully fire sprinkle red 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.
 2. 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.
 3. This policy does not apply to single-family dwellings or to non-residential buildings.

- i. 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 unto the roof.
- j. Entrance to the main lobby shall be located off the address side of the building.
- k. Any required Fire Annunciator panel or Fire Control Room shall be located within 50ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
- l. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
- m. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- n. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- o. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- p. 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.
- q. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- r. Site plans shall include all overhead utility lines adjacent to the site.
- s. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6509. You should advise any consultant representing you of this requirement as well.

LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)

- 9. That prior to the issuance of any demolition or grading permit or any other permit allowing site preparation and/or construction activities on the site, satisfactory arrangements shall be made with the Los Angeles Unified School District, implementing the measures for demolition and construction contained in the LAUSD comment letter dated April 5, 2017 attached to the subject case file. The project site is located approximately 220 feet west of Los Angeles Elementary School. Therefore, the applicant shall contact the LAUSD Transportation Branch, phone no. (213) 580-2950, to ensure

traffic and pedestrian safety during project construction and operation. (This condition may be cleared by a written communication from the LAUSD Transportation Branch attesting to the required coordination and/or the principal or designee of Los Angeles Elementary School and to the satisfaction of the Advisory Agency.)

DEPARTMENT OF WATER AND POWER

10. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

BUREAU OF STREET LIGHTING

11. If new street light(s) are required, then prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

BUREAU OF SANITATION

12. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structures or potential maintenance problem, as stated in the memo dated May 19, 2016. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).).

INFORMATION TECHNOLOGY AGENCY

13. To assure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of 3 people in case the applicant/owner has any additional questions.

DEPARTMENT OF RECREATION AND PARKS

14. That the Quimby fee be based on the RAS4 and R4 Zones.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

15. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the sub divider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.

Note: All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

16. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Limit the proposed development to a maximum of 51 residential dwelling units and 4,000 square feet of commercial space.
 - b. Provide commercial parking in accordance with the Los Angeles Municipal Code.
 - c. Provide a minimum of two (2) covered off-street parking spaces per dwelling unit on-site.
 - d. The applicant shall, to the extent feasible, provide parking for construction workers on-site. Construction workers shall be discouraged from parking on adjacent streets.
 - e. Prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
 - f. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - g. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
 - h. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
 - i. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.
17. Prior to the issuance of a building permit or the recordation of the final map, a copy of CPC-2016-1603-ZC-HD shall be submitted to the satisfaction of the Advisory Agency. In the event that CPC-2016-1603-ZC-HD is not approved or is modified by the City Planning Commission or City Council, the subdivider shall submit a tract modification.
18. Prior to the issuance of a grading permit, the applicant/subdivider shall demonstrate that written notice of the herein approval has been provided to at least one tenant of each rental unit located on the property, within 30 days of the date of this approval. (LAMC Section 17.06-A.6)
19. Prior to the issuance of a grading permit, the subdivider shall record and execute a Covenant and Agreement to Comply with LAMC Section 17.06-A,6, which requires the applicant/subdivider to give notice of the herein approval to any prospective tenant of the

property before entering into any written or oral rental agreement with such prospective tenant.

20. That the applicant execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to provide tenant relocation assistance and establish a relocation program in a manner consistent with LAMC Section 47.07 relating to demolition. The covenant and agreement shall be executed and recorded within 10 days after the expiration of the appeal period (and final action thereon) and a copy provided to each eligible tenant within five days of recordation of the covenant and agreement.
21. Within 10 days after the time to appeal has expired, the applicant shall execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to the affirmative duty to abide by all provisions of the Ellis Act (Government Code § 7060, et seq.) and §§ 151.22-151.28 of the LAMC.
22. Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
23. Indemnification and Reimbursement of Litigation Costs.

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement. (b)

- e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commission, committees, employees and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

24. Prior to recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department requiring the subdivider to identify mitigation monitors who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition Nos. 25 and 26 of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitors shall be identified as to their areas of responsibility, and phase of intervention (preconstruction, construction, post-construction/maintenance) to ensure continued implementation of the above mentioned mitigation items.
25. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

MM-1. Safety Hazards.

- (a) The developer shall install appropriate traffic signs around the site to ensure pedestrian, bicycle, and vehicle safety.

- (b) The applicant shall submit a parking and driveway plan that incorporates the design features that reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.

26. **Construction Mitigation Conditions** - Prior to the issuance of a grading or building permit, or the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

CM-1. Noise.

- (a) Restrict construction and demolition to between the hours of 7:00 AM and 6:00 PM Monday through Friday, and 8:00 AM and 6:00 PM on Saturday, per LAMC Section 41.40.
- (b) Schedule construction activities to avoid operating several pieces of equipment simultaneously, to the extent feasible.
- (c) Use sound blankets on noise-generating equipment.
- (d) Shield stationary construction equipment that generates noise levels above 65 dBA at the project boundaries with barriers that meet a sound transmission class (a rating of how well noise barriers attenuate sound) of 25.
- (e) Operate all diesel equipment with closed engine doors and equip all diesel equipment with factor-recommended mufflers.
- (f) For stationary equipment, the applicant shall designate equipment areas with appropriate acoustic shielding on building and grading plans. Equipment and shielding shall be installed prior to construction and remain in the designated location throughout construction activities.
- (g) Electrical power shall be used to power air compressors and similar power tools.
- (h) Require the use of temporary sound attenuating barriers along the project site boundary between active construction activity and noise-sensitive (residential) land uses. Temporary sound attenuating barriers must be high enough and long enough to break the line-of-sight between the noise source and the receiver, and must be continuous with no gaps or holes between panels or the ground. Temporary sound barriers can include noise curtains, sound blankets, or solid temporary barriers.

CM-2. Public Services – Schools. LAUSD's Transportation Branch **must be contacted** at (213) 580-2950 regarding the potential effect upon existing school bus routes. The Project Manager or designee will have to notify the LAUSD Transportation Branch of the expected start and ending dates for various portions of the proposed project that may affect traffic within nearby school areas.

- (a) School buses must have unrestricted access to schools.
- (b) During the construction phase, truck traffic and construction vehicles may not cause traffic delays for LAUSD transported students.
- (c) During and after construction changed traffic patterns, lane adjustment, traffic light patterns, and altered bus stops may not affect school buses' on-time performance and passenger safety.
- (d) Construction trucks and other vehicles are required to stop when encountering school buses using red-flashing-lights must-stop-indicators per the California Vehicle Code.
- (e) Contractors must install and maintain appropriate traffic controls (signs and signals) to ensure vehicular safety.
- (f) Contractors must maintain ongoing communication with LAUSD school administrators, providing sufficient notice to forewarn children and parents when existing vehicle routes to school may be impacted.
- (g) Parents dropping off their children must have access to the passenger loading areas.

CM-3. Pedestrian Safety.

- (a) Contractors must maintain ongoing communication with LAUSD school administrators, providing sufficient notice to forewarn children and parents when existing pedestrian routes to school may be impacted.
- (b) Contractors must maintain safe and convenient pedestrian routes to all nearby schools. The District will provide School Pedestrian Route Maps upon the applicant's request.
- (c) Contractors must install and maintain appropriate traffic controls (signs and signals) to ensure pedestrian and vehicular safety.
- (d) Haul routes are not to pass by **any** school, except when school is **not** in session.
- (e) No staging or parking of construction-related vehicles, including worker-transport vehicles, will occur on or adjacent to a school property.
- (f) Funding for crossing guards at the contractor's expense is required when safety of children may be compromised by construction-related activities at impacted school crossings.
- (g) Barriers and/or fencing must be installed to secure construction equipment and to minimize trespassing, vandalism, short-cut attractions, and attractive nuisances.
- (h) Contractors are required to provide security patrols (at their expense) to minimize trespassing, vandalism, and short-cut attractions.

CM-4. Tribal Cultural Resources.

- (a) During the course of any ground disturbance activities, the applicant, or their agent, shall retain a professional Native American monitor(s). Ground disturbance activities shall include the following: excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, pounding posts, augering, backfilling, blasting, stripping topsoil or a similar activity. Monitoring of the project site during ground disturbance activities shall comply with the following:
- (b) The applicant, or their agent, shall obtain a professional Native American monitor, or monitors, by contacting the Gabrieleno Band of Mission Indians – Kizh Nation. Prior to the issuance of a grading permit, evidence shall be provided to the Department of City Planning that monitor(s) have been obtained;
- (c) A monitor shall be secured for each grading unit. In the event that there are simultaneous grading units operating at the same time, there shall be one monitor per grading unit;
- (d) In the event that subsurface archaeological resources, human remains, or other tribal cultural resources are encountered during the course of ground disturbance activities, all such activities shall temporarily cease on the project site until the archaeological or other tribal cultural resources are assessed and subsequent recommendations are determined by a qualified archaeologist. In the event that human remains are discovered, there shall be no disposition of such human remains, other than in accordance with the procedures and requirements set forth in California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98, including the required notification to the County Coroner and the Native American Heritage Commission;
- (e) In the event that subsurface resources are encountered during the course of ground disturbance activities, the qualified archaeologist on site shall specify a radius around where resources were encountered to protect such resources until the procedures and requirements set forth in California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98 have been fulfilled. Project activities may continue outside of the designated radius area.
- (f) Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC).

DEPARTMENT OF CITY PLANNING-STANDARD CONDOMINIUM CONDITIONS

- C-1. Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount of said fee to be established by the Advisory Agency in accordance with LAMC Section 17.12 and is to be paid and deposited in the trust accounts of the Park and Recreation Fund.

- C-2. Prior to obtaining any grading or building permits before the recordation of the final map, a landscape plan, prepared by a licensed landscape architect, shall be submitted to and approved by the Advisory Agency in accordance with CP-6730.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the LAMC.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
- (k) That no public street grade exceeds 15%.

- (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 2010.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - (b) Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
 - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
 - (b) Construct any necessary drainage facilities.
 - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - i. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street light; on (1) on Pico Bl. And remove and reinstall existing conduit behind new curb and gutter on 12th Pl.
 - (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division (213-485-5675) upon completion of construction to expedite tree planting.
 - (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
 - (f) Construct access ramps for the handicapped as required by the City Engineer.
 - (g) Close any unused driveways satisfactory to the City Engineer.

- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 2010.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Pico Boulevard being dedicated and adjoining the tract by construction of a full-width 15-foot wide concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements.
 - b. Improve 12th Street being dedicated and adjoining the tract by construction of a full-width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However the existing or proposed zoning may not permit this density.

Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through Bureau of Street Services Urban Forestry Division.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with LAMC Section 17.05N.

The final map must record within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

FINDINGS OF FACT (CEQA)

The Department of City Planning issued Mitigated Negative Declaration No. ENV-2016-1604-MND on March 30, 2017. The Department found that potential negative impact could occur from the project's implementation due to:

- Noise (Construction);
- Public Services (Schools);
- Tribal Cultural Resources;
- Transportation and Traffic (Pedestrian Safety).

The Deputy Advisory Agency adopts that Mitigated Negative Declaration No. ENV-2016-1604-MND reflects the independent judgment of the lead agency and determined that this project

would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition Nos. 25 and 26 of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

The project site and surrounding area are presently developed with structures. Neither the project site nor the surrounding area provides a natural habitat for either fish or wildlife.

In accordance with Section 21081.6 of the Public Resources Code (AB 3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by adopting the attached Mitigation Monitoring Program of ENV-2016-1604-MND.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 73713-CN, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

(a) **THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The subject property is comprised of approximately 20,900 square feet of net lot area. The Wilshire Community Plan designates the subject property for Neighborhood Office Commercial and High Medium Residential land uses. The lots fronting Pico Boulevard are designated for Neighborhood Office Commercial land uses corresponding to the C1, C1.5, C2, C4, P, CR, RAS3, and RAS4 Zones. Both the existing C2 zoning of the lots and the requested RAS4 Zone are consistent with this land use designation. The lot fronting 12th Place is designated for High Medium Residential land uses with a corresponding zone of R4. The proposed development of 51 residential dwelling units and approximately 4,000 square feet of commercial space is contingent upon approval of Case No. CPC-2016-1603-ZC-HD.

The Vesting Tentative Tract Map describes and illustrates a land use consistent with the General Plan Land Use Designation of Neighborhood Office Commercial and High Medium Residential within the Wilshire Community Plan and is zoned consistently as RAS4 and R4. Apartments, condominiums, and other multi-family residential uses are permitted in said land use designations and zones. The RAS4 and R4 Zones would permit a density of one dwelling unit per 400 square feet of lot area. The portion of the property along Pico Boulevard seeking a Zone Change from C2 to RAS4 is comprised of approximately 14,200 square feet of net lot area. With a 400 square-foot minimum dwelling size, the requested RAS4-zoned portion of the site would allow a maximum density of 35 units and 35 units are proposed. The portion of the property along 12th Place is comprised of approximately 6,700 square feet of net lot area. With a 400 square-foot minimum dwelling size, the R4-zoned portion of the site would allow a maximum density of 16 units and 16 are proposed. The combined total number of proposed dwelling units for the project is 51. Additionally, the project will be required to maintain a floor area ratio of 3:1 for the RAS4-1 zoned portion of the site fronting Pico Boulevard. The requested R4-2D Zone for the 12th Place portion of the property would be limited to a maximum FAR of 6:1 unless limited further by Case No. CPC-2016-1603-

ZC-HD through the Development “D” Limitation.

Section 17.05-C of the Los Angeles Municipal Code enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. Section 17.05-C, third paragraph, further establishes that density calculations include the areas for residential use and areas designated for public uses, except for land set aside for street purposes (“net area”). LAMC Section 17.06-B lists the map requirements for a tentative tract map. The Tentative Tract Map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the Los Angeles Municipal Code (LAMC). The map provides the required components of a tentative tract map.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

Therefore, the Advisory Agency concludes that the proposed tract map is substantially consistent with the applicable General Plan affecting the project site and demonstrates compliance with Section 17.06 of the Los Angeles Municipal Code as well as the intent and purpose of the General Plan.

(b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The design and improvement of the proposed subdivision are consistent with the Wilshire Community Plan. Pico Boulevard is a designated Avenue II dedicated to a 40-foot half roadway at the project street’s frontage. 12th Place is a Standard Local Street dedicated to an approximately 16-foot half roadway at the project street’s frontage.

Section 66418 of the Subdivision Map Act defines the term “design” as follows: “Design” means: (1) street alignments, grades and widths; (2) drainage and sanitary facilities and utilities, including alignments and grades thereof; (3) location and size of all required easements and rights-of-way; (4) fire roads and firebreaks; (5) lot size and configuration; (6) traffic access; (7) grading; (8) land to be dedicated for park or recreational purposes; and (9) such other specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. In addition, Section 66427 of the Subdivision Map Act expressly states that the “Design and location of buildings are not part of the map review process for condominium, community apartment or stock cooperative projects.”

Section 17.05-C of the Los Angeles Municipal Code enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. Section 17.05-C, third paragraph, further establishes that density calculations include the areas for residential use and areas designated for public uses, except for land set aside for street purposes (“net area”). The map provides the required components of a tentative tract map.

The design and layout of the vesting tentative tract map is consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of

the Los Angeles Municipal Code. Several public agencies (including the Department of Building and Safety, Bureau of Engineering, and Bureau of Sanitation) have reviewed the map and found the subdivision design satisfactory. These agencies have imposed improvement requirements and/or conditions of approval. Staff received recommendations from the Bureau of Engineering requiring a three-foot dedication along Pico Boulevard and an 11-foot dedication along 12th Place, with improvements along both street frontages. All necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. Sewers are available and have been inspected and deemed adequate in accommodating the proposed project's sewerage needs. The subdivision will be required to comply with all regulations pertaining to grading, building permits, and street improvement permit requirements. Conditions of Approval for the design and improvement of the subdivision are required to be performed prior to the recordation of the vesting map, building permit, grading permit, or certificate of occupancy.

As conditioned, the design and improvements of the proposed project are consistent with the applicable General Plan and Wilshire Community Plan.

(c) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.

The site is a slightly-sloping parcel containing approximately 0.48 net acres (20,900 square feet) and is located in a mixed density residential and commercial neighborhood. The subject site is not located in a hazardous zone and does not contain any known hazards (i.e., toxic waste, methane hazards, very high fire hazard severity zone etc.). The site is located in an identified fault zone, however, any construction that occurs on site will be required to adhere to appropriate seismic and geotechnical requirements, as deemed appropriate. The site is not located in a slope stability study area, high erosion hazard area, liquefaction zone, or Alquist-Priolo Fault Zone.

The site is an in-fill lot in a substantially developed urban area and 12th Place is an established multi-family residential street. Surrounding properties are within the C2-1, C2-1-HPOZ, and R4-1VL zones, and are improved with a mix of residential and neighborhood-serving commercial land uses. Property immediately east of the project site along Pico Boulevard is zoned C2-1 and developed with a church. Property immediately east of the project site along 12th Place is zoned R4-1VL and improved with one- and two-story courtyard apartment structures containing a total of 14 residential dwelling units. Property immediately west of the project site along Pico Boulevard is zoned C2-1 and improved with a restaurant use. Property immediately west of the project site fronting 12th Place is zoned R4-1VL and developed with a three-story, 26-unit apartment building. The properties to the south of the subject site across Pico Boulevard are zoned C2-1-HPOZ and improved with a two-story commercial building containing a restaurant, beauty salon, martial arts studio, as well as a surface parking lot. The property to the north of the subject site directly across 12th Place is zoned R4-1VL and developed with a four-story, 35-unit condominium building.

Mitigated Negative Declaration No. ENV-2016-1604-MND was issued on April 19, 2017, which found that potential negative impacts could occur from the project's implementation related to tribal cultural resources and vehicular access to the site. These potential impacts will be mitigated to less than significant levels with the inclusion of mitigation measures for the proposed project.

Therefore, the site will be physically suitable for the proposed type of development.

- (d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

The General Plan identifies (through its Community and Specific Plans) geographic locations where planned and anticipated densities are permitted. Zoning applying to subject sites throughout the City are allocated based on the type of land use, physical suitability, and population growth that is expected to occur.

The adopted Wilshire Community Plan designates the subject property for Neighborhood Office Commercial and High Medium Residential land uses. The lots fronting Pico Boulevard are designated for Neighborhood Office Commercial land uses corresponding to the C1, C1.5, C2, C4, P, CR, RAS3, and RAS4 Zones. Both the existing C2 zoning of the lots and the requested RAS4 Zone are consistent with this land use designation. The lot fronting 12th Place is designated for High Medium Residential land uses with a corresponding zone of R4.

The RAS4 and R4 Zones would permit a density of one dwelling unit per 400 square feet of lot area. The portion of the property along Pico Boulevard seeking a Zone Change from C2 to RAS4 is comprised of approximately 14,200 square feet of net lot area. With a 400 square-foot minimum dwelling size, the requested RAS4-zoned portion of the site would allow a maximum density of 35 units and 35 units are proposed. The portion of the property along 12th Place is comprised of approximately 6,700 square feet of net lot area. With a 400 square-foot minimum dwelling size, the R4-zoned portion of the site would allow a maximum density of 16 units and 16 are proposed. The combined total number of proposed dwelling units for the project is 51. Additionally, the project will be required to maintain a floor area ratio of 3:1 for the RAS4-1 zoned portion of the site fronting Pico Boulevard. The requested R4-2D Zone for the 12th Place portion of the property would be limited to a maximum FAR of 6:1 unless limited further by Case No. CPC-2016-1603-ZC-HD through the Development "D" Limitation.

There are no known physical impediments or hazards that would be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located. Therefore, the project site is physically suitable for the proposed density of development.

- (e) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for either fish or wildlife. On April 19, 2017, the Department of City Planning issued Mitigated Negative Declaration No. ENV-2016-1604-MND, which determined that the project would not result in significant impacts relating to biological resources. As such, the proposed project will not cause substantial environmental damage or injury to wildlife or their habitat.

- (f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

The proposed subdivision and subsequent improvements are subject to the provisions of the Los Angeles Municipal Code (e.g., the Fire Code, Planning and Zoning Code, Health

and Safety Code) and the Building Code. Other health and safety related requirements as mandated by law would apply where applicable to ensure the public health and welfare (e.g., asbestos abatement, seismic safety, flood hazard management).

The project is not located over a hazardous materials site, flood hazard area and is not located on unsuitable soil conditions. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances.

The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system, where collected sewage is directed to sewer treatment plants, which have been upgraded to meet Statewide Ocean Discharge Standards. Additionally, Mitigated Mitigated Negative Declaration No. ENV-2016-1604-MND was issued on April 19, 2017, which found that potential negative impacts could occur from the project's implementation related to vehicular access to the site. The potential impacts will be mitigated to less than significant levels with the inclusion of mitigation measures for the proposed project. No adverse impacts to the public health or safety would occur as a result of the design and improvement of the site. Therefore, the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

- (g) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

There are no recorded instruments identifying easements encumbering the project site for the purpose of providing public access. The site is surrounded by private properties that adjoin improved public streets and sidewalks designed and improved for the specific purpose of providing public access throughout the area. The project site does not adjoin or provide access to a public resource, natural habitat, public park, or any officially recognized public recreation area. Necessary public access for roads and utilities will be acquired by the City prior to recordation of the proposed map. Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements. A solar report, dated May 5, 2016, was submitted with the tract application.

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

The lot layout of the subdivision has taken into consideration the maximizing of the

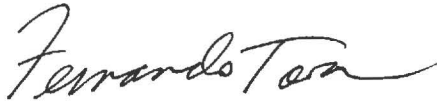
north/south orientation.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans, planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 73713-CN.

VINCENT P. BERTONI, AICP
Advisory Agency



FERNANDO TOVAR
Deputy Advisory Agency

FT:JM:CS:bk

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Figueroa Plaza
201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012
213 482-7077

Marvin Braude San Fernando Valley
Constituent Service Center
6262 Van Nuys Blvd., Room 251
Van Nuys, CA 91401
818 374-5050

Forms are also available on-line at <http://cityplanning.lacity.org/>.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

If you have any questions, please call Development Services Center staff at (213) 482-7077 or (818) 374-5050.

SCALE: 1"=16'

VESTING TENTATIVE TRACT NO. 73713 FOR CONDOMINIUM PURPOSES

PARCEL 1:
PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF PICO STREET, 80 FEET WIDE, 240 FEET EAST OF THE EAST LINE OF WESTERN AVENUE, 80 FEET WIDE; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF WESTERN AVENUE, 290 FEET; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF PICO STREET, 50 FEET; THENCE SOUTHERLY AT RIGHT ANGLES 290 FEET TO PICO STREET; THENCE WESTERLY ALONG PICO STREET, 50 FEET OF THE POINT OF BEGINNING. EXCEPT THE NORTHERLY 107.50 FEET THEREOF.

ALSO EXCEPT ALL CRUDE OIL, PETROLEUM, GAS AND ALL KINDRED SUBSTANCES SITUATED 500 FEET BELOW THE SURFACE OF SAID LAND, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED BY WEINGERT FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION, IN DEED RECORDED NOVEMBER 30, 1979 AS INSTRUMENT NO. 79-1350187, OFFICIAL RECORDS.

EASEMENT NOTES:

- ④ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

PUPPOSE: INGRESS, EGRESS
RECORDING DATE: JUNE 20, 1945
RECORDING NO. 30, OF OFFICIAL RECORDS
AFFECTS A PORTION OF SAID LAND

APN: 508-001-2006
APN: 508-001-2011
APN: 508-001-2012

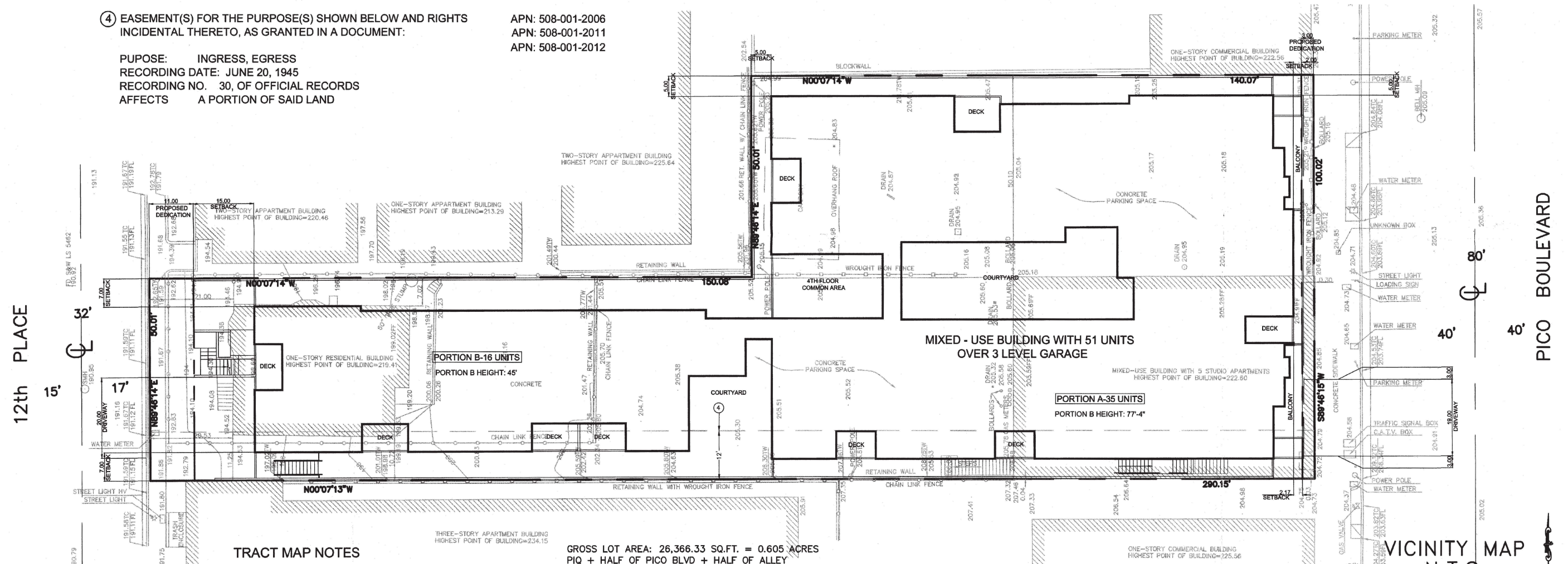
PARCEL 2:
THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF PICO STREET, (80 FEET WIDE), DISTANT 290 FEET EAST OF THE EAST LINE OF WESTERN AVENUE (80 FEET WIDE), THENCE NORTH 140 FEET, THENCE EAST 50 FEET, THENCE SOUTH 140 FEET, THENCE WEST 50 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
THE NORTH 107.50 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF PICO STREET, 80 FEET WIDE, 240 FEET EAST OF THE EAST LINE OF WESTERN AVENUE 80 FEET WIDE; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF WESTERN AVENUE 290 FEET, THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF PICO STREET, 50 FEET, THENCE SOUTHERLY AT RIGHT ANGLES 290 FEET TO PICO STREET, THENCE WESTERLY ALONG PICO STREET 50 FEET TO THE POINT OF BEGINNING.

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
TENTATIVE MAP
MAY 06 2013
REVISED MAP
FINAL MAP UNIT
EXTENSION OF TIME
MODIFIED
DEPUTY ADVISORY AGENCY



TRACT MAP NOTES

DECOLAGE VENTURES, LLC
14541 DELANO STREET
VAN NUYS, CA 91411
(818) 387-8832
ATTN: MR. BOAZ MIODOVSKI

KETTER DESIGNS
14541 DELANO STREET
VAN NUYS, CA 91411
(818) 387-8832
ATTN: MR. BOAZ MIODOVSKI

AGENT: PABLO KUPERSMID

SITE ADDRESS:
3057 - 3067 1/2 W. PICO BLVD. AND 3062 W. 12TH PLACE
LOS ANGELES, CA. 90006

GROSS LOT AREA: 26,366.33 SQ.FT. = 0.605 ACRES

PIQ + HALF OF PICO BLVD + HALF OF ALLEY

NET LOT AREA AFTER DEDICATION = PIQ ONLY
20,565.23 SQ.FT. = 0.472 ACRES

COMMERCIAL AREA: GROSS FLOOR AREA (RETAIL) = 4,026 SQ.FT.

1. NO PROTECTED SPECIES ON THE SITE.
2. ALL UTILITIES ARE AVAILABLE TO SITE.
3. PROPOSED PROJECT: MIXED-USE BUILDING WITH 51 RESIDENTIAL CONDOMINIUM UNITS
4. DESCRIPTION OF PROPOSED COMMERCIAL USES: NEIGHBORHOOD OFFICE, RETAIL AND RESTAURANTS
5. EXISTING ZONE C2-1 AND R4-1VL
6. PROPOSED ZONE: CHANGE OF THE C2-1, PORTION OF THE PROPERTY TO RAS4-1
7. NO EASEMENT EXCEPT SHOWN HEREON.
8. PROPOSED PARKING SPACES: RESIDENTIAL PARKING SPACES = 102 PARKING SPACES
COMMERCIAL PARKING SPACES = 16 PARKING SPACES
9. SEWER IS AVAILABLE TO THE SITE.
10. ALL EXISTING STRUCTURE TO BE DEMOLISHED
11. NO HAZARDOUS CONDITIONS EXIST ON SITE
12. SITE IS NOT IN LIQUEFACTION

PLANS PREPARED BY:
TALA ASSOCIATES
REYNALDO T DE RAMA
R.C.E. 29108
1916 COLBY AVENUE
LOS ANGELES, CA 90025
PHONE (424) 832-3455
FAX (310) 473-5968
JN3263 APRIL 18, 2016

CLOSEST INTERSECTING PUBLIC STREETS:
S. WESTERN AVE. & W. PICO BLVD.
305' FROM PROJECT SITE

EXHIBIT D

ENVIRONMENTAL DOCUMENTS

ENV-2016-1604-MND
Mitigation Monitoring Program
LADOT Assessment Letter
Air Quality and Greenhouse Gas Study
Phase I Environmental Site Assessment
Phase II Environmental Site Assessment
Noise Study

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
PROPOSED MITIGATED NEGATIVE DECLARATION



LEAD CITY AGENCY City of Los Angeles	COUNCIL DISTRICT CD 10 - HERB J. WESSON, JR.
PROJECT TITLE ENV-2016-1604-MND	CASE NO. CPC-2016-1603-ZC-HD, VTT-73713-CN

PROJECT LOCATION
3063 WEST PICO BOULEVARD (3057-3067 ½ WEST PICO BOULEVARD; 3062 WEST 12TH PLACE)

PROJECT DESCRIPTION
The project involves the demolition of existing structures and the merger and re-subdivision of three lots for the new construction, use, and maintenance of a 51,259 square-foot mixed-used development, including 51 residential condominium units and approximately 4,000 square feet of ground-floor commercial space. The project would provide 115 vehicle parking spaces. The maximum building height when measured from Pico Boulevard will be approximately 77 feet, with six stories plus a loft level above-grade and two subterranean levels. The maximum building height when measured from 12th Place will be approximately 45 feet, with four stories above-grade and one subterranean level.

The requested entitlements are for a Zone Change from C2-1 to RAS4-1 for the portion of the subject property located at 3057-3067 ½ West Pico Boulevard, a Height District Change from R4-1VL and R4-2D for the portion of the subject property located at 3062 West 12th Place, and Vesting Tentative Tract Map No. 73713-CN for the creation of 51 residential condominiums.


NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
Decolage Ventures LLC
14541 Delano Street
Van Nuys, CA 91411

FINDING:
The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance
(CONTINUED ON PAGE 2)

SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM COURTNEY SHUM	TITLE City Planning Associate	TELEPHONE NUMBER (213) 978-1916
ADDRESS 200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012	SIGNATURE (Official) 	DATE APRIL 19, 2017

V-50. Cultural/Historic Resources

- The project will result in an impact on identified cultural/historical resources. However, the impact can be reduced to a less than significant level though compliance with the following measure(s):
- During the course of any ground disturbance activities, the applicant, or their agent, shall retain a professional Native American monitor(s). Ground disturbance activities shall include the following: excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, pounding posts, augering, backfilling, blasting, stripping topsoil or a similar activity. Monitoring of the project site during ground disturbance activities shall comply with the following: • The applicant, or their agent, shall obtain a professional Native American monitor, or monitors, by contacting the Gabrieleno Band of Mission Indians – Kizh Nation. Prior to the issuance of a grading permit, evidence shall be provided to the Department of City Planning that monitor(s) have been obtained; • A monitor shall be secured for each grading unit. In the event that there are simultaneous grading units operating at the same time, there shall be one monitor per grading unit; • In the event that subsurface archaeological resources, human remains, or other tribal cultural resources are encountered during the course of ground disturbance activities, all such activities shall temporarily cease on the project site until the archaeological or other tribal cultural resources are assessed and subsequent recommendations are determined by a qualified archaeologist. In the event that human remains are discovered, there shall be no disposition of such human remains, other than in accordance with the procedures and requirements set forth in California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98, including the required notification to the County Coroner and the Native American Heritage Commission;
- In the event that subsurface resources are encountered during the course of ground disturbance activities, the qualified archaeologist on site shall specify a radius around where resources were encountered to protect such resources until the procedures and requirements set forth in California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98 have been fulfilled. Project activities may continue outside of the designated radius area. • Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC).

XVI-40. Safety Hazards

- Environmental impacts may result from project implementation due to hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses. However, the potential impacts can be mitigated to a less than significant level by the following measure:
- The developer shall install appropriate traffic signs around the site to ensure pedestrian, bicycle, and vehicle safety.
- The applicant shall submit a parking and driveway plan that incorporates design features that reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
and CHECKLIST
(CEQA Guidelines Section 15063)

LEAD CITY AGENCY: City of Los Angeles	COUNCIL DISTRICT: CD 10 - HERB J. WESSON, JR.	DATE: 03/20/2017
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RESPONSIBLE AGENCIES: Department of City Planning

ENVIRONMENTAL CASE: ENV-2016-1604-MND	RELATED CASES: CPC-2016-1603-ZC-HD, VTT-73713-CN
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PREVIOUS ACTIONS CASE NO.:	<input type="checkbox"/> Does have significant changes from previous actions. <input checked="" type="checkbox"/> Does NOT have significant changes from previous actions.
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PROJECT DESCRIPTION:
PROPOSED MIXED-USE DEVELOPMENT WITH 51 CONDOS AND 4,025 SQ. FT. COMMERCIAL SPACE OVER THREE PARCELS THAT WILL BE TIED TOGETHER

ENV PROJECT DESCRIPTION:
The project involves the demolition of existing structures and the merger and re-subdivision of three lots for the new construction, use, and maintenance of a 51,259 square-foot mixed-used development, including 51 residential condominium units and approximately 4,000 square feet of ground-floor commercial space. The project would provide 115 vehicle parking spaces. The maximum building height when measured from Pico Boulevard will be approximately 77 feet, with six stories plus a loft level above-grade and two subterranean levels. The maximum building height when measured from 12th Place will be approximately 45 feet, with four stories above-grade and one subterranean level.

The requested entitlements are for a Zone Change from C2-1 to RAS4-1 for the portion of the subject property located at 3057-3067 ½ West Pico Boulevard, a Height District Change from R4-1VL and R4-2D for the portion of the subject property located at 3062 West 12th Place, and Vesting Tentative Tract Map No. 73713-CN for the creation of 51 residential condominiums.

ENVIRONMENTAL SETTINGS:
The subject property is an irregularly-shaped, slightly-sloping site comprised of three lots, consisting of approximately 20,565 square feet of net lot area (0.47 acres). The site has approximately 100 feet of frontage along the northern side of Pico Boulevard (a designated Avenue II) and 50 feet along the southern side of 12th Place (a designated Standard Local Street). The subject property lots fronting Pico Boulevard are currently developed with a two-story structure containing six residential dwelling units atop an auto parts store and a surface parking lot. The lot fronting 12th Place is currently improved with a single-family dwelling. There are no protected trees on the site and no non-native trees with a trunk greater than eight inches. The project site does not abut any street trees in the public right-of-way.

The project site is located within the Wilshire Community Plan. The two lots fronting Pico Boulevard have a general plan land use designation of Neighborhood Office Commercial and are zoned C2-1. The one lot fronting 12th Place has a land use designation of High Medium Residential and is zoned R4-1VL. The subject property is located within a City of Los Angeles Transit Priority Area. The project site is not located within any specific plan or community design overlays. The site is not located within the Alquist-Priolo Fault Zone, but it is located 1.03 kilometers from the nearest fault zone (Puente Hills Blind Thrust). The site is not located within a hillside area or BOE Special Grading area, fire district, flood zone, methane hazard site, landslide, liquefaction, or tsunami inundation zone.

Surrounding properties are within the C2-1, C2-1-HPOZ, and R4-1VL zones, and are improved with a mix of residential and neighborhood-serving commercial land uses. Property immediately east of the project site along Pico Boulevard is zoned C2-1 and developed with a church. Property immediately east of the project site along 12th Place is zoned R4-1VL and improved with one- and two-story courtyard apartment structures containing a total of 14 residential dwelling units. Property immediately west of the project site along Pico Boulevard is zoned C2-1 and improved with a restaurant use. Property immediately west of the project site fronting 12th Place is zoned R4-1VL and developed with a three-story, 26-unit apartment building. The properties to the south of the subject site across Pico Boulevard are zoned C2-1-HPOZ and improved with a two-story commercial building containing a restaurant, beauty salon, martial arts studio, as well as a surface parking lot. The property to the north of the subject site directly across 12th Place is zoned R4-1VL and developed with a four-story, 35-unit condominium building. There are no parks located within 500 feet of the

project site. The Los Angeles Elementary School is located approximately 270 feet east of the project site.

PROJECT LOCATION:

3063 WEST PICO BOULEVARD (3057-3067 ½ WEST PICO BOULEVARD; 3062 WEST 12TH PLACE)

COMMUNITY PLAN AREA:

WILSHIRE

STATUS:



Does Conform to Plan



Does NOT Conform to Plan

AREA PLANNING COMMISSION:

CENTRAL

CERTIFIED NEIGHBORHOOD

COUNCIL:

OLYMPIC PARK

EXISTING ZONING:

C2-1; R4-1VL

MAX. DENSITY/INTENSITY

ALLOWED BY ZONING:

1 d.u. / 400 SF

GENERAL PLAN LAND USE:

NEIGHBORHOOD OFFICE COMMERCIAL; HIGH
MEDIUM RESIDENTIAL

MAX. DENSITY/INTENSITY

ALLOWED BY PLAN

DESIGNATION:

1 d.u. / 400 SF

LA River Adjacent:

PROPOSED PROJECT DENSITY:

51 dwelling units

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

City Planning Associate

Title

(213) 978-1916

Phone

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 than 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 Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may 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 whatever 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.

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.

<input type="checkbox"/> AESTHETICS <input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES <input type="checkbox"/> AIR QUALITY <input type="checkbox"/> BIOLOGICAL RESOURCES <input checked="" type="checkbox"/> CULTURAL RESOURCES <input type="checkbox"/> GEOLOGY AND SOILS	<input type="checkbox"/> GREEN HOUSE GAS EMISSIONS <input type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS <input type="checkbox"/> HYDROLOGY AND WATER QUALITY <input type="checkbox"/> LAND USE AND PLANNING <input type="checkbox"/> MINERAL RESOURCES <input type="checkbox"/> NOISE	<input type="checkbox"/> POPULATION AND HOUSING <input type="checkbox"/> PUBLIC SERVICES <input type="checkbox"/> RECREATION <input checked="" type="checkbox"/> TRANSPORTATION/TRAFFIC <input checked="" type="checkbox"/> TRIBAL CULTURAL RESOURCES <input type="checkbox"/> UTILITIES AND SERVICE SYSTEMS	<input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
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INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

Background

PROPONENT NAME:

Decolage Ventures LLC

PHONE NUMBER:

(818) 387-8832

APPLICANT ADDRESS:

14541 Delano Street
Van Nuys, CA 91411

AGENCY REQUIRING CHECKLIST:

Department of City Planning

DATE SUBMITTED:

05/06/2016

PROPOSAL NAME (if Applicable):

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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I. AESTHETICS

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. Substantially degrade the existing visual character or quality of the site and its surroundings?			✓	
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓	

II. AGRICULTURE AND FOREST RESOURCES

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 nonagricultural 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?				✓

III. AIR QUALITY

a. Conflict with or obstruct implementation of the applicable air quality plan?			✓	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			✓	
c. 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			✓	
d. Expose sensitive receptors to substantial pollutant concentrations?			✓	
e. Create objectionable odors affecting a substantial number of people?			✓	

IV. BIOLOGICAL RESOURCES

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?				✓
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (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?				✓

V. CULTURAL RESOURCES

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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a.	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	✓		
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		✓	
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓	
d.	Disturb any human remains, including those interred outside of formal cemeteries?		✓	
e.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A SITE, FEATURE, PLACE, CULTURAL LANDSCAPE, SACRED PLACE, OR OBJECT WITH CULTURAL VALUE TO A CALIFORNIA NATIVE AMERICAN TRIBE THAT IS LISTED OR DETERMINED ELIGIBLE FOR LISTING ON THE CALIFORNIA REGISTER OF HISTORICAL RESOURCES, LISTED ON A LOCAL HISTORICAL REGISTER, OR OTHERWISE DETERMINED BY THE LEAD AGENCY TO BE A TRIBAL CULTURAL RESOURCE?	✓		

VI. GEOLOGY AND SOILS

a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: 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.			✓
b.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?		✓	
c.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?			✓
d.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?			✓
e.	Result in substantial soil erosion or the loss of topsoil?		✓	
f.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		✓	
g.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?		✓	
h.	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?			✓

VII. GREEN HOUSE GAS EMISSIONS

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?		✓	

VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		✓	
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		✓	
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?		✓	
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?		✓	

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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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 for people residing or working in the project area?			✓	
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓
h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓

IX. HYDROLOGY AND WATER QUALITY

a.	Violate any water quality standards or waste discharge requirements?			✓	
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				✓
c.	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?			✓	
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			✓	
e.	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?			✓	
f.	Otherwise substantially degrade water quality?				✓
g.	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?				✓
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j.	Inundation by seiche, tsunami, or mudflow?				✓

X. LAND USE AND PLANNING

a.	Physically divide an established community?				✓
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			✓	
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓

XI. MINERAL RESOURCES

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?				✓

XII. NOISE

a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
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Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?		✓	
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		✓	
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		✓	
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 expose people residing or working in the project area to excessive noise levels?			✓
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			✓

XIII. POPULATION AND HOUSING

a.	Induce substantial 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 housing, necessitating the construction of replacement housing elsewhere?		✓	
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?		✓	

XIV. PUBLIC SERVICES

a.	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: Fire protection?		✓	
b.	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: Police protection?		✓	
c.	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: Schools?		✓	
d.	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: Parks?		✓	
e.	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: Other public facilities?		✓	

XV. RECREATION

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?		✓	

XVI. TRANSPORTATION/TRAFFIC

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			✓	
b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			✓	
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		✓		
e.	Result in inadequate emergency access?				✓
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			✓	

XVII. TRIBAL CULTURAL RESOURCES

a.	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), or			✓	
b.	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.		✓		

XVIII. UTILITIES AND SERVICE SYSTEMS

a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓	
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			✓	
e.	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?			✓	
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓	
g.	Comply with federal, state, and local statutes and regulations related to solid waste?			✓	

XIX. MANDATORY FINDINGS OF SIGNIFICANCE

Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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a.	Does the project have the potential to 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, 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?			✓	

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Los Angeles's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as **ENV-2016-1604-MND** and the associated case(s), **CPC-2016-1603-ZC-HD, VTT-73713-CN**. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) **will not:**

- Substantially degrade environmental quality.
- Substantially reduce fish or wildlife habitat.
- Cause a fish or wildlife habitat to drop below self sustaining levels.
- Threaten to eliminate a plant or animal community.
- Reduce number, or restrict range of a rare, threatened, or endangered species.
- Eliminate important examples of major periods of California history or prehistory.
- Achieve short-term goals to the disadvantage of long-term goals.
- Result in environmental effects that are individually limited but cumulatively considerable.
- Result in environmental effects that will cause substantial adverse effects on human beings.

ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org> ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) cityplanning.lacity.org/ or EIR Unit, City Hall, 200 N Spring Street, Room 763.

Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/>

Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or

City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
COURTNEY SHUM	City Planning Associate	(213) 978-1916	03/22/2017

Impact?	Explanation	Mitigation Measures
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APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS		
a.	NO IMPACT	A significant impact would occur if the proposed project would have a substantial adverse effect on a scenic vista. The project site has frontages along Pico Boulevard and 12th Place. The proposed building would have a maximum height of approximately 77 feet when measured from Pico Boulevard and approximately 45 feet when measured from 12th Place and would not obstruct any views of unique scenic vistas or focal points. Therefore, no impacts related to scenic vistas would occur.
b.	NO IMPACT	A significant impact would occur if the proposed project would substantially damage scenic resources within a State Scenic Highway. The City of Los Angeles' General Plan Mobility Plan 2015 (Appendix B: Inventory of Designated Scenic Highways and Guidelines) indicates that no portions of the streets abutting the project site (Pico Boulevard and 12th Place) are designated as a Scenic Highway and the site is not within the vicinity of a Scenic Highway. Therefore, no impacts related to scenic highways would occur.
c.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would substantially degrade the existing visual character or quality of the project site and its surroundings. Significant impacts to the visual character of a site and its surroundings are generally based on the removal of features with aesthetic value, the introduction of contrasting urban features into a local area, and the degree to which the elements of the proposed project detract from the visual character of an area. The proposed project is located in an area already developed with commercial and residential land uses, including both single- and multi-family structures. The proposed project will not change the visual character of its surroundings, and will be an infill development of 51 units with approximately 4,000 square feet of commercial space, in a nearly built-out environment. The project is also required to comply with LAMC Sections 91.8104,

Impact?	Explanation	Mitigation Measures
	91.8104.15, and 91.6205, which regulate trash and graffiti abatement. Therefore, impacts will be less than significant.	
d. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if light and glare substantially altered the character of off-site areas surrounding the site or interfered with the performance of an off-site activity. Light impacts are typically associated with the use of artificial light during the evening and nighttime hours. Glare may be a daytime occurrence caused by the reflection of sunlight or artificial light from highly polished surfaces, such as window glass and reflective cladding materials, and may interfere with the safe operation of a motor vehicle on adjacent streets. Daytime glare is common in urban areas and is typically associated with mid- to high-rise buildings with exterior façades largely or entirely comprised of highly reflective glass or mirror-like materials. Nighttime glare is primarily associated with bright point-source lighting that contrasts with existing low ambient light conditions. The proposed project is not likely to contain light sources beyond the lighting typical of a mixed-use development with residential and commercial uses. All outdoor lighting is designed to shine downward, is installed with shielding, and will be directed onto the project site, so that the light source does not illuminate any adjacent properties or the public right-of-way, or cannot be seen from the above night skies. Therefore, impacts are anticipated to be less than significant.</p>	
II. AGRICULTURE AND FOREST RESOURCES		
a. NO IMPACT	<p>A significant impact would occur if the proposed project would convert valued farmland to non-agricultural uses. No Farmland, agricultural uses, or related operations are present within the project site or surrounding area. Due to its urban setting, the project site and surrounding area are not included in the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, the proposed project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, and no impact would occur.</p>	

Impact?	Explanation	Mitigation Measures
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b.	NO IMPACT	A significant impact would occur if the proposed project conflicted with existing agricultural zoning or agricultural parcels enrolled under the Williamson Act. The project site is not zoned for agricultural use or under a Williamson Contract. As the project site and surrounding area do not contain farmland of any type, the proposed project would not conflict with a Williamson Contract. Therefore, no impacts would occur.	
c.	NO IMPACT	A significant impact would occur if the proposed project conflicted with existing zoning for, or caused rezoning of forest land or timberland or resulted in the loss of forest land or in the conversion of forest land to non-forest use. The project site and the surrounding area are not zoned for forest land or timberland. Accordingly, the proposed project would not conflict with forest land or timberland zoning or result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur.	
d.	NO IMPACT	A significant impact would occur if the proposed project conflicted with existing zoning for, or caused rezoning of forest land or timberland or resulted in the loss of forest land or in the conversion of forest land to non-forest use. The project site and the surrounding area are not zoned for forest land or timberland. Accordingly, the proposed project would not conflict with forest land or timberland zoning or result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur.	
e.	NO IMPACT	A significant impact would occur if the proposed project caused the conversion of farmland to non-agricultural use. The project site does not contain farmland, forestland, or timberland. Therefore, no impact would occur.	

III. AIR QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	The project will not conflict with or obstruct any air quality plan. The project has the potential to contribute to a reduction in air quality by generating additional trips to the site; however, it does not reach the established threshold of potential significance for air quality per the South Coast Air Quality Management District (SCAQMD). The proposed project for the development of a mixed-use building with 51 residential dwelling units	
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Impact?	Explanation	Mitigation Measures
	<p>and approximately 4,000 square feet of commercial space would constitute a negligible percentage of the City's forecasted growth through 2020. The project will be required to meet SCAQMD District Rule 403 as well as the City's Building Code requirements for demolition, grading, and construction related air pollution. Impacts will be less than significant. The project will not conflict with or obstruct any air quality plan. The project has the potential to contribute to a reduction in air quality by generating additional trips to the site; however, it does not reach the established threshold of potential significance for air quality per the South Coast Air Quality Management District (SCAQMD). The proposed project would constitute a negligible percentage of the City's forecasted growth through 2020. The project will be required to meet SCAQMD District Rule 403 as well as the City's requirements for demolition, grading, and construction related air pollution. Impacts will be less than significant.</p>	
b. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would violate any air quality standard or contribute substantially to an existing or projected air quality violation. An Air Quality Assessment for the project site was prepared by Rincon Consultants, Inc. in December 2016 (see attachment). This and all reports are located in the subject case file. Project construction and operation emissions were estimated using California Emissions Estimator Model (CalEEMod), a statewide land use emissions computer model designed to quantify potential criteria pollutant emissions associated with both construction and operations from land use projects. The results are shown in Table 4, Estimated Daily Construction Emissions. According to the Assessment, during the construction phase the proposed project would not exceed the regional SCAQMD significance thresholds for emissions of Carbon Monoxide (CO), Reactive Organic Compounds (ROG), Nitrogen Oxides (NOx), and Particulate Matter (PM10 and PM2.5). Therefore, regional emission impacts for the proposed project would be less than significant for all construction phases. The</p>	

Impact?	Explanation	Mitigation Measures
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		<p>project output is also below the significance thresholds for these criteria pollutants with regard to Overall Operational Emissions, as shown in Table 5. Motor vehicles that access the project site would be the predominant source of long-term project emissions. Additional emissions would be generated by area sources, such as energy use and landscape maintenance activities. Therefore, the proposed project would result in a less-than-significant impact related to regional operational emissions. The project would be subject to regulatory compliance measures, which reduce the impacts of operational and construction regional emissions.</p>	
c.	LESS THAN SIGNIFICANT IMPACT	<p>The project will produce fugitive dust and mobile source emissions as a result of construction activity. The proposed project and the entire Los Angeles metropolitan area are located within the South Coast Air Basin, which is characterized by relatively poor air quality. The Basin is currently classified as a federal and State non-attainment area for Ozone (O₃), Respirable Particulate Matter (PM₁₀ and PM_{2.5}), and lead (Pb) and a federal attainment/maintenance area for Carbon Monoxide (CO). It is classified as a State attainment area for CO, and it currently meets the federal and State standards for Nitrogen Dioxide (NO₂), Sulfur Oxides (SO_x), and lead (Pb). Because the Basin is designated as a State and/or federal nonattainment air basin for O₃, PM₁₀, PM_{2.5}, and NO₂, there is an on-going regional cumulative impact associated with these pollutants. However, an individual project can emit these pollutants without significantly contributing to this cumulative impact depending on the magnitude of emissions. This magnitude is determined by the project-level significance thresholds established by the SCAQMD. The project would be subject to regulatory compliance measures, which reduce the impacts of operational and construction regional emissions. A project of this size (51 residential dwelling units with approximately 4,000 square feet of commercial space) would not likely exceed the project-level SCAQMD localized significance thresholds for criteria air pollutants and the impact would be less than significant.</p>	

Impact?	Explanation	Mitigation Measures
d. LESS THAN SIGNIFICANT IMPACT	<p>Based on the City of Los Angeles CEQA Thresholds Guide, a significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The SCAQMD has developed localized significance thresholds (LSTs) that are based on the amount of maximum daily localized construction emissions per day that can be generated by a project that would cause or contribute to adverse localized air quality impacts. These apply to projects that are less than or equal to five acres in size and are only applicable to Respirable Particulate Matter (PM10 and PM2.5), Carbon Monoxide (CO), and Nitrogen Oxides (NOx). An Air Quality Assessment for the project site was prepared by Rincon Consultants, Inc. in December 2016 (see attachment). This and all reports are located in the subject case file. The Assessment quantifies and analyzes the localized air quality impacts associated with the project construction. The site is located in SCAQMD Sensitive Receptor Area (SRA) No. 1, is located on a site that is less than 1 acre, and the project is below the thresholds for construction and operation emissions in pounds per day as a function of receptor distance (25 meters or 82.02 feet) from the project site boundary. According to the Assessment, the proposed project would not exceed the appropriate significance threshold for localized emissions of Particulate Matter (PM10 and PM2.5), Carbon Monoxide (CO), and Nitrogen Oxides (NOx). Therefore, localized emission impacts for the proposed project would be less than significant for all construction phases and the proposed project would not expose sensitive receptors to substantial localized criteria pollutant emissions during construction. Therefore, the proposed project would result in a less-than-significant impact.</p>	

Impact?	Explanation	Mitigation Measures
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e.	LESS THAN SIGNIFICANT IMPACT	<p>Potential sources that may emit odors during construction activities include equipment exhaust and architectural coatings. Odors from these sources would be localized and generally confined to the immediate area surrounding the project site. The proposed project would utilize typical construction techniques, and the odors would be typical of most construction sites and temporary in nature. According to the SCAQMD CEQA Air Quality Handbook, land uses and industrial operations that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies and fiberglass molding. The proposed land uses would not result in activities that create objectionable odors. The only potential impact would be for the storage of trash; however, trash will be centralized and fully enclosed. Therefore, the proposed project would result in a less than significant impact related to objectionable odors.</p>	
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IV. BIOLOGICAL RESOURCES

a.	LESS THAN SIGNIFICANT IMPACT	<p>A project would have a significant biological impact through the loss or destruction of individuals of a species or through the degradation of sensitive habitat. The project site is located within the Wilshire Community Plan. There are no protected trees on the site and no non-native trees with a trunk greater than eight inches. The project site does not abut any street trees in the public right-of-way. It is not anticipated that the project site would be a habitat for any species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game, the project will be required to comply with the Federal Migratory Bird Treaty Act (MBTA) (Title 33, United States Code, Section 703 et seq., see also Title 50, Code of Federal Regulation, Part 10) and Section 3503 of the California Department of Fish and Game Code. Therefore, impacts would be less than significant.</p>	
b.	NO IMPACT	<p>A significant impact would occur if any riparian habitat or natural community would be lost or destroyed as a result of urban development. The project site does not contain any riparian habitat and does not contain any streams or water courses</p>	

Impact?	Explanation	Mitigation Measures
	necessary to support riparian habitat. Therefore, the proposed project would not have any effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife (CDFW) or the United States Fish and Wildlife Services (USFWS), and no impacts would occur.	
c. NO IMPACT	A significant impact would occur if federally protected wetlands would be modified or removed by a project. The project site does not contain any federally protected wetlands, wetland resources, or other waters of the United States as defined by Section 404 of the Clean Water Act. No impacts would occur.	
d. NO IMPACT	A significant impact would occur if the proposed project would interfere with, or remove access to, a migratory wildlife corridor or impede use of native wildlife nursery sites. Due to the highly urbanized nature of the project site and surrounding area, the lack of a major water body, and the lack of trees on the site, the project site does not support habitat for native resident or migratory species or contain native nurseries. Therefore, the proposed project would not interfere with wildlife movement or impede the use of native wildlife nursery sites, and no impact would occur.	
e. NO IMPACT	A significant impact would occur if the proposed project would be inconsistent with local regulations pertaining to biological resources. The proposed project would not conflict with any policies or ordinances protecting biological resources, such as the City of Los Angeles Protected Tree Ordinance (No. 177,404). The project site does not contain locally-protected biological resources, such as oak trees, Southern California black walnut, western sycamore, and California bay trees. The proposed project would be required to comply with the provisions of the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code (CFGF). Both the MBTA and CDFW protects migratory birds that may use trees on or adjacent to the project site for nesting, and may be disturbed during construction of the proposed project. Therefore, the proposed project would not conflict with	

Impact?	Explanation	Mitigation Measures
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		any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands), and no impacts would occur.	
f.	NO IMPACT	The project site and its vicinity are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Therefore, the proposed project would not conflict with the provisions of any adopted conservation plan, and no impacts would occur.	

V. CULTURAL RESOURCES

a.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	<p>A significant impact would occur if the proposed project would substantially alter the environmental context of, or remove any identified historical resources. The project site is currently developed with a two-story structure containing six residential dwelling units atop an auto parts store, a surface parking lot, and a single-family dwelling. The project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, and the Los Angeles Historic-Cultural Monuments Register. In addition, the site was not found to be a potential historic resource or have any significant architectural features, based on the City's SurveyLA findings. Assembly Bill 52 (AB 52) established a formal consultation process for California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in Public Resources Code §21074, as part of CEQA. As specified in AB 52, lead agencies must provide notice inviting consultation to California Native American tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the Tribe has submitted a request in writing to be notified of proposed projects. The Tribe must respond in writing within 30 days of the City's AB 52 notice. The Native American Heritage Commission (NAHC) provided a list of Native American groups and individuals who might have knowledge of the religious</p>	<p>V-50 With Mitigation Measure V-50, impacts will be reduced to less than significant levels.</p>
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Impact?	Explanation	Mitigation Measures
	<p>and/or cultural significance of resources that may be in and near the Project site. An informational letter was mailed to a total of nine tribes known to have resources in this area, on June 16, 2016 describing the Project and requesting any information regarding resources that may exist on or near the Project site. On July 9, 2016, a response was received from the Gabrieleno Band of Mission Indians-Kizh Nation, who requested for on-site monitor during any and all ground disturbances, including but not limited to pavement removal, pot-holing or auguring, boring, grading, excavation and trenching. Additionally, in correspondence received from the Native American Heritage Commission (NAHC), dated March 3, 2017, a record search of the NAHC Sacred Lands File was completed and found that the project site is located in an area of potential project effect that may be impacted by the project. As such, mitigation measures have been included to reduce impacts to less than significant levels.</p>	
b. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if a known or unknown archaeological resource would be removed, altered, or destroyed as a result of the proposed development. Section 15064.5 of the State CEQA Guidelines defines significant archaeological resources as meeting the criteria for or constituting unique historical resources. A project-related significant impact could occur if a project would significantly affect archaeological resources that fall under either of these categories. Given the archaeological sensitivity of the general area, there is a possibility that unknown, subsurface archaeological resources may exist at the project site. If archaeological resources are found during excavation and/or building footing, the project will be required to follow procedures as detailed in the California Public Resources Code Section 21083.2. Therefore, the impact would be less than significant.</p>	

Impact?	Explanation	Mitigation Measures
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c.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if a known or unknown paleontological resource or unique geologic feature would be removed, altered, or destroyed as a result of the proposed development. Given the paleontological sensitivity of the general area, there is a possibility that unknown, subsurface paleontological resources may exist at the project site. If paleontological resources are found during excavation and/or building footing, the project will need to follow procedure as detailed in the California Public Resources Code 5097.5 and 30244. Therefore, the impact would be less than significant.	
d.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if previously interred human remains would be disturbed during excavation of the project site. Human remains could be encountered during excavation and grading activities associated with the proposed project. While no formal cemeteries, other places of human internment, or burial grounds or sites are known to occur within the project area, there is always a possibility that human remains can be encountered during construction. If human remains are found during excavation, the project will need to follow procedures as detailed in the California Health and Safety Code Section 7050.5. If human remains of Native American origin are discovered during project construction, compliance with state laws, which fall within the jurisdiction of the Native American Heritage Commission (NAHC) (Public Resource Code Section 5097), relating to the disposition of Native American burials will be adhered to. Therefore, impacts will be less than significant.	

VI. GEOLOGY AND SOILS

a.	NO IMPACT	A significant impact would occur if the proposed project would cause personal injury or death or results in property damage as a result of a fault rupture occurring on the project site and if the project site is located within a State-designated Alquist-Priolo Zone or other designated fault zone. According to the California Department of Conservation Special Studies Zone Map, the project site is not located within an Alquist-Priolo Special Studies Zone or Fault Rupture Study Area. The proposed	
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Impact?	Explanation	Mitigation Measures
	project would not expose people or structures to potential adverse effects resulting from the rupture of known earthquake faults. The Alquist-Priolo Earthquake Fault Zoning Act is intended to mitigate the hazard of surface fault rupture on structures for human occupancy. Therefore, no impacts would occur.	
b. LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would cause personal injury or death or resulted in property damage as a result of seismic ground shaking. The proposed project will locate residential units within 1.03 kilometers (0.64 miles) of the Puente Hills Blind Thrust Fault. However, the proposed project would be designed and constructed in accordance with State and local building codes to reduce the potential for exposure of people or structures to seismic risks to the maximum extent possible. Compliance with such requirements would reduce seismic ground shaking impacts to the maximum extent practicable with current engineering practices. Therefore, impacts related to strong seismic ground shaking would be less than significant.	
c. NO IMPACT	Liquefaction is a form of earthquake-induced ground failure that occurs primarily in relatively shallow, loose, granular, water-saturated soils. Based upon the criteria established in the City of Los Angeles CEQA Thresholds Guide, a significant impact may occur if a proposed project site is located within a liquefaction zone. According to ZIMAS and the City of LA's Environmental and Public Facilities Maps (1996), the project site is not located within a liquefaction area. Therefore, no impacts relating to liquefaction would occur.	
d. NO IMPACT	A significant impact would occur if the proposed project would be implemented on a site that would be located in a hillside area with unstable geological conditions or soil types that would be susceptible to failure when saturated. The subject site is not located in a designated landslide zone per ZIMAS, nor is it located within an area of historically earthquake-induced landslides. Landslides on the site are not anticipated based on the area's relatively flat terrain. Therefore, the proposed project would not expose people or	

Impact?	Explanation	Mitigation Measures
	structures to potential effects resulting from landslides, and no impacts would occur.	
e. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if construction activities or future uses would result in substantial soil erosion or loss of topsoil. Construction of the proposed project would result in ground surface disturbance during site clearance, excavation, and grading, which could create the potential for soil erosion to occur. Site preparation would require removal of all vegetation, any unsuitable fill, and asphalt and concrete paving, exposing pervious surfaces to wind and rainfall. Construction activities would be performed in accordance with the requirements of the Los Angeles Building Code and the Los Angeles Regional Water Quality Control Board (LARWQBC) through the City's Stormwater Management Division. In addition, the proposed project would be required to develop a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would require implementation of an erosion control plan to reduce the potential for wind or waterborne erosion during the construction process. In addition, all onsite grading and site preparation would comply with applicable provisions of Chapter IX, Division 70 of the LAMC, and conditions imposed by the City of Los Angeles Department of Building and Safety, Grading Division. Therefore, a less than significant impact would occur with respect to erosion or loss of topsoil.</p>	
f. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if any unstable geological conditions would result in any type of geological failure, including lateral spreading, off-site landslides, liquefaction, or collapse. The project site is not located within a landslide or liquefaction area and the construction of the project would be reviewed by the Department of Building and Safety and would be required to comply with the City of Los Angeles California Building Code (CBC). With the implementation of the Building Code requirements and the Department of Building and Safety, Grading Division, the potential for landslide lateral spreading, subsidence, liquefaction or collapse would be less than significant.</p>	

Impact?	Explanation	Mitigation Measures
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g.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would be built on expansive soils without proper site preparation or design features to provide adequate foundations for project buildings, thus, posing a hazard to life and property. Soils on the project site may have the potential to shrink and swell resulting from changes in the moisture content. However, the proposed project would be required to comply with the requirements of the CBC, LAMC, and other applicable building codes. Compliance with such requirements would reduce impacts related to expansive soils, and impacts would be less than significant.	
h.	NO IMPACT	A project would cause a significant impact if adequate wastewater disposal is not available. The project site is located in a highly urbanized area, where wastewater infrastructure is currently in place. The proposed project would connect to existing sewer lines that serve the project site and would not use septic tanks or alternative wastewater disposal systems. Therefore, no impact would occur.	

VII. GREEN HOUSE GAS EMISSIONS

a.	LESS THAN SIGNIFICANT IMPACT	The City has adopted the LA Green Plan to provide a citywide plan for achieving the City's GHG emissions targets, for both existing and future generation of GHG emissions. In order to implement the goal of improving energy conservation and efficiency, the Los Angeles City Council has adopted multiple ordinances and updates to establish the current Los Angeles Green Building Code (LAGBC) (Ordinance No. 179,890). Through required implementation of the LAGBC, the proposed project would be consistent with local and statewide goals and policies aimed at reducing the generation of GHGs. Therefore, the proposed project's generation of GHG emissions would not make a cumulatively considerable contribution to emissions and impacts would be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	The California legislature passed Senate Bill (SB) 375 to connect regional transportation planning to land use decisions made at a local level. SB 375 requires the metropolitan planning organizations to prepare a Sustainable Communities Strategy (SCS) in their	

Impact?	Explanation	Mitigation Measures
	<p>regional transportation plans to achieve the per capita GHG reduction targets. For the SCAG region, the SCS is contained in the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The 2012-2035 RTP/SCS focuses the majority of new housing and job growth in high-quality transit areas and other opportunity areas on existing main streets, in downtowns, and commercial corridors, resulting in an improved jobs-housing balance and more opportunity for transit-oriented development. In addition, SB 743, adopted September 27, 2013, encourages land use and transportation planning decisions and investments that reduce vehicle miles traveled that contribute to GHG emissions, as required by AB 32. The project would provide infill residential development and would not interfere with SCAG's ability to implement the regional strategies outlined in the 2012-2035 RTP/SCS. The proposed project would provide residential units to meet demand for housing. The proposed project, therefore, would be consistent with statewide, regional and local goals and policies aimed at reducing GHG emissions and would result in a less-than-significant impact related to GHG reduction plans.</p>	

VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Construction of the proposed project would involve the temporary use of potentially hazardous materials, including vehicle fuels, oils, and transmission fluids. With compliance to applicable standards and regulations and adherence to manufacturer's instructions related to the transport, use, or disposal of hazardous materials, the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, and impacts would be less than significant.</p>	
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Impact?	Explanation	Mitigation Measures
b. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project created a significant hazard to the public or environment due to a reasonably foreseeable release of hazardous materials. The project site is improved with two structures, constructed in 1908 and 1928. The removal of asbestos, as part of the demolition of the structures, is regulated by SCAQMD Rule 1403; therefore, any asbestos found on-site would be required to be removed by a certified asbestos containment contractor in accordance with applicable regulations prior to demolition. Similarly, it is likely that lead-based paint was present in the buildings constructed between 1908 and 1928. Compliance with existing State laws regarding removal would be required. With this compliance, the proposed project would result in a less than significant impact related to asbestos and LBP. Additionally, the California Department of Toxic Substances Control (DTSC) maintains a database (EnviroStor) that provides access to detailed information on hazardous waste permitted sites and corrective action facilities, as well as existing site cleanup information. EnviroStor also provides information on investigation, cleanup, permitting, and/or corrective actions that are planned, being conducted, or have been completed under DTSC's oversight. A review of EnviroStor did not identify any records of hazardous waste facilities on the project site. Given the baseline for review, less than significant impacts will occur.</p>	
c. LESS THAN SIGNIFICANT IMPACT	<p>Construction activities have the potential to result in the release, emission, handling, and disposal of hazardous materials within one-quarter mile of an existing school. Los Angeles Elementary School is located approximately 270 feet, or 0.05 mile from the project site. The proposed project would result in the construction of a mixed-use building containing 51 residential units and approximately 4,000 square feet of commercial space. This type of use would be expected to use and store very small amounts of hazardous materials, such as paints, solvents, cleaners, pesticides, etc. Nevertheless, all hazardous materials within the project site would be acquired, handled, used, stored, transported, and disposed of in accordance with all</p>	

Impact?	Explanation	Mitigation Measures
	applicable federal, State, and local requirements. With this compliance, the proposed project would result in a less than significant impact related to hazardous materials.	
d. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would create a significant hazard to the public or the environment. The California Department of Toxic Substances Control (DTSC) maintains a database (EnviroStor) that provides access to detailed information on hazardous waste permitted sites and corrective action facilities, as well as existing site cleanup information. EnviroStor also provides information on investigation, cleanup, permitting, and/or corrective actions that are planned, being conducted, or have been completed under DTSC's oversight. A review of EnviroStor did not identify any records of hazardous waste facilities on the project site. A Phase I Environmental Site Assessment was prepared by ADR Environmental Group, Inc. and dated December 29, 2016, recommending that a subsurface investigation be conducted to determine if the past automotive related activities have impacted the subject property. In a Phase II Environmental Site Assessment dated March 13, 2017 by California Environmental, it was determined that there were no significant impacts relating to the prior auto-related use of the site and that further assessment is not recommended. This report is located in the subject case file. Therefore, the proposed project would not be located on a site that is included on a list of hazardous materials sites or create a significant hazard to the public or the environment and impacts would be less than significant.</p>	
e. LESS THAN SIGNIFICANT IMPACT	The project site is located approximately 10.8 miles northeast of the LAX Airport. It is not located within 2 miles of a public airport. Therefore, impacts would be less than significant.	
f. NO IMPACT	The project site is not located within two miles of a private airstrip. Therefore, no impacts would occur.	

Impact?	Explanation	Mitigation Measures
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g.	NO IMPACT	The proposed project would not require the closure of any public or private streets and would not impede emergency vehicle access to the project site or surrounding area. Additionally, emergency access to and from the project site would be provided in accordance with requirements of the Los Angeles Fire Department (LAFD). Therefore, the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and no impact would occur.	
h.	NO IMPACT	A significant impact would occur if the proposed project exposed people and structures to high risk of wildfire. The project site is located in a highly urbanized area of the City. The area surrounding the project site is completely developed. Accordingly, the project site and the surrounding area are not subject to wildland fires. Therefore, no impact would occur.	

IX. HYDROLOGY AND WATER QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project discharges water that does not meet the quality standards of agencies which regulate surface water quality and water discharge into storm water drainage systems, or does not comply with all applicable regulations as governed by the Los Angeles Regional Water Quality Control Board (LARWQCB). The proposed project is the construction a mixed use development containing 51 residential dwelling units and approximately 4,000 square feet of commercial space. The proposed project would be required to comply with the National Pollutant Discharge Elimination System (NPDES) standards and the City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance No. 172,176 and No. 173,494) to ensure pollutant loads from the project site are minimized for downstream receiving waters. Therefore, the proposed project would result in less than significant impacts.	
b.	NO IMPACT	A significant impact would occur if the proposed project would substantially deplete groundwater or interferes with groundwater recharge. The proposed project would not require the use of groundwater at the project site. Potable	

Impact?	Explanation	Mitigation Measures
	<p>water would be supplied by the Los Angeles Department of Water and Power (LADWP), which draws its water supplies from distant sources for which it conducts its own assessment and mitigation of potential environmental impacts. Therefore, the project would not require direct additions or withdrawals of groundwater. Therefore, project development would not impact groundwater supplies or groundwater recharge, and no impact would occur.</p>	
c. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would substantially alter the drainage pattern of an existing stream or river so that erosion or siltation would result. There are no streams or rivers located in the project vicinity. Project construction would temporarily expose on-site soils to surface water runoff. However, compliance with construction-related BMPs and/or the Storm Water Pollution Prevention Plan (SWPPP) would control and minimize erosion and siltation. Therefore, the proposed project would result in less than significant impact related to the alteration of drainage patterns and on- or off-site erosion or siltation.</p>	
d. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would substantially alter the drainage pattern of an existing stream or river such that flooding would result. As discussed above, there are no streams or rivers located in the project vicinity. During project operation, storm water or any runoff irrigation waters would be directed into existing storm drains that are currently receiving surface water runoff under existing conditions. Since the project site is almost entirely impervious, impermeable surfaces resulting from the development of the project would not substantially change the volume of storm water runoff in a manner that would result in flooding on- or off-site. Accordingly, significant alterations to existing drainage patterns within the site and surrounding area would not occur. Therefore, the proposed project would result in less than significant impacts related to the alteration of drainage patterns and on- or off-site flooding.</p>	

	Impact?	Explanation	Mitigation Measures
e.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if runoff water would exceed the capacity of existing or planned storm drain systems serving the project site, or if the proposed project would substantially increase the probability that polluted runoff would reach the storm drain system.</p> <p>Accordingly, since the volume of runoff from the site would not measurably increase over existing conditions, water runoff after development would not exceed the capacity of existing or planned drainage systems. Therefore, the proposed project would result in less than significant impacts related to existing storm drain capacities or water quality.</p>	
f.	NO IMPACT	<p>A significant impact may occur if a project includes potential sources of water pollutants that would have the potential to substantially degrade water quality. The proposed project does not include potential sources of contaminants, which could potentially degrade water quality and would comply with all federal, state and local regulations governing storm water discharge. Therefore, no impact would occur.</p>	
g.	NO IMPACT	<p>A significant impact would occur if the proposed project would be located within a 100-year floodplain or would impede or redirect flood flows. The project site is not located within a Flood Zone, per ZIMAS and is not located within a 100-year floodplain. Therefore, no impacts would result.</p>	
h.	NO IMPACT	<p>A significant impact would occur if the proposed project would be located within a 100-year floodplain or would impede or redirect flood flows. The project site is not located within a Flood Zone, per ZIMAS and is not located within a 100-year floodplain. Therefore, no impacts would result.</p>	
i.	NO IMPACT	<p>A significant impact would occur if the proposed project would be located within an area susceptible to flooding as a result of the failure of a levee or dam. The project site and the surrounding areas are not located within a flood hazard area.</p> <p>Accordingly, the proposed project would not expose people or structures to a significant risk of loss, injury, or death involving flooding. Therefore, the proposed project would have no impact related to flooding.</p>	

Impact?	Explanation	Mitigation Measures
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j.	NO IMPACT	A significant impact would occur if the proposed project would be located within an area susceptible to inundation by seiche, tsunami, or mudflow. The project site and the surrounding areas are not located near a water body to be inundated by seiche and is not located within a tsunami inundated zone. Therefore, the project would have no impact related to inundation by seiche, tsunami, or mudflow.	
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X. LAND USE AND PLANNING

a.	NO IMPACT	A significant impact would occur if the proposed project would be sufficiently large or configured in such a way so as to create a physical barrier within an established community. A physical division of an established community is caused by an impediment to through travel or a physical barrier, such as a new freeway with limited access between neighborhoods on either side of the freeway, or major street closures. The proposed project would not involve any street vacation or closure or result in development of new thoroughfares or highways. The proposed project, the construction of new mixed-use, infill development in an urbanized area in Los Angeles, would not divide an established community. Therefore, no impact would occur.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if a project is inconsistent with the General Plan or zoning designations currently applicable to the project site, and would cause adverse environmental effects, which the General Plan and zoning ordinance are designed to avoid or mitigate. The project site is located within the Wilshire Community Plan, with a land use designation of Neighborhood Office Commercial and High Medium Residential and is zoned C2-1 and R4-1VL. Zone Change from C2-1 to RAS4-1 for the portion of the subject property located at 3057-3067 ½ West Pico Boulevard, a Height District Change from R4-1VL and R4-2D for the portion of the subject property located at 3062 West 12th Place. The proposed residential and commercial uses are consistent with the land use designation and zones of the surrounding area. With the approval of the aforementioned entitlements, the project would be in compliance with the Zoning	

Impact?	Explanation	Mitigation Measures
	Code and impacts of the project would be less than significant.	
c. NO IMPACT	A significant impact would occur if the proposed project were located within an area governed by a habitat conservation plan or natural community conservation plan. The project site is not subject to any habitat conservation plan or natural community conservation plan. Therefore, no impact would occur.	
XI. MINERAL RESOURCES		
a. NO IMPACT	A significant impact would occur if the proposed project would result in the loss of availability of known mineral resources of regional value or locally-important mineral resource recovery site. The project site is not classified by the City as containing significant mineral deposits. The project site is currently designated for Neighborhood Office Commercial and High Medium Residential land uses and not as a mineral extraction land use. In addition, the project site is not identified by the City as being located in an oil field or within an oil drilling area. Therefore, no impact would occur.	
b. NO IMPACT	A significant impact would occur if the proposed project would result in the loss of availability of known mineral resources of regional value or locally-important mineral resource recovery site. The project site is not classified by the City as containing significant mineral deposits. The project site is currently designated for Neighborhood Office Commercial and High Medium Residential land uses and not as a mineral extraction land use. In addition, the project site is not identified by the City as being located in an oil field or within an oil drilling area. Therefore, no impact would occur.	
XII. NOISE		
a. LESS THAN SIGNIFICANT IMPACT	The City of Los Angeles has established policies and regulations concerning the generation and control of noise that could adversely affect its citizens and noise-sensitive land uses. Construction activity would result in temporary increases in ambient noise levels in the project area on an intermittent basis. Noise levels would fluctuate depending on the construction phase, equipment type and duration of use, distance between the noise source and receptor, and presence or absence of noise attenuation barriers.	

Impact?	Explanation	Mitigation Measures
	<p>Construction noise for the project will cause a temporary increase in the ambient noise levels, but will be subject to the LAMC Sections 112.05 (Maximum Noise Level of Powered Equipment or Powered Hand Tools) and 41.40 (Noise Due to Construction, Excavation Work – When Prohibited) regarding construction hours and construction equipment noise thresholds. Construction and demolition shall be restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday. The project shall comply with the City of Los Angeles General Plan Noise Element and Ordinance No. 161,574, which prohibits the emission of creation of noise beyond certain levels at adjacent uses unless technically infeasible. Additionally, a noise study prepared by Rincon Consultants, Inc. and dated March 2017 found that impacts relating to construction noise would be less than significant. This and all reports are located in the subject case file.</p>	
b. LESS THAN SIGNIFICANT IMPACT	<p>Construction activities can generate varying degrees of vibration, depending on the construction procedures and the type of construction equipment used. High levels of vibration may cause physical personal injury or damage to buildings. However, vibrations rarely affect human health. The operation of construction equipment generates vibrations that spread through the ground and diminish with distance from the source. Unless heavy construction activities are conducted extremely close (within a few feet) to the neighboring structures, vibrations from construction activities rarely reach the levels that damage structures. Additionally, a noise study prepared by Rincon Consultants, Inc. and dated March 2017 found that impacts related to construction vibration would not reach levels that could cause damage in fragile buildings. This and all reports are located in the subject case file. Compliance with existing regulations as it relates to construction activity will reduce impacts to a less than significant level.</p>	

Impact?	Explanation	Mitigation Measures
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c.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the project caused a substantial permanent increase in noise levels above existing ambient levels. New stationary sources of noise, such as rooftop mechanical HVAC equipment, would be installed on the proposed development. The design of the equipment will be required to comply with LAMC Section 112.02, which prohibits noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level on the premises of other occupied properties by more than five dBA. Additionally, a noise study prepared by Rincon Consultants, Inc. and dated March 2017 found that the project would not have a significant operational noise impact. This and all reports are located in the subject case file. With implementation of the regulations that address rooftop mechanical equipment, a substantial permanent increase for nearby sensitive receptors would be reduced to a less than significant level.	
d.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the project resulted in substantial temporary or periodic increase in ambient noise levels. As discussed above, impacts are expected to be less than significant for construction and operational noise and vibration.	
e.	NO IMPACT	The project site is located approximately 10.8 miles northeast of the LAX Airport. It is not located within 2 miles of a public airport. Therefore, impacts would be less than significant.	
f.	NO IMPACT	The project site is not located within two miles of a private airstrip. Therefore, no impacts would occur.	

XIII. POPULATION AND HOUSING

a.	LESS THAN SIGNIFICANT IMPACT	The project site is comprised of three lots containing one single-family dwelling and six studio apartment units atop a commercial structure. The project, which proposes to construct 51 residential dwelling units, would result in a net increase of 44 dwelling units. Based on the 2010 Census average household size in Los Angeles of 2.81 persons, the project would result in a net increase of 124 people. With the requested Zone Change and Height District Change, the project will accommodate residential population growth in keeping with the	
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Impact?	Explanation	Mitigation Measures
	<p>Wilshire Community Plan land use and density designations, and would not substantially induce population growth in the project area, either directly or indirectly. The physical secondary or indirect impacts of population growth such as increased traffic or noise have been adequately mitigated in other portions of this document. Therefore, the impact would be less than significant.</p>	
b. LESS THAN SIGNIFICANT IMPACT	<p>Potentially significant impacts would occur if the proposed project would displace a substantial quantity of existing residences or a substantial number of people. The project site is comprised of three lots containing one single-family dwelling and six studio apartment units atop a commercial structure. The proposed project would not displace a substantial number of existing housing. Therefore, impacts would be less than significant.</p>	
c. LESS THAN SIGNIFICANT IMPACT	<p>Potentially significant impacts would occur if the proposed project would displace a substantial quantity of existing residences or a substantial number of people. The project site is comprised of three lots containing one single-family dwelling and six studio apartment units atop a commercial structure. The proposed project would not displace a substantial number of people. Therefore, impacts would be less than significant.</p>	

XIV. PUBLIC SERVICES

a. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the Los Angeles Fire Department (LAFD) could not adequately serve the proposed project, necessitating a new or physically altered station. The proposed project will create 51 new residential units, which could increase the number of emergency calls and demand for LAFD fire and emergency services. However, pursuant to LAMC Section 57.507.3.3, residential projects which exceed 1.5 miles from an engine company or 2.0 miles from a truck company would be required to install automatic fire sprinkler systems. The project site is serviced by Fire Station 26, located at 2009 South Western Avenue (approximately 0.7 mile to the southwest of the project site). The proposed project would neither create capacity or service level problems nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to</p>	
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Impact?	Explanation	Mitigation Measures
	<p>maintain acceptable service ratios, response times or other performance objectives for fire protection. Prior to the issuance of a building permit, the project would be required to comply with all applicable regulations and receive approval from the Fire Department. Therefore, impacts will be less than significant.</p>	
<p>b. LESS THAN SIGNIFICANT IMPACT</p>	<p>A significant impact would occur if the Los Angeles Police Department (LAPD) could not adequately serve the proposed project, necessitating a new or physically altered station. The proposed project will create 51 new residential units and could increase demand for police service. The project site and the surrounding area are currently served by LAPD's Olympic Community Police Station, located at 1130 S. Vermont Avenue (approximately 1.1 mile northeast of the project site). Prior to the issuance of a building permit, the LAPD would review the project plans to ensure that the design of the project follows the LAPD's Design Out Crime Program, an initiative that introduces the techniques of Crime Prevention Through Environmental Design (CPTED) to all City departments beyond the LAPD. Through the incorporation of these techniques into the project design, in combination with the safety features already incorporated into the proposed project, the proposed project would neither create capacity/service level problems nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for police protection. Regarding operations, in the event a situation should arise requiring increased staffing or patrol units, additional resources can be called in. Therefore, the proposed project would result in a less-than-significant impact related to police protection services.</p>	
<p>c. LESS THAN SIGNIFICANT IMPACT</p>	<p>A significant impact would occur if the proposed project would include substantial employment or population growth, which could generate a demand for school facilities that would exceed the capacity of the school district. The proposed project would result in the construction of 51 residential units, which</p>	

Impact?	Explanation	Mitigation Measures
	<p>could increase enrollment at schools that service the area. However, development of the proposed project would be subject to California Government Code Section 65995, which would allow LAUSD to collect impact fees from developers of new residential developments.</p> <p>Conformance to California Government Code Section 65995 is deemed to provide full and complete mitigation of impacts to school facilities. Therefore, impacts would be less than significant.</p>	
d. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The proposed project would result in the construction of 51 dwelling units, which could result in increased demand for parks and recreation facilities. One of the objectives of the City of Los Angeles Plan for a Healthy Los Angeles is to strive for 3 acres of neighborhood and community park space per 1,000 residents. The project, which is expected to generate a net increase of approximately 44 new residents, would require 0.13 acres (5,662 square feet) of park space to be in line with the objectives of the Plan for a Healthy Los Angeles. Payment of required impact fees by the proposed residential development within the City of Los Angeles per LAMC Sections 12.33 and 17.12 could offset some of the increased demand by helping fund new facilities, as well as the expansion of existing facilities. Additionally, the project is providing approximately 5,987 square feet of open space throughout the proposed building. Therefore, the proposed project would not create capacity or service level problems, or result in substantial physical impacts associated with the provision of new or altered parks facilities. Accordingly, the proposed project would result in a less than significant impact on park facilities.</p>	
e. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would result in substantial employment or population growth that could generate a demand for other public facilities, which exceed the capacity available to serve the project site, necessitating new or physically altered public facilities, the construction of which would cause significant</p>	

Impact?	Explanation	Mitigation Measures
	<p>environmental impacts. The proposed project would result in the construction of 51 residential dwelling units, which could result in increased demand for other public resources. While the increase in population as a result of the proposed project may create a demand for other public services, the proposed project would not create substantial capacity or service level problems that would require the provision of new or physically altered other public facilities in order to maintain an acceptable level of service for other public services. Therefore, the proposed project would result in a less than significant impact on other public services.</p>	
XV. RECREATION		
<p>a. LESS THAN SIGNIFICANT IMPACT</p>	<p>A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The proposed project would result in the construction of 51 dwelling units, which could result in increased demand for parks and recreation facilities. One of the objectives of the City of Los Angeles Plan for a Healthy Los Angeles is to strive for 3 acres of neighborhood and community park space per 1,000 residents. The project, which is expected to generate a net increase of approximately 44 new residents, would require 0.13 acres (5,662 square feet) of park space to be in line with the objectives of the Plan for a Healthy Los Angeles. Payment of required impact fees by the proposed residential development within the City of Los Angeles per LAMC Sections 12.33 and 17.12 could offset some of the increased demand by helping fund new facilities, as well as the expansion of existing facilities. Additionally, the project is providing approximately 5,987 square feet of open space throughout the proposed building. Therefore, the proposed project would not create capacity or service level problems, or result in substantial physical impacts associated with the provision or new or altered parks facilities. Accordingly, the proposed project would result in a less than significant impact on park facilities.</p>	

Impact?	Explanation	Mitigation Measures
LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The proposed project would result in the construction of 51 dwelling units, which could result in increased demand for parks and recreation facilities. One of the objectives of the City of Los Angeles Plan for a Healthy Los Angeles is to strive for 3 acres of neighborhood and community park space per 1,000 residents. The project, which is expected to generate a net increase of approximately 44 new residents, would require 0.13 acres (5,662 square feet) of park space to be in line with the objectives of the Plan for a Healthy Los Angeles. Payment of required impact fees by the proposed residential development within the City of Los Angeles per LAMC Sections 12.33 and 17.12 could offset some of the increased demand by helping fund new facilities, as well as the expansion of existing facilities. Additionally, the project is providing approximately 5,987 square feet of open space throughout the proposed building. Therefore, the proposed project would not create capacity or service level problems, or result in substantial physical impacts associated with the provision of new or altered parks facilities. Accordingly, the proposed project would result in a less than significant impact on park facilities.</p>	

XVI. TRANSPORTATION/TRAFFIC

a.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact may occur if the project conflicts with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. In a letter dated October 24, 2016 and attached to the subject case file, the Los Angeles Department of Transportation (LADOT) has reviewed the traffic analysis prepared by Linscott, Law & Greenspan, Engineers dated September 29, 2016, for the proposed project. Future traffic has been analyzed for impact at two signalized intersections: Western Avenue and Pico Boulevard and Hobart Boulevard and Pico Boulevard. The project is estimated to generate a net increase of 416 daily trips, 22 trips in the a.m. peak hour, and 37 trips in the p.m. peak hour. In order to evaluate the effects of the</p>	
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Impact?	Explanation	Mitigation Measures
	<p>project's traffic on the available transportation infrastructure, LADOT measured the significance of the impacts in terms of change to the volume-to-capacity (V/C) ratio with the proposed project. Based on LADOT traffic impact criteria, the proposed project is not expected to generate significant traffic impacts at any of the two intersections identified for detailed analysis. Therefore, impacts would be less than significant.</p>	
b. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact may occur if the proposed project individually or cumulatively exceeded the service standards of the Los Angeles County Metropolitan Transportation Authority (Metro) Congestion Management Program (CMP). This program was created Statewide as a result of Proposition 111 and has been implemented locally by Metro. The CMP for Los Angeles County requires that the traffic impacts of individual development projects of potential regional significance be analyzed. Specific arterial roadways and all State highways comprise the CMP system, and a total of 164 intersections are identified for monitoring throughout Los Angeles County. The local CMP requires that all CMP monitoring intersections be analyzed where a project would likely add more than 50 trips during either the a.m. or p.m. peak hours. In a letter dated October 24, 2016 and attached to the subject case file, LADOT has reviewed the traffic analysis prepared by Linscott, Law & Greenspan, Engineers, dated September 29, 2016, for the proposed project. The project's future traffic estimate has been analyzed for two signalized intersections: Western Avenue and Pico Boulevard and Hobart Boulevard and Pico Boulevard. The project is estimated to generate a net increase of 416 daily trips, 22 trips in the a.m. peak hour, and 37 trips in the p.m. peak hour. The project is not expected to add more than 50 trips during both the a.m. or p.m. peak hours. Therefore, impacts would be less than significant.</p>	
c. NO IMPACT	<p>A significant impact would occur if the proposed project would cause a change in air traffic patterns that would result in a substantial safety risk. The proposed project does not include an aviation component or include features that would</p>	

Impact?	Explanation	Mitigation Measures
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		interfere with air traffic patterns. Therefore, no impact would occur.	
d.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	A significant impact would occur if the proposed project would substantially increase an existing hazardous design feature or introduced incompatible uses to the existing traffic pattern. The proposed project will include driveway entrances/exits on Pico Boulevard and 12th Place, which could potentially conflict with pedestrian circulation in the project area. Furthermore, the project may have potentially significant impacts on pedestrians on the street during construction phases. With implementation of the referenced mitigation measure, the potential impacts related to hazards due to a design feature would be reduced to less-than-significant.	XVI-40 Mitigation Measure XVI-40 will reduce impacts related to hazards due to a traffic design feature to a less than significant level.
e.	NO IMPACT	A significant impact may occur if the project design threatened the ability of emergency vehicles to access and serve the project site or adjacent uses. The nearest emergency/disaster routes to the project site are Western Avenue to the west, Vermont Avenue to the east, and Pico Boulevard directly to the south (City of Los Angeles, General Plan Safety Element Exhibit H, Critical Facilities & Lifeline Systems, 1996). The proposed project would not require the closure of any public or private streets and would not impede emergency vehicle access to the project site or surrounding area. Additionally, emergency access to and from the project site would be provided in accordance with requirements of the Los Angeles Fire Department (LAFD). Therefore, the proposed project would not result in inadequate emergency access, and no impact would occur.	
f.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the project would conflict with adopted policies, plans, or programs regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of facilities supporting alternative transportation. The proposed project would not require the disruption of any public transportation services or the alteration of public transportation routes. The project would not interfere with any Class I or Class II bikeway systems. Since the proposed project would not modify or conflict with	

Impact?	Explanation	Mitigation Measures
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any alternative transportation policies, plans or programs, it would have a less than significant impact on those programs.

XVII. TRIBAL CULTURAL RESOURCES

a.	LESS THAN SIGNIFICANT IMPACT	<p>The project site is currently developed with a two-story structure containing six residential dwelling units atop an auto parts store and a surface parking lot and a single-family dwelling. The property has not been identified as a historic resource by local or state agencies, nor has it been determined to be eligible for listing in the National Historic Register of Historic Places, California Register of Historical Resources, and the Los Angeles Historic-Cultural Monuments Register. In addition, the site was not found to be a potential historic resource or have any significant architectural features, based on the City's SurveyLA findings. As such, the proposed project would not cause substantial adverse change in the immediate surroundings. Therefore, impacts would be less than significant.</p>	
b.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	<p>Assembly Bill 52 (AB 52) established a formal consultation process for California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in Public Resources Code §21074, as part of CEQA. As specified in AB 52, lead agencies must provide notice inviting consultation to California Native American tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the Tribe has submitted a request in writing to be notified of proposed projects. The Tribe must respond in writing within 30 days of the City's AB 52 notice. The Native American Heritage Commission (NAHC) provided a list of Native American groups and individuals who might have knowledge of the religious and/or cultural significance of resources that may be in and near the Project site. An informational letter was mailed to a total of nine Tribes known to have resources in this area, on June 16, 2016, describing the Project and requesting any information regarding resources that may exist on or near the Project site. On July 9, 2016, one tribal response</p>	<p>With Mitigation Measure V-50, impacts will be reduced to less than significant levels.</p>

Impact?	Explanation	Mitigation Measures
	<p>was received from the Gabrieleno Band of Mission Indians-Kizh Nation, who requested for on-site monitor during any and all ground disturbances, including but not limited to pavement removal, pot-holing or auguring, boring, grading, excavation and trenching. Additional information regarding the location or proximity of the site to tribal cultural resources was not submitted. Additionally, in correspondence received from the Native American Heritage Commission (NAHC), dated March 3, 2017, a record search of the NAHC Sacred Lands File was completed and found that the project site is located in an area of potential project effect that may be impacted by the project. As such, Mitigation Measure V-50 under Cultural Resources shall apply to reduce impacts to a less than significant level.</p>	

XVIII. UTILITIES AND SERVICE SYSTEMS

a.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would exceed wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board (LARWQCB). All wastewater from the project would be treated according to requirements of the NPDES permit authorized by the LARWQCB. Therefore, the proposed project would result in a less-than-significant impact related to wastewater treatment requirements.</p>	
b.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded. The Los Angeles Department of Water and Power (LADWP) conducts water planning based on forecast population growth. The construction of 51 units and approximately 4,000 square feet of commercial space as a result of the proposed project would be consistent with Citywide growth, and, therefore, the project demand for water is not anticipated to require new water supply entitlements and/or require the expansion of existing or construction of new water treatment facilities beyond those already considered in the LADWP 2010 Urban Water Management Plan. Prior to any</p>	

Impact?	Explanation	Mitigation Measures
	<p>construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, the proposed project would have a less-than-significant impact related to water or wastewater infrastructure.</p>	
c. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would increase surface water runoff, resulting in the need for expanded off-site storm water drainage facilities. Development of the proposed project would maintain existing drainage patterns; site-generated surface water runoff would continue to flow to the City's storm drain system. Since the project site is almost entirely impervious, impermeable surfaces resulting from the development of the project would not significantly change the volume of storm water runoff. Accordingly, since the volume of runoff from the site would not measurably increase over existing conditions, the proposed project would not create or contribute runoff water that would exacerbate any existing deficiencies in the storm drain system or provide substantial additional sources of polluted runoff. Therefore, the proposed project would result in a less-than-significant impact related to existing storm drain capacities.</p>	
d. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded. The Los Angeles Department of Water and Power (LADWP) conducts water planning based on forecast population growth. The construction of 51 residential dwelling units and approximately 4,000 square feet of commercial space as a result of the proposed project would be consistent with Citywide growth, and, therefore, the project demand for water is not anticipated to require new water supply entitlements and/or require the expansion</p>	

Impact?	Explanation	Mitigation Measures
	<p>of existing or construction of new water treatment facilities beyond those already considered in the LADWP 2010 Urban Water Management Plan. Prior to any construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, the proposed project would have a less-than-significant impact related to water or wastewater infrastructure.</p>	
e. LESS THAN SIGNIFICANT IMPACT	<p>LADWP conducts water planning based on forecast population growth. Accordingly, the increase in residential population resulting from the proposed project would not be considered substantial in consideration of anticipated growth. The construction of 51 residential units as a result of the proposed project would be consistent with Citywide growth, and, therefore, the project demand for water is not anticipated to require new water supply entitlements and/or require the expansion of existing or construction of new water treatment facilities beyond those already considered in the LADWP 2010 Urban Water Management Plan. In a letter dated May 26, 2016, LADWP stated that the proposed project can be supplied with water from the municipal system subject to LADWP's Water System Rules and requirements. Thus, it is anticipated that the proposed project would not create any water system capacity issues, and there would be sufficient reliable water supplies available to meet project demands. Prior to any construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, the proposed project would have a less than significant impact related to water or wastewater</p>	

Impact?	Explanation	Mitigation Measures
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		infrastructure.	
f.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project's solid waste generation exceeded the capacity of permitted landfills. The Los Angeles Bureau of Sanitation (BOS) and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project site. Solid waste during the operation of the proposed project is anticipated to be collected by the BOS and private waste haulers, respectively. As the City's own landfills have all been closed and are non-operational, the destinations are private landfills. In compliance with Assembly Bill (AB) 939, the project applicant would be required to implement a Solid Waste Diversion Program and divert at least 50 percent of the solid waste generated by the project from the applicable landfill site. The proposed project would also comply with all federal, State, and local regulations related to solid waste. Therefore, the proposed project would have a less-than-significant impact related to solid waste.</p>	
g.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project's solid waste generation exceeded the capacity of permitted landfills. The Los Angeles Bureau of Sanitation (BOS) and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project site. Solid waste during the operation of the proposed project is anticipated to be collected by the BOS and private waste haulers, respectively. As the City's own landfills have all been closed and are non-operational, the destinations are private landfills. In compliance with Assembly Bill (AB) 939, the project applicant would be required to implement a Solid Waste Diversion Program and divert at least 50 percent of the solid waste generated by the project from the applicable landfill site. The proposed project would also comply with all federal, State, and local regulations related to solid waste. Therefore, the proposed project would have a less-than-significant impact related to solid waste.</p>	

XIX. MANDATORY FINDINGS OF SIGNIFICANCE

Impact?	Explanation	Mitigation Measures
LESS THAN SIGNIFICANT IMPACT	Based on the analysis in this Initial Study, the proposed project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. However, during project construction, the proposed project may encounter unknown cultural resources, including archaeological and paleontological resources. Compliance with existing regulations would reduce impacts to less than significant levels.	
LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if the proposed project, in conjunction with related projects, would result in impacts that are less than significant when viewed separately but significant when viewed together. The project is an infill development of 51 units with approximately 4,000 square feet of commercial space, in a nearly built-out environment. None of the potential impacts identified are considered cumulatively considerable, and compliance with the General Plan and code regulations will ensure that no cumulative impacts will occur as a result of the proposed project.	
LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if the proposed project has the potential to result in significant impacts, as discussed in the preceding sections. All potential impacts of the proposed project have been identified. Upon compliance with existing regulations, the proposed project would not have the potential to result in substantial adverse impacts on human beings either directly or indirectly.	

MITIGATION MONITORING PROGRAM

Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a “reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment” (Mitigation Monitoring Program, Section 15097 of the *CEQA Guidelines* provides additional direction on mitigation monitoring or reporting). This Mitigation Monitoring Program (MMP) has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6, and Section 15097 of the CEQA Guidelines. The City of Los Angeles is the Lead Agency for this project.

A Mitigated Negative Declaration (MND) has been prepared to address the potential environmental impacts of the Project. Where appropriate, this environmental document identified Project design features, regulatory compliance measures, or recommended mitigation measures to avoid or to reduce potentially significant environmental impacts of the Proposed Project. This Mitigation Monitoring Program (MMP) is designed to monitor implementation of the mitigation measures identified for the Project.

The MMP is subject to review and approval by the City of Los Angeles as the Lead Agency as part of the approval process of the project, and adoption of project conditions. The required mitigation measures are listed and categorized by impact area, as identified in the MND.

The Project Applicant shall be responsible for implementing all mitigation measures, unless otherwise noted, and shall be obligated to provide documentation concerning implementation of the listed mitigation measures to the appropriate monitoring agency and the appropriate enforcement agency as provided for herein. All departments listed below are within the City of Los Angeles unless otherwise noted. The entity responsible for the implementation of all mitigation measures shall be the Project Applicant unless otherwise noted.

As shown on the following pages, each required mitigation measure for the proposed Project is listed and categorized by impact area, with accompanying discussion of:

Enforcement Agency – the agency with the power to enforce the Mitigation Measure.

Monitoring Agency – the agency to which reports involving feasibility, compliance, implementation and development are made, or whom physically monitors the project for compliance with mitigation measures.

Monitoring Phase – the phase of the Project during which the Mitigation Measure shall be monitored.

- Pre-Construction, including the design phase
- Construction
- Pre-Operation
- Operation (Post-construction)

Monitoring Frequency – the frequency of which the Mitigation Measure shall be monitored.

Action Indicating Compliance – the action of which the Enforcement or Monitoring Agency indicates that compliance with the required Mitigation Measure has been implemented.

The MMP performance shall be monitored annually to determine the effectiveness of the measures implemented in any given year and reevaluate the mitigation needs for the upcoming year.

It is the intent of this MMP to:

Verify compliance of the required mitigation measures of the MND;

Provide a methodology to document implementation of required mitigation;

Provide a record and status of mitigation requirements;

Identify monitoring and enforcement agencies;

Establish and clarify administrative procedures for the clearance of mitigation measures;

Establish the frequency and duration of monitoring and reporting; and

Utilize the existing agency review processes' wherever feasible.

This MMP shall be in place throughout all phases of the proposed Project. The entity responsible for implementing each mitigation measure is set forth within the text of the mitigation measure. The entity responsible for implementing the mitigation shall also be obligated to provide certification, as identified below, to the appropriate monitoring agency and the appropriate enforcement agency that compliance with the required mitigation measure has been implemented.

After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made by the Applicant or its successor subject to the approval by the City of Los Angeles through a public hearing. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. The flexibility is necessary in light of the proto-typical nature of the MMP, and the need to protect the environment with a workable program. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

MITIGATION MONITORING PROGRAM

Noise

Noise

- Restrict construction and demolition to between the hours of 7:00 AM and 6:00 PM Monday through Friday, and 8:00 AM and 6:00 PM on Saturday, per LAMC Section 41.40.
- Schedule construction activities to avoid operating several pieces of equipment simultaneously, to the extent feasible.
- Use sound blankets on noise-generating equipment.
- Shield stationary construction equipment that generates noise levels above 65 dBA at the project boundaries with barriers that meet a sound transmission class (a rating of how well noise barriers attenuate sound) of 25.
- Operate all diesel equipment with closed engine doors and equip all diesel equipment with factor-recommended mufflers.
- For stationary equipment, the applicant shall designate equipment areas with appropriate acoustic shielding on building and grading plans. Equipment and shielding shall be installed prior to construction and remain in the designated location throughout construction activities.
- Electrical power shall be used to power air compressors and similar power tools.
- Require the use of temporary sound attenuating barriers along the project site boundary between active construction activity and noise-sensitive (residential) land uses. Temporary sound attenuating barriers must be high enough and long enough to break the line-of-sight between the noise source and the receiver, and must be continuous with no gaps or holes between panels or the ground. Temporary sound barriers can include noise curtains, sound blankets, or solid temporary barriers.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing during field inspection

Action Indicating Compliance: Issuance of Certificate of Occupancy or Use of Land

Public Services

Public Services -- Schools

- LAUSD's Transportation Branch **must be contacted** at (213) 580-2950 regarding the potential effect upon existing school bus routes. The Project Manager or designee will have to notify the LAUSD Transportation Branch of the expected start and ending dates for various portions of the proposed project that may affect traffic within nearby school areas.
- School buses must have unrestricted access to schools.
- During the construction phase, truck traffic and construction vehicles may not cause traffic delays for LAUSD transported students.
- During and after construction changed traffic patterns, lane adjustment, traffic light patterns, and altered bus stops may not affect school buses' on-time performance and passenger safety.
- Construction trucks and other vehicles are required to stop when encountering school buses using red-flashing-lights must-stop-indicators per the California Vehicle Code.
- Contractors must install and maintain appropriate traffic controls (signs and signals) to ensure vehicular safety.
- Contractors must maintain ongoing communication with LAUSD school administrators, providing sufficient notice to forewarn children and parents when existing vehicle routes to school may be impacted.
- Parents dropping off their children must have access to the passenger loading areas.

Enforcement Agency: Los Angeles Department of Building and Safety, Los Angeles Unified School District, Los Angeles Department of Transportation

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing, during construction.

Action Indicating Compliance: Issuance of a Certificate of Occupancy

Transportation and Traffic

XVI-40 Safety Hazards

Environmental impacts may result from project implementation due to hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses. However, the potential impacts can be mitigated to a less than significant level by the following measure:

- The developer shall install appropriate traffic signs around the site to ensure pedestrian, bicycles, and vehicle safety.
- The applicant shall submit a parking and driveway plan that incorporates design features that reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.

Enforcement Agency: Los Angeles Department of Building and Safety, Los Angeles Bureau of Engineering, Los Angeles Department of Transportation

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Construction

Monitoring Frequency: Once, at plan check

Action Indicating Compliance: Issuance of building permit

Pedestrian Safety

Environmental impacts may result from project implementation due to hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses. However, the potential impacts can be mitigated to a less than significant level by the following measure:

- Contractors must maintain ongoing communication with LAUSD school administrators, providing sufficient notice to forewarn children and parents when existing pedestrian routes to school may be impacted.
- Contractors must maintain safe and convenient pedestrian routes to all nearby schools. The District will provide School Pedestrian Route Maps upon the applicant's request.
- Contractors must install and maintain appropriate traffic controls (signs and signals) to ensure pedestrian and vehicular safety.
- Haul routes are not to pass by **any** school, except when school is **not** in session.
- No staging or parking of construction-related vehicles, including worker-transport vehicles, will occur on or adjacent to a school property.
- Funding for crossing guards at the contractor's expense is required when safety of children may be compromised by construction-related activities at impacted school crossings.
- Barriers and/or fencing must be installed to secure construction equipment and to minimize trespassing, vandalism, short-cut attractions, and attractive nuisances.
- Contractors are required to provide security patrols (at their expense) to minimize trespassing, vandalism, and short-cut attractions.

Enforcement Agency: Los Angeles Department of Building and Safety, Los Angeles Unified School District, Los Angeles Department of Transportation

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing, during construction.

Action Indicating Compliance: Issuance of a Certificate of Occupancy

Tribal Cultural Resources

V-50 Cultural/Historic Resources

- During the course of any ground disturbance activities, the applicant, or their agent, shall retain a professional Native American monitor(s). Ground disturbance activities shall include the following: excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, pounding posts, augering, backfilling, blasting, stripping topsoil or a similar activity. Monitoring of the project site during ground disturbance activities shall comply with the following:
- The applicant, or their agent, shall obtain a professional Native American monitor, or monitors, by contacting the Gabrieleno Band of Mission Indians – Kizh Nation. Prior to the issuance of a grading permit, evidence shall be provided to the Department of City Planning that monitor(s) have been obtained;
- A monitor shall be secured for each grading unit. In the event that there are simultaneous grading units operating at the same time, there shall be one monitor per grading unit;
- In the event that subsurface archaeological resources, human remains, or other tribal cultural resources are encountered during the course of ground disturbance activities, all such activities shall temporarily cease on the project site until the archaeological or other tribal cultural resources are assessed and subsequent recommendations are determined by a qualified archaeologist. In the event that human remains are discovered, there shall be no disposition of such human remains, other than in accordance with the procedures and requirements set forth in California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98, including the required notification to the County Coroner and the Native American Heritage Commission;
- In the event that subsurface resources are encountered during the course of ground disturbance activities, the qualified archaeologist on site shall specify a radius around where resources were encountered to protect such resources until the procedures and requirements set forth in California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98 have been fulfilled. Project activities may continue outside of the designated radius area.
- Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC).

Enforcement Agency: Los Angeles Department of City Planning; Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety; Gabrieleno Band of Mission Indians – Kizh Nation

Monitoring Phase: Ongoing, during construction

Monitoring Frequency: Once, at plan check; ongoing during excavation and grading

Action Indicating Compliance: Issuance of grading permits; Field inspection sign-off. If resources are encountered, submittal of written evidence to the South Central Coastal Information Center (SCCIC)

Regulatory Compliance Measures

In addition to the Mitigation Measures required of the project, and any proposed Project Design Features, the applicant shall also adhere to any applicable Regulatory Compliance Measures required by law. Listed below is a list of often required Regulatory Compliance Measures. Please note that requirements are determined on a case by case basis, and these are an example of the most often required Regulatory Compliance Measures.

AESTHETICS

- **Regulatory Compliance Measure RC-AE-3 (Vandalism): Compliance with provisions of the Los Angeles Building Code.** The project shall comply with all applicable building code requirements, including the following:
 - Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
 - The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.
- **Regulatory Compliance Measure RC-AE-4 (Signage): Compliance with provisions of the Los Angeles Building Code.** The project shall comply with the Los Angeles Municipal Code Section 91.6205, including on-site signage maximums and multiple temporary sign restrictions, as applicable.
- **Regulatory Compliance Measure RC-AE-5 (Signage on Construction Barriers): Compliance with provisions of the Los Angeles Building Code.** The project shall comply with the Los Angeles Municipal Code Section 91.6205, including but not limited to the following provisions:
 - The applicant shall affix or paint a plainly visible sign, on publically accessible portions of the construction barriers, with the following language: "POST NO BILLS".
 - Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier.
 - The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours of occurrence.

AIR QUALITY

- **Regulatory Compliance Measure RC-AQ-1(Demolition, Grading and Construction Activities): Compliance with provisions of the SCAQMD District Rule 403.** The project shall comply with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:
 - All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to

- reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
 - The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
 - All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
 - All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
 - All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
 - General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
 - Trucks having no current hauling activity shall not idle but be turned off.
- **Regulatory Compliance Measure RC-AQ-2:** In accordance with Sections 2485 in Title 13 of the California Code of Regulations, the idling of all diesel-fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location.
 - **Regulatory Compliance Measure RC-AQ-3:** In accordance with Section 93115 in Title 17 of the California Code of Regulations, operation of any stationary, diesel-fueled, compression-ignition engines shall meet specified fuel and fuel additive requirements and emission standards.
 - **Regulatory Compliance Measure RC-AQ-4:** The Project shall comply with South Coast Air Quality Management District Rule 1113 limiting the volatile organic compound content of architectural coatings.
 - **Regulatory Compliance Measure RC-AQ-5:** The Project shall install odor-reducing equipment in accordance with South Coast Air Quality Management District Rule 1138.
 - **Regulatory Compliance Measure RC-AQ-6:** New on-site facility nitrogen oxide emissions shall be minimized through the use of emission control measures (e.g., use of best available control technology for new combustion sources such as boilers and water heaters) as required by South Coast Air Quality Management District Regulation XIII, New Source Review.

CULTURAL RESOURCES

- **Regulatory Compliance Measure RC-CR-2 (Archaeological):** If archaeological resources are discovered during excavation, grading, or construction activities, work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Personnel of the proposed Modified Project shall not collect or move any archaeological materials and associated materials. Construction activity may continue

unimpeded on other portions of the Project site. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.

- Distinctive features, finishes and construction techniques or examples of skilled craftsmanship which characterize an historic property shall be preserved.
 - Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive historic feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
 - Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
 - Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
 - New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
 - New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- **Regulatory Compliance Measure RC-CR-3 (Paleontological):** If paleontological resources are discovered during excavation, grading, or construction, the City of Los Angeles Department of Building and Safety shall be notified immediately, and all work shall cease in the area of the find until a qualified paleontologist evaluates the find. Construction activity may continue unimpeded on other portions of the Project site. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.
 - **Regulatory Compliance Measure CR-4 (Human Remains):** If human remains are encountered unexpectedly during construction demolition and/or grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code (PRC) Section 5097.98. In the event that human remains are discovered during excavation activities, the following procedure shall be observed:
 - Stop immediately and contact the County Coroner:
1104 N. Mission Road
Los Angeles, CA 90033
323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or
323-343-0714 (After Hours, Saturday, Sunday, and Holidays)

If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC).

The NAHC will immediately notify the person it believes to be the most likely descendent of the deceased Native American.

- The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
- If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the NAHC.

GEOLOGY AND SOILS

- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- **Regulatory Compliance Measure RC-GHG-1 (Green Building Code):** In accordance with the City of Los Angeles Green Building Code (Chapter IX, Article 9, of the Los Angeles Municipal Code), the Project shall comply with all applicable mandatory provisions of the 2013 Los Angeles Green Code and as it may be subsequently amended or modified.

HAZARDS AND HAZARDOUS MATERIALS

- **Regulatory Compliance Measure RC-HAZ-1: Explosion/Release (Existing Toxic/Hazardous Construction Materials)**
 - **(Asbestos)** Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.
 - **(Lead Paint)** Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.
 - **(Polychlorinated Biphenyl – Commercial and Industrial Buildings)** Prior to issuance of a demolition permit, a polychlorinated biphenyl (PCB) abatement contractor shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulation governing PCB removal and disposal.

HYDROLOGY AND WATER QUALITY

- **Regulatory Compliance Measure RC-WQ-3: Low Impact Development Plan.** Prior to issuance of grading permits, the Applicant shall submit a Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan to the City of Los Angeles Bureau of Sanitation Watershed Protection Division for review and approval. The Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook.
- **Regulatory Compliance Measure RC-WQ-4: Development Best Management Practices.** The Best Management Practices shall be designed to retain or treat the runoff from a storm event producing 0.75 inch of rainfall in a 24-hour period, in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a licensed civil engineer or licensed architect confirming that the proposed Best Management Practices meet this numerical threshold standard shall be provided.

NOISE

- **Regulatory Compliance Measure RC-NO-1 (Demolition, Grading, and Construction Activities):** The project shall comply with the City of Los Angeles Noise Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

POPULATION AND HOUSING

- **New Regulatory Compliance Measure RC-PH-1 (Tenant Displacement):**
 - **Apartment Converted to Condominium** - Prior to final map recordation, and pursuant to the provisions of Section 12.95.2-G and 47.06 of the Los Angeles Municipal Code (LAMC), a tenant relocation plan shall be submitted to the Los Angeles Housing Department for review and approval.
 - **Apartment Demolition** - Prior to the issuance of a demolition permit, and pursuant to the provisions of Section 47.07 of the Los Angeles Municipal Code, a tenant relocation plan shall be submitted to the Los Angeles Housing Department for review and approval.

PUBLIC SERVICES

Schools

- **Regulatory Compliance Measure RC-PS-1 (Payment of School Development Fee)** Prior to issuance of a building permit, the General Manager of the City of Los Angeles, Department of Building and Safety, or designee, shall ensure that the Applicant has paid all applicable school facility development fees in accordance with California Government Code Section 65995.

Parks

- **Regulatory Compliance Measure RC-PS-2 (Increased Demand For Parks Or Recreational Facilities):**
 - (*Subdivision*) Pursuant to Section 17.12-A or 17.58 of the Los Angeles Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of dwelling units.
 - (*Apartments*) Pursuant to Section 21.10 of the Los Angeles Municipal Code, the applicant shall pay the Dwelling Unit Construction Tax for construction of apartment buildings.
- **Regulatory Compliance Measure RC-PS-3 (Increase Demand For Parks Or Recreational Facilities – Zone Change)** Pursuant to Section 12.33 of the Los Angeles Municipal Code, the applicant shall pay the applicable fees for the construction of dwelling units.

PUBLIC UTILITIES AND SERVICE SYSTEMS

Water Supply

- **Regulatory Compliance Measure RC-WS-2 (Green Building Code):** The Project shall implement all applicable mandatory measures within the LA Green Building Code that would have the effect of reducing the Project's water use.
- **Regulatory Compliance Measure RC-WS-4 (Landscape)** The Project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g., use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).

Energy

- **Regulatory Compliance Measure RC-EN-1 (Green Building Code):** The Project shall implement all applicable mandatory measures within the LA Green Building Code that would have the effect of reducing the Project's energy use.

Solid Waste

- **Regulatory Compliance Measure RC-SW-1 (Designated Recycling Area)** In compliance with Los Angeles Municipal Code, the proposed Modified Project shall provide readily accessible areas that serve the entire building and are identified for the depositing, storage, and collection of nonhazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, and metals.
- **Regulatory Compliance Measure RC-SW-2 (Construction Waste Recycling)** In order to meet the diversion goals of the California Integrated Waste Management Act and the City of

Los Angeles, which will total 70 percent by 2013, the Applicant shall salvage and recycle construction and demolition materials to ensure that a minimum of 70 percent of construction-related solid waste that can be recycled is diverted from the waste stream to be landfilled. Solid waste diversion would be accomplished through the on-site separation of materials and/or by contracting with a solid waste disposal facility that can guarantee a minimum diversion rate of 70 percent. In compliance with the Los Angeles Municipal Code, the General Contractor shall utilize solid waste haulers, contractors, and recyclers who have obtained an Assembly Bill (AB) 939 Compliance Permit from the City of Los Angeles Bureau of Sanitation.

- **Regulatory Compliance Measure RC-SW-3 (Commercial/Multifamily Mandatory Recycling)** In compliance with AB341, recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the Proposed Project's regular solid waste disposal program. The Project Applicant shall only contract for waste disposal services with a company that recycles solid waste in compliance with AB341.

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

3057 W Pico Blvd
DOT Case No. CEN 16-44512

Date: October 24, 2016

To: Nicholas Hendricks, City Planner
Department of City Planning

From: Wes Pringle, Transportation Engineer
Department of Transportation

Subject: **TRAFFIC IMPACT STUDY FOR THE PROPOSED MIXED-USE
RESIDENTIAL PROJECT LOCATED AT 3057 WEST PICO BOULEVARD**

DOT has reviewed the traffic analysis dated September 29, 2016 prepared by Linscott, Law & Greenspan, Engineers, for the proposed mixed use residential project located at **3057 WEST PICO BOULEVARD**. In order to evaluate the effects of the project's traffic on the available transportation infrastructure, the significance of the project's traffic impacts is measured in terms of change to the volume-to-capacity (V/C) ratio between the "future no project" and the "future with project" scenarios. This change in the V/C ratio is compared to DOT's established threshold standards to assess the project-related traffic impacts. The traffic study included the detailed analysis of two intersections. Based on DOT's traffic impact criteria¹, none of the study intersections included in the traffic analysis are expected to be significantly impacted by project-related traffic, as noted in **Attachment 1**. The results of the traffic analysis accounted for other known development projects in evaluating potential cumulative impacts and adequately evaluated the project's traffic impacts on the surrounding community.

DISCUSSION AND FINDINGS

A. Project Description

The proposed project is consisted of 51 residential condominium units and 3,972 square-feet of ground level commercial space, which will be replacing three structures, including a single family home, six unit apartment building, and vacant auto parts retail store. The project will provide 102 on-site parking spaces for the residential units, and 16 parking spaces for the ground floor commercial space. Vehicular access will be accommodated via two full access driveways: one on 12th Place and one on Pico Boulevard. The project is expected to be completed by 2018.

B. Trip Generation

The project is estimated to generate a net increase of 416 daily trips, 22 trips in the a.m. peak hour, and 37 trips in the p.m. peak hour. The trip generation estimates are based on formulas published by the Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition, 2012. A copy of the trip generation table can be found in **Attachment 2**.

¹ Per the DOT Traffic Study Policies and Procedures, a significant impact is identified as an increase in the Critical Movement Analysis (CMA) value, due to project related traffic, of 0.01 or more when the final ("with project") Level of Service (LOS) is LOS E or F; an increase of 0.020 or more when the final LOS is LOS D; or an increase of 0.040 or more when the final LOS is LOS C.

C. Freeway Analysis

The traffic study included a freeway impact analysis that was prepared in accordance with the State-mandated Congestion Management Program (CMP) administered by the Los Angeles County Metropolitan Transportation Authority (MTA). According to this analysis, the project would not result in significant traffic impacts on any of the evaluated freeway mainline segments. To comply with the Freeway Impact Analysis Agreement executed between Caltrans and DOT in October 2013, the study also included a screening analysis to determine if additional evaluation of freeway mainline and ramp segments was necessary beyond the CMP requirements. The project did not meet or exceed any of the four thresholds defined in the latest agreement, updated in December 2015. Exceeding one of the four screening criteria would require the applicant to work directly with Caltrans to prepare more detailed freeway analyses. No additional freeway analysis was required.

PROJECT REQUIREMENTS

A. Construction Impacts

DOT recommends that a construction work site traffic control plan be submitted to DOT for review and approval prior to the start of any construction work. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. DOT also recommends that all construction related traffic be restricted to off-peak hours.

B. Highway Dedication And Street Widening Requirements

On August 11, 2015, the City Council adopted the Mobility Plan 2035 which is the new Mobility Element of the General Plan. A key feature of the updated plan is to revise street standards in an effort to provide a more enhanced balance between traffic flow and other important street functions including transit routes and stops, pedestrian environments, bicycle routes, building design and site access, etc. Per the new Mobility Element, **Pico Boulevard** is designated as an Avenue II, which would require a 28- foot half-width roadway and a 43-foot half-width right-of-way. **12th Place** is designated as a Local Street-Standard, which would require a 18- foot half-width roadway and a 30-foot half-width right-of-way. The applicant should check with BOE's Land Development Group to determine if there are any other applicable highway dedication, street widening and/or sidewalk requirements for this project.

C. Parking Requirements

The project will provide 102 on-site parking spaces for the residential units, and 16 parking spaces for the ground floor commercial space. The applicant should check with the Department of Building and Safety on the number of Code-required parking spaces needed for the project.

D. Driveway Access and Circulation

The proposed site plan illustrated in **Attachment 3** is acceptable to DOT; however, review of the study does not constitute approval of the driveway dimensions and internal circulation schemes. Those require separate review and approval and should be coordinated with DOT's Citywide Planning Coordination Section (201 N. Figueroa Street, 5th Floor, Room 550, at 213-482-7024). In order to minimize potential building design changes, the applicant should contact DOT for driveway width and internal

circulation requirements so that such traffic flow considerations are designed and incorporated early into the building and parking layout plans. All new driveways should be Case 2 driveways and any security gates should be a minimum 20 feet from the property line. All truck loading and unloading should take place on site with no vehicles backing into the project via any of the project driveways.

E. Development Review Fees

An ordinance adding Section 19.15 to the Los Angeles Municipal Code relative to application fees paid to DOT for permit issuance activities was adopted by the Los Angeles City Council in 2009. This ordinance identifies specific fees for traffic study review, condition clearance, and permit issuance. The applicant shall comply with any applicable fees per this ordinance.

If you have any questions, please contact Johnathan Yu of my staff at (213) 972-4993.

Attachments

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c: Jordan Beroukhim, Council District No. 10
Jeannie Shen, Hollywood-Wilshire, DOT
Taimour Tanavoli, Case Management Office, DOT
Carl Mills, Central District, BOE
Grace Turney, Linscott, Law & Greenspan, Engineers

ATTACHMENT 1

Summary of Volume to Capacity Ratios (V/C) and Level of Service (LOS)

Table 4
SUMMARY OF VOLUME TO CAPACITY RATIOS
AND LEVELS OF SERVICE
WEEKDAY AM AND PM PEAK HOURS

NO.	INTERSECTION	PEAK HOUR	[1]		[2]				[3]		[4]				
			YEAR 2016 EXISTING V/C	LOS	YEAR 2016 EXISTING WITH PROJECT V/C		LOS	CHANGE V/C [(2)-(1)]	SIGNIF. IMPACT [a]	YEAR 2018 FUTURE W/O PROJECT V/C	LOS	YEAR 2018 FUTURE WITH PROJECT V/C	LOS	CHANGE V/C [(4)-(3)]	SIGNIF. IMPACT [a]
1	Western Avenue/ Pico Boulevard	A.M	0.673	B	0.675	B	0.002	No	0.687	B	0.691	B	0.004	No	
		P.M	0.641	B	0.647	B	0.006	No	0.655	B	0.661	B	0.006	No	
2	Hobart Boulevard/ Pico Boulevard	A.M	0.389	A	0.389	A	0.000	No	0.397	A	0.399	A	0.002	No	
		P.M	0.475	A	0.477	A	0.002	No	0.488	A	0.489	A	0.001	No	

[a] According to LADOT's "Traffic Study Policies and Procedures," August 2014, a transportation impact on an intersection shall be deemed significant in accordance with the following table:

Final v/c	LOS	Project Related Increase in v/c
>0.700 - 0.800	C	equal to or greater than 0.040
>0.800 - 0.900	D	equal to or greater than 0.020
>0.900	E/F	equal to or greater than 0.010

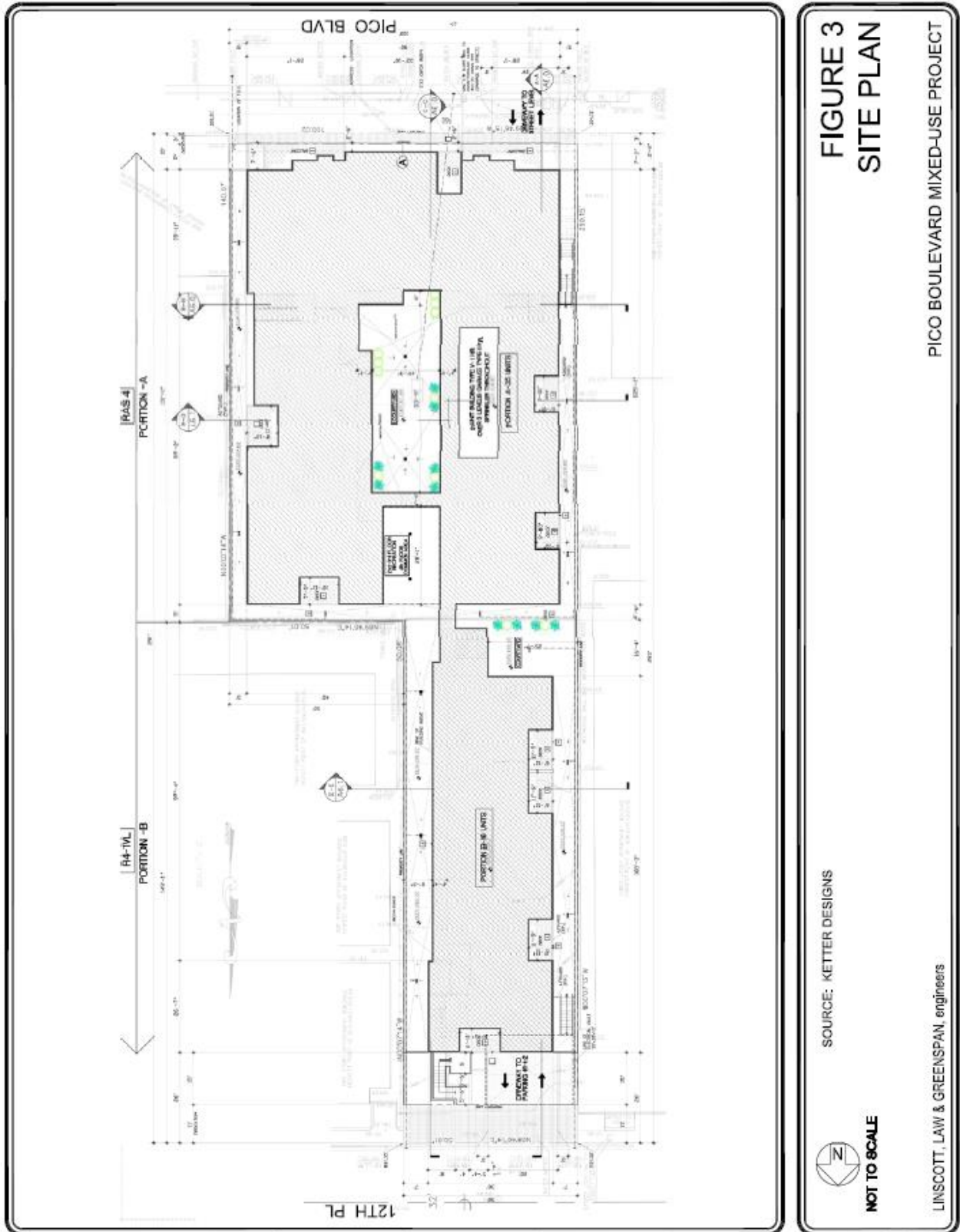
ATTACHMENT 2

Project Trip Generation Estimates

Table 2
PROJECT TRIP GENERATION [1]

LAND USE	SIZE	DAILY TRIP ENDS [2] VOLUMES	AM PEAK HOUR VOLUMES [2]			PM PEAK HOUR VOLUMES [2]		
			IN	OUT	TOTAL	IN	OUT	TOTAL
<u>Proposed Project</u>								
Condominium [3]	51 DU	296	4	18	22	18	9	27
Retail [4]	3,972 GLSF	170	2	2	4	7	8	15
Subtotal Proposed		466	6	20	26	25	17	42
<u>Existing Uses</u>								
Apartment [5]	(6) DU	(40)	(1)	(2)	(3)	(3)	(1)	(4)
Single Family Residence [6]	(1) DU	(10)	0	(1)	(1)	(1)	0	(1)
Subtotal Existing		(50)	(1)	(3)	(4)	(4)	(1)	(5)
NET INCREASE		416	5	17	22	21	16	37

ATTACHMENT 3 Project Site plan



City of Los Angeles

West Pico Mixed Use Development Project

Air Quality and Greenhouse Gas Study



December 2016

Air Quality and Greenhouse Gas Study

3057-3063 West Pico Boulevard Mixed Use Development Project, Los Angeles, California

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Appendix

Appendix A: CalEEMod Air Quality and Greenhouse Gas Model Worksheets: Proposed Project

Appendix B: CalEEMod Air Quality and Greenhouse Gas Model Worksheets: Existing
Conditions

Appendix C: N₂O Calculations

Appendix D: Traffic Study

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AIR QUALITY & GREENHOUSE GAS STUDY

3057-3063 West Pico Boulevard Mixed Use Development Project, Los Angeles, California

This report is an analysis of the potential air quality and greenhouse gas (GHG) impacts of the proposed mixed use building located at 3057-3063 West Pico Boulevard in Los Angeles, California. The report has been prepared by Rincon Consultants under contract to Ketter Design, for use by the City of Los Angeles, in support of the environmental documentation being prepared pursuant to the California Environmental Quality Act (CEQA). The purpose of this study is to analyze the proposed project's air pollution and greenhouse gas (GHG) emissions and associated impacts. This study analyzes both temporary air quality and GHG impacts related to construction activity and possible long-term air quality and GHG impacts associated with operation of the proposed project.

PROJECT DESCRIPTION

The project site is located on developed parcels in a y urbanized location on West Pico Boulevard, in Los Angeles. The proposed project would involve the demolition of existing buildings and the construction of a six-story mixed-use building including residential units, retail space, and parking. Demolition activities would require the removal of a six-unit apartment building, a single family home, and a vacant commercial building, totaling approximately 8,142 square feet (sf). Construction of the proposed project would replace the three structures with three levels of subterranean parking, including 118 total parking spaces, 3,972 square feet of retail space on the ground floor, and five levels of residential space comprised of 51 total units. The project site is located at 3057-3063 West Pico Boulevard in Los Angeles, California, bound by West Pico Boulevard to the south, South Western Avenue to the west, West 12th Place to the north, and Hobart Boulevard to the east. Regionally, the project site is situated north of Interstate 10, west of Interstate 110, south of Highway 101, and east of California State Route 2.

AIR QUALITY BACKGROUND

Air Pollution Regulation

Federal and state governments have authority under the federal and state Clean Air Acts to regulate emissions of airborne pollutants and have established ambient air quality standards for the protection of public health. The U.S. Environmental Protection Agency (EPA) is the federal agency designated to administer air quality regulation, while the California Air Resources Board (ARB) is the state equivalent in California. Federal and state standards have been established for six criteria pollutants, including ozone (O₃), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), particulates less than 10 and 2.5 microns in diameter (PM₁₀ and PM_{2.5}), and lead (Pb). Table 1 on the following page lists the current federal and state standards for each of these pollutants. California has also set standards for sulfates, hydrogen



sulfide, vinyl chloride, and visibility-reducing particles. Standards have been set at levels intended to be protective of public health. California standards are more restrictive than federal standards for each of these pollutants except lead and the eight-hour average for CO.

The ARB provides local air quality management through county-level or regional (multi-county) Air Pollution Control Districts (APCDs). The ARB establishes air quality standards and is responsible for control of mobile emission sources, while the local APCDs are responsible for enforcing standards and regulating stationary sources. The ARB has established 14 air basins statewide. Los Angeles is located within the South Coast Air Basin (Basin), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is required to monitor air pollutant levels to ensure that air quality standards are met and, if they are not met, to develop strategies to meet the standards. Depending on whether the standards are met or exceeded, the local air basin is classified as being in “attainment” or “non-attainment.” The South Coast Air Basin is a non-attainment area for both the federal and state standards for O₃ and PM₁₀. The South Coast Air Basin is in attainment of the state and federal standards for NO₂ and CO. Characteristics of O₃, CO, NO₂, and suspended particulates (PM₁₀ and PM_{2.5}) are described below.

Table 1
Current Federal and State Ambient Air Quality Standards

Pollutant	Averaging Time	Federal Primary Standards	California Standard
Ozone	1-Hour	---	0.09 ppm
	8-Hour	0.070 µg/m ³	0.070 µg/m ³
PM ₁₀	24-Hour	150 µg/m ³	50 µg/m ³
	Annual	---	20 µg/m ³
PM _{2.5}	24-Hour	35 µg/m ³	---
	Annual	12 µg/m ³	12 µg/m ³
Carbon Monoxide	8-Hour	9.0 ppm	9.0 ppm
	1-Hour	35.0 ppm	20.0 ppm
Nitrogen Dioxide	Annual	0.053 ppm	0.030 ppm
	1-Hour	0.100 ppm	0.18 ppm
Sulfur Dioxide	24-Hour	---	0.04 ppm
	1-Hour	0.075 ppm (primary)	0.25 ppm
Lead	30-Day Average	---	1.5 µg/m ³
	3-Month Average	0.15 µg/m ³	---

ppm = parts per million µg/m³ = micrograms per cubic meter

Source: California Air Resources Board, <https://www.arb.ca.gov/research/aaqs/aaqs2.pdf>, May 4, 2016.

Ozone

Ozone is produced by a photochemical reaction (triggered by sunlight) between nitrogen oxides (NO_x) and reactive organic gases (ROG). Nitrogen oxides are formed during the combustion of fuels, while reactive organic compounds are formed during combustion and evaporation of organic solvents. Because ozone requires sunlight to form, it mostly occurs in concentrations



considered serious between the months of April and October. Ozone is a pungent, colorless, toxic gas with direct health effects on humans including respiratory and eye irritation and possible changes in lung functions. Groups most sensitive to ozone include children, the elderly, people with respiratory disorders, and people who exercise strenuously outdoors.

Carbon Monoxide

Carbon monoxide is a local pollutant that is found in high concentrations only near the source. The major source of CO, a colorless, odorless, poisonous gas, is automobile traffic. Elevated concentrations, therefore, are usually only found near areas of high traffic volumes. CO's health effects are related to its affinity for hemoglobin in the blood. At high concentrations, CO reduces the amount of oxygen in the blood, causing heart difficulties in people with chronic diseases, reduced lung capacity and impaired mental abilities.

Nitrogen Dioxide

Nitrogen dioxide is a by-product of fuel combustion, with the primary source being motor vehicles and industrial boilers and furnaces. The principal form of nitrogen oxide produced by combustion is nitric oxide (NO), but NO reacts rapidly to form NO₂, creating the mixture of NO and NO₂ commonly called NO_x. NO₂ is an acute irritant. A relationship between NO₂ and chronic pulmonary fibrosis may exist, and an increase in bronchitis in young children at concentrations below 0.3 parts per million (ppm) may occur. NO₂ absorbs blue light and causes a reddish brown cast to the atmosphere and reduced visibility. It can also contribute to the formation of PM₁₀ and acid rain.

Suspended Particulates

PM₁₀ is particulate matter measuring no more than 10 microns in diameter, while PM_{2.5} is fine particulate matter measuring no more than 2.5 microns in diameter. Suspended particulates are mostly dust particles, nitrates and sulfates. Both PM₁₀ and PM_{2.5} are by-products of fuel combustion and wind erosion of soil and unpaved roads, and are directly emitted into the atmosphere through these processes. Suspended particulates are also created in the atmosphere through chemical reactions. The characteristics, sources, and potential health effects associated with the small particulates (those between 2.5 and 10 microns in diameter) and fine particulates (PM_{2.5}) can be very different. The small particulates generally come from windblown dust and dust kicked up from mobile sources, such as automobiles. The fine particulates are generally associated with combustion processes as well as being formed in the atmosphere as a secondary pollutant through chemical reactions. Fine particulate matter such as PM_{2.5} is more likely to penetrate deeply into the lungs and poses a health threat to all groups, but particularly to the elderly, children, and those with respiratory problems. More than half of the small and fine particulate matter that is inhaled into the lungs remains there. These materials can damage health by interfering with the body's mechanisms for clearing the respiratory tract or by acting as carriers of an absorbed toxic substance.

Local Air Quality

California's weather is heavily influenced by a semi-permanent high-pressure system west of the Pacific Ocean. The Mediterranean climate of the region and the coastal influence produce moderate temperatures year round, with rainfall concentrated in the winter months. The sea



breeze, which is the predominant wind, is a primary factor in creating this climate and typically flows from the west-southwest in a day-night cycle with speeds generally ranging from five to 15 miles per hour. The sea breeze maintains the cool temperatures and clean air circulation and generally prevents warmer inland temperatures and air pollution from permeating into the peninsula, except under certain seasonal conditions such as the offshore Santa Ana winds.

Air quality in the South Coast Air Basin is affected by the air pollution emission sources located in the region, as well as by three natural factors:

1. A **natural terrain barrier** to emission dispersion north and east of the metropolitan Los Angeles area.
2. A **dominant on-shore flow** transports and disperses air pollution by driving air pollution originating in industrial areas along the coast toward the natural terrain barrier, limiting horizontal dispersion. The effect of this flow is a gradual degradation of air quality from coastal to inland areas. The greatest impacts can be seen in the San Gabriel Valley and near Riverside at the foot of the San Gabriel Mountains.
3. **Atmospheric inversions** limit dispersion of air pollution on a vertical scale. Temperature typically decreases with altitude. However, under inversion conditions temperature begins to increase at some height above the ground. This height is called the base of the inversion. The temperature increase continues through an unspecified layer after which the temperature change with height returns to standard conditions. The inversion layer is typically very stable and acts as a cap to the vertical dispersions of pollutants.

The SCAQMD operates a network of air monitoring stations throughout the South Coast Air Basin. The purpose of the monitoring stations is to measure ambient concentrations of the pollutants and determine whether the ambient air quality meets the California and federal standards. The air quality monitoring station located nearest to the project site is the Los Angeles North Main Street station located at 1630 North Main Street, Los Angeles CA, approximately 4.8 miles north east of the project site. Table 2 indicates the number of days that each of the state and federal standards has been exceeded at the closest monitoring stations, for each pollutant, respectively.

The hourly ozone concentration did not exceed state standards in 2013, but three days in 2014, and two days in 2015 did exceed state standards. The ozone concentration did not exceed federal standards in the last three years. The PM₁₀ concentrations exceeded state standards on 21 days in 2013, 19 days in 2014, and 14 days in 2015. PM₁₀ concentrations did not exceed federal standards in 2013, 2014, or 2015. The PM_{2.5} concentration exceeded federal standards once in 2013 and on eight days in 2015. There was insufficient PM_{2.5} data in 2014, therefore a specific value was not reported. No exceedances of either the state or federal standards for NO₂ have occurred in the last three years and CO values were not available.

Table 2
Ambient Air Quality Data

Pollutant	2013	2014	2015
Hourly Ozone, ppm – Worst Hour	0.081	0.113	0.104
Number of days of State exceedances (>0.09 ppm)	0	3	2
Number of days of Federal exceedances (>0.12 ppm)	0	0	0
Carbon Monoxide, ppm - Worst 8 Hours	*	*	*
Number of days of State/Federal exceedances (>9.0 ppm)	*	*	*
Nitrogen Dioxide, ppm - Worst Hour	90.3	82.1	79.1
Number of days of State exceedances (>0.25 ppm)	0	0	0
Particulate Matter <10 microns, $\mu\text{g}/\text{m}^3$ Worst 24 Hours ¹	74.5	86.8	88.5
Number of samples of State exceedances (>50 $\mu\text{g}/\text{m}^3$)	21	19	14
Number of samples of Federal exceedances (>150 $\mu\text{g}/\text{m}^3$)	0	0	0
Particulate Matter <2.5 microns, $\mu\text{g}/\text{m}^3$ Worst 24 Hours	54.8	65.0	70.3
Number of samples of Federal exceedances (>35 $\mu\text{g}/\text{m}^3$)	1	*	8

**Insufficient data available.*

Reseda Monitoring Station

Most Recent Carbon Monoxide measurement is 2.7 ppm in 2012.

Data taken from Los Angeles-North Main Street Station

Source: California Air Resources Board, available at <http://www.arb.ca.gov/adam/topfour/topfour1.php>

Sensitive Receptors

Ambient air quality standards have been established to represent the levels of air quality considered sufficient, with an adequate margin of safety, to protect public health and welfare. They are designed to protect that segment of the public most susceptible to respiratory distress, such as children under age 14; persons over age 65; persons engaged in strenuous work or exercise; and people with cardiovascular and chronic respiratory diseases. The majority of sensitive receptor locations are therefore schools, hospitals, and residential units. The nearest sensitive receptors to the project site are residential apartments located approximately 45 feet northwest from the northern edge of the vacant commercial building (which would be demolished to accommodate the proposed project), the residences directly to the north of the existing parking lot at 3057 West Pico Blvd, and the Jehovah's Witness Kingdom Hall directly to the east. Additional residential units are located approximately 200 feet from the northern and eastern project site boundaries, located along West 12th Place as well as residences along West 14th Street approximately 230 feet south of the project site. Other nearby sensitive receptors include the Los Angeles Elementary School, located approximately 250 feet east of the project site, Bishop Conaty- Our Lady of Loretto High School, located 0.26 miles east on West Pico Boulevard, Hobart Boulevard Elementary School located 0.4 miles northeast of the project site, Korea Town Senior Services Center located 0.4 miles north of the project site, and Pio Pico



Elementary School, located 0.5 miles southwest of the project site.

GREENHOUSE GAS BACKGROUND

Climate Change and Greenhouse Gas

Climate change is the observed increase in the average temperature of the Earth's atmosphere and oceans along with other substantial changes in climate (such as wind patterns, precipitation, and storms) over an extended period of time. The term "climate change" is often used interchangeably with the term "global warming," but "climate change" is preferred to "global warming" because it helps convey that there are other changes anticipated to occur, in addition to rising temperatures. Some of these changes may include increased or prolonged drought events, flooding, changes in weather patterns, an increase in the range or magnitude of extreme weather events. The baseline against which these changes are measured originates in historical records identifying temperature changes that have occurred in the past, such as during previous ice ages. The global climate is continuously changing, as evidenced by repeated episodes of substantial warming and cooling documented in the geologic record. The rate of change has typically been incremental, with warming or cooling trends occurring over the course of thousands of years. The past 10,000 years have been marked by a period of incremental warming, as glaciers have steadily retreated across the globe. However, scientists have observed acceleration in the rate of warming during the past 150 years. Per the United Nations Intergovernmental Panel on Climate Change (IPCC 2013), the understanding of anthropogenic warming and cooling influences on climate has led to a high confidence (95% or greater chance) that the global average net effect of human activities has been the dominant cause of warming since the mid-20th century (IPCC 2013).

Gases that absorb and re-emit infrared radiation in the atmosphere are called greenhouse gases (GHGs). The gases that are widely seen as the principal contributors to human-induced climate change include carbon dioxide (CO₂), methane (CH₄), nitrous oxides (N₂O), fluorinated gases such as hydrofluorocarbons (HFCs) and perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆). Water vapor is excluded from the list of GHGs because it is short-lived in the atmosphere and its atmospheric concentrations are largely determined by natural processes, such as oceanic evaporation.

GHGs are emitted by both natural processes and human activities. Of these gases, CO₂ and CH₄ are emitted in the greatest quantities from human activities. Emissions of CO₂ are largely by-products of fossil fuel combustion, whereas CH₄ results from off-gassing associated with agricultural practices and landfills. Observations of CO₂ concentrations, globally-averaged temperature, and sea level rise are generally well within the range of the extent of the earlier IPCC projections. The recently observed increases in CH₄ and N₂O concentrations are smaller than those assumed in the scenarios in the previous assessments. Each IPCC assessment has used new projections of future climate change that have become more detailed as the models have become more advanced.

Man-made GHGs, many of which have greater heat-absorption potential than CO₂, include fluorinated gases and sulfur hexafluoride (SF₆) (California Environmental Protection Agency [CalEPA] 2006). Different types of GHGs have varying global warming potentials (GWPs). The



GWP of a GHG is the potential of a gas or aerosol to trap heat in the atmosphere over a specified timescale (generally, 100 years). Because GHGs absorb different amounts of heat, a common reference gas (CO₂) is used to relate the amount of heat absorbed to the amount of the gas emissions, which is commonly referred to as “carbon dioxide equivalent” (CO₂e), and is the amount of a GHGs emitted multiplied by the respective GWP. Carbon dioxide has a 100-year GWP of one. By contrast, methane CH₄ has a GWP of 25, meaning its global warming effect is 25 times greater than carbon dioxide on a molecule per molecule basis, and N₂O has a GWP of 298 (IPCC 2007). The GWP values have varied between each IPCC assessment; however, for the purposes of this GHG study, the described GWPs have been utilized because they correspond with the GWP values utilized by the California Emissions Estimator Model (CalEEMod) which was utilized to analyze the impacts of the proposed project. All CalEEMod assumptions and results, will be discussed in greater detail in the sections to follow.

The accumulation of GHGs in the atmosphere regulates the earth’s temperature. Without the natural heat trapping effect of GHGs, Earth’s surface would be about 34° C cooler (CalEPA 2006). However, it is believed that emissions from human activities, particularly the consumption of fossil fuels for electricity production and transportation, have elevated the concentration of these gases in the atmosphere beyond the level of naturally occurring concentrations. According California’s 2014 state-wide GHG emission inventory, 36 percent of California’s GHG emissions were associated with “Transportation” (California Air Resources Board [ARB] 2016).

Greenhouse Gas Inventory

Worldwide anthropogenic emissions of GHGs were approximately 46,000 million metric tons (MMT, or gigatonne) CO₂e in 2010 (IPCC 2014). CO₂ emissions from fossil fuel combustion and industrial processes contributed about 65 percent of total emissions in 2010. Of anthropogenic GHGs, carbon dioxide was the most abundant accounting for 76 percent of total 2010 emissions. Methane emissions accounted for 16 percent of the 2010 total, while nitrous oxide and fluorinated gases account for six and two percent respectively (IPCC 2014).

Total U.S. GHG emissions were 6,525.6 MMT CO₂e in 2012 (U.S. EPA 2014). Total U.S. emissions have increased by 4.7 percent since 1990; emissions decreased by 3.4 percent from 2011 to 2012 (U.S. EPA 2014). The decrease from 2011 to 2012 was due to a decrease in the carbon intensity of fuels consumed to generate electricity due to a decrease in coal consumption, with increased natural gas consumption. Additionally, relatively mild winter conditions, especially in regions of the United States where electricity is important for heating, resulted in an overall decrease in electricity demand in most sectors. Since 1990, U.S. emissions have increased at an average annual rate of 0.2 percent. In 2012, the transportation and industrial end-use sectors accounted for 28.2 percent and 27.9 percent of CO₂ emissions (with electricity-related emissions distributed), respectively. Meanwhile, the residential and commercial end-use sectors accounted for 16.3 percent and 16.4 percent of CO₂ emissions, respectively (U.S. EPA 2014).

Based upon the California Air Resources Board (ARB) California Greenhouse Gas Inventory for 2000-2014, California produced 441.5 MMT CO₂e in 2014 (ARB 2016). The major source of GHG in California is transportation, contributing 36 percent of the state’s total GHG emissions. Industrial sources are the second largest source of the state’s GHG emissions (ARB 2016). California



Environmental Group, Inc.

ADR

PHASE I ENVIRONMENTAL SITE ASSESSMENT

FOR THE

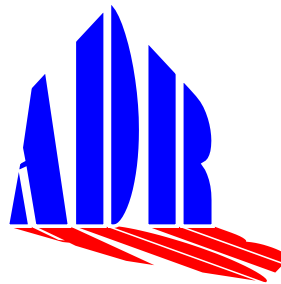
MIXED-USE BUILDING AND DWELLING

3057-3067½ West Pico Boulevard and 3062 West 12th Place
Los Angeles, California 90006

December 29, 2016

Prepared For:

Ketter Designs, Inc.
14541 Delano Street
Van Nuys, California 91411



ADR Environmental Group, Inc.

National Customer Service Center

225 30th Street, Suite 202

Sacramento, California 95816

1-888-62 ADREG [622-3734]

www.adreg.com

Due Diligence and Risk Management Services Nationwide

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Client: Ketter Designs, Inc.
14541 Delano Street
Van Nuys, California 91411

Point of Contact: Mr. Boaz Miodovsky

Property: 3057-3067½ West Pico Boulevard and 3062 West 12th Place
Los Angeles, California 90006

Assessor's Parcel
Number: 5080-012-006, -011, and -012

Key Site Manager: Mr. Boaz Miodovsky

Title/Employer: Managing Partner/Decolage Ventures LLC

S.I.C. Code: Not provided

Major Commercial
Activities: Commercial building, apartments, and a single-family dwelling

ADR Environmental
Group, Inc. Office: 225 30th Street, Suite 202
Sacramento, California 95816
phone (888) 622-3734
fax (916) 648-6688

Environmental
Assessor: Mr. Steven C. Kerchner

Project Number: KETT 02-16-002-CA

Report Date: December 29, 2016

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1 EXECUTIVE SUMMARY

ADR Environmental Group, Inc. (ADR) was retained by Ketter Designs, Inc. to perform a Phase I Environmental Site Assessment (ESA) for the site located at 3057-3067½ West Pico Boulevard and 3062 West 12th Place in Los Angeles, California (subject Property). At the time of the site inspection, the subject Property consisted of an approximately 21,500 square foot irregular-shaped parcel of land developed with a 2-story commercial building with six upstairs apartments (southwest portion of the subject Property at 3063-3067½ West Pico Boulevard), a single family dwelling (north portion of the subject Property at 3062 West 12th Place), and a vacant lot (southeastern portion at 3057-3061 West Pico Boulevard) with a carport. The 2-story commercial building (retail ground floor) with 6 upstairs apartments totals approximately 6,800 square feet, and was vacant at the time of the site visit. The 3062 West 12th Place single-family residence totals approximately 1,340 square feet. The remaining portion of the subject Property consists of asphalt- and concrete-paved parking areas and drives and modest landscaping. Vehicle access onto the subject Property is provided by one driveway off West Pico Boulevard to the south and one driveway off West 12th Place to the north. At the time of the site inspection, the subject Property appeared in good condition and well maintained. The subject Property is located in a commercial and residential area of Los Angeles.

From a review of available historical information, it can be concluded that by 1907 the southern portion of the subject Property was residentially developed. In 1911, a garage was constructed on the eastern portion of the subject Property. In 1913, a residence was moved from 3057 West Pico Boulevard and a parking garage with an auto repair operation was constructed at that site. This building was converted to a warehouse in the 1950s. In 1920, a garage was constructed at 3063 West Pico Boulevard. In 1922, the dwelling on the southwestern portion of the subject Property was moved to front West 12th Place, a garage was constructed and the southwest portion of the subject Property was redeveloped with the commercial and apartment building observed during the site inspection. Between 1921 and 1928, private garages were added to the west-central portion of the subject Property, and these structures were demolished between 1977 and 1983. Between 1977 and 1983, the commercial on the southeastern portion of the subject Property was demolished and that area converted to surface parking. Between 1989 and 1994, a carport was constructed on the eastern portion of the subject Property. Since its development, the subject Property has been occupied by various retail businesses, an auto repair business, an auto body and repair business, pet food sales and auto parts store. By 1907, the west, south and east adjoining properties were residentially developed. Between 1907 and 1921, and the north adjoining property was residentially developed and the westernmost south adjoining property was commercially developed. Between 1921 and 1928, the northernmost west adjoining property was developed with the apartment building observed during the site inspection. Between 1938 and 1948, the southernmost west adjoining property was redeveloped with the commercial building observed during the site inspection. Between 1948 and 1950, the easternmost south adjoining property was developed with the commercial building observed during the site inspection. Between 1955 and 1961, the structures previously located on the east adjoining property were removed and the southernmost east adjoining property was redeveloped with the church building observed during the site inspection. The north adjoining property was undeveloped in 1907 and has been residentially developed since at least 1921.

This ESA was performed in conformance with the scope and limitations of ASTM International (ASTM) Standard Practice E 1527-13 and the scope of services identified in the *Service Agreement* document dated December 2, 2016, between Ketter Designs, Inc. and

ADR. This ESA has identified no evidence of recognized environmental conditions, as defined by ASTM, in connection with the subject Property with the exception of;

- The eastern portion (3057-3061 West Pico Boulevard) of the subject Property was occupied by a parking garage with an auto repair operation from approximately 1920 until at least the 1950s. No information regarding suspect historical fuel underground storage tanks (USTs) potentially associated with parking garages of this vintage and/or other features of concern typically associated with automotive repair businesses (e.g., waste oil USTs, oil/water separators, hydraulic lifts) was provided or obtained. Based on the information obtained as part of this ESA, the historical use of the subject Property represents an environmental concern to the subject Property. ADR recommends a subsurface investigation to determine if these past activities have environmentally impacted the subject Property.

In addition, the following non-ASTM scope environmental concern was identified:

- At the time of the site inspection, the following suspect asbestos-containing materials (ACMs) were observed on the subject Property: drywall/joint compound/texturing, vinyl floor tile, suspended acoustic ceiling tile, and roofing materials. No significant damage to the other suspect materials was observed during the site inspection was observed. Pursuant to federal and state regulations, all suspect ACMs should either be presumed to contain asbestos or adequate rebuttal sampling should be conducted by an accredited Building Inspector prior to renovation, including maintenance, or demolition if these activities will disturb the material(s).
- Based upon the age of the building observed on the subject Property (pre-1978), it is possible that painted building surfaces contain lead-based paint. No peeling, chipping, flaking or other failure or damage to these materials was observed during the site inspection. Pursuant to federal and state regulations, all suspect lead-based paint should either be presumed to contain lead or adequate rebuttal sampling should be conducted prior to renovation, including maintenance, or demolition if these activities will cause a disturbance of any suspect lead-based paint or otherwise create a lead hazard.

2 INTRODUCTION

2.1 Purpose

The purpose of this ESA is to identify recognized environmental conditions in connection with the subject Property. The term *recognized environmental conditions*, as defined in *ASTM Standard Practice for Environmental Assessments: Phase I Environmental Site Assessment Process* (ASTM Standard Practice E 1527-13) means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The term 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. Conditions determined to be *de minimis* are not recognized environmental conditions. In addition, this ESA will identify *historical recognized environmental conditions*, *controlled recognized environmental conditions* and *business environmental risks*. A *historical recognized environmental condition* is defined as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. A *controlled recognized environmental condition* is defined as a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. A *business environmental risk* is a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate but is not considered a *recognized environmental condition*.

This ESA was performed in a manner that complies with Scope and Limitations of the ASTM Standard Practice E 1527-13, and ADR's contractual obligations to Ketter Designs, Inc., identified in the Service Agreement document dated December 2, 2016, between Ketter Designs, Inc. and ADR.

The procedure for this ESA was to perform in practical and reasonable steps an investigation to ascertain the possibility, presence, or absence of recognized environmental conditions as delineated by the Scope of Work. This was accomplished by employing currently available technology, existing regulations, and generally acceptable engineering practices.

2.2 Significant Assumptions

The following assumptions are made by ADR in this report. ADR relied on information derived from secondary sources including government agencies, the client, designated representatives of the client, property contacts, property owner, property owner's representatives, computer databases, and/or personal interviews. Except as set forth in this report, ADR has made no independent investigation as to the accuracy and completeness of the information derived from secondary sources including the government agencies, the client, designated representatives of the client, property contacts, property

owner, property owners representatives, computer databases, and/or personal interviews and has assumed that such information is accurate and complete. ADR assumes information provided by or obtained from government agencies including information obtained from government websites is accurate and complete. Groundwater flow and depth to groundwater, unless otherwise specified by on-property well data or off-site subsurface investigation, are assumed based on contours depicted on the United States Geological Survey topographic maps. ADR assumes the subject Property has been correctly and accurately identified by the client, designated representative of the client, property contact, property owner, and/or property owner's representative.

2.3 Limitations and Exceptions

The findings and conclusions contain all of the limitations inherent in the methodologies referred to in ASTM Standard Practice E 1527-13 that are intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property. Other specific limitations and exceptions (also known as Data Gaps) to the ESA are more specifically set forth below:

- None

2.4 Scope of Work

The scope of work for this ESA is in general accordance with the requirements of ASTM Standard Practice E 1527-13 and the *Service Agreement* document. ADR warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an Environmental Site Assessment of a property for the purpose of identifying recognized environmental conditions.

2.5 Environmental Assessment Report Special Terms and Conditions

This ESA was performed in accordance with the Scope of Services set forth in the contract document. No other warranty or guarantee, expressed or implied, is made or offered.

The conclusions and recommendations (if applicable) stated in this ESA are based upon observations made by employees of ADR and also upon information obtained by ADR. While reasonable attempts have been made to verify this information, we cannot guarantee its accuracy.

The observations contained within this ESA are based upon site conditions readily visible and present at the time of our site inspection. These site observations are unable to specifically address conditions of subsurface soil, groundwater, or underground storage tanks, if applicable, unless specifically mentioned.

2.6 User Reliance

The enclosed ESA has been performed for the exclusive use of Ketter Designs Inc., and/or its subsidiaries, as their interest may appear, for the transaction at issue concerning the subject Property located at 3057-3067½ West Pico Boulevard, and 3062 West 12th Place in Los Angeles, California.

2.7 General Information

Mr. Boaz Miodovsky, Managing Partner with Decolage Ventures LLC (owner) and familiar with the subject Property since 2014, was identified as the "Key Site Manager." The Key Site Manager is that person having the most reliable knowledge as to the previous uses and current conditions of the subject Property, and in a position to provide reasonably accurate information for the Environmental Site Assessment Questionnaire (Questionnaire). Mr. Miodovsky completed the ESA Questionnaire subsequent to the site visit. A completed copy of the Questionnaire is included in the appendix of this ESA report.

Mr. Steven C. Kerchner, Environmental Assessor with ADR, conducted the on-site inspection on December 11, 2016. The ADR Assessor was accompanied by Mr. Gabriel Gold, Broker with Index Real Estate Investments, Inc., during the site inspection. Weather conditions for the site inspection consisted of partially cloudy skies with temperatures in the 60s. The interiors of two apartments were inspected (3067½ West Pico Boulevard, units #1 and #6). The remaining apartments (units #2-#5) were not accessed.

The following individuals were interviewed to obtain information relevant to the historical development and/or issues associated with possible recognized environmental conditions associated with the subject Property.

Name	Title or Position/Employer
Mr. Boaz Miodovsky	Managing Partner/Delcolage Ventures LLC (owner)
Mr. Gabriel Gold	Broker/Index Real Estate Investments, Inc.
Ms. Katy Rosas	Office Specialist/Los Angeles Fire Department (LAFD) – UST Section
Mr. Glen Castillo	Office Technician/California Department of Toxic Substances Control
Ms. Laura Gallardo	Records/Regional Water Quality Control Board
Ms. Maria Allen	Records/South Coast Air Quality Management District
Ms. Ann Wong	Records/Los Angeles Sanitation Department
Ms. Angeneey Reygadas	Aide/LAFD Hazardous Materials Section

3 USER PROVIDED INFORMATION

Mr. Boaz Miodovsky was identified as the best candidate to complete the User Questionnaire. The User is defined by ASTM Standard Practice E 1527-13 as the party seeking to use this ASTM Practice to complete an environmental assessment of a property. The User Questionnaire consists of inquiries as to specific knowledge regarding the purchase of a site as specified by ASTM Standard Practice E 1527-13. This knowledge consists of environmental liens against the subject Property, purchase price, limitations at a site, and spills. A copy of this Questionnaire is included in the appendix.

3.1 Title Records

A copy of a July 9, 2015 "Preliminary Report" prepared by Fidelity National Title Company was provided to ADR. A review of this document did not identify any environmental issues. A copy of this document is included in the appendix.

3.2 Environmental Liens or Activity and Use Limitations (AUL)

Mr. Miodovsky is not aware of any environmental liens or AULs such as engineering controls, land use restrictions, or institutional controls associated with the subject Property.

3.3 Specialized Knowledge

Mr. Miodovsky has no specialized knowledge of the operations associated with the subject Property in relation to past chemicals used on-site.

3.4 Commonly Known or Reasonable Ascertainable Information

Mr. Miodovsky is unaware of commonly known and reasonably ascertainable information for the environmental issues associated with the subject Property.

3.5 Valuation Reduction for Environmental Issues

Mr. Miodovsky indicated that the purchase price for the subject Property reasonably reflects the fair market value of the property.

3.6 Owner, Property Manager, and Occupant Information

The following information regarding the Owner, Property Manager and Occupants was provided by the User and Key Site Manager.

Owner:	Decolage Ventures LLC
Property Manager:	Mr. Boaz Miodovsky
Occupants:	Vacant

3.7 Reason for Performing ESA

The purpose of this Phase I Environmental Site Assessment (ESA) was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard Practice E-1527-13) in connection with the subject Property. This ESA was also performed to permit the *User* to satisfy one of the requirements to qualify for the *innocent landowner*, *contiguous property owner*, or *bona fide prospective purchaser* limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "*landowner liability protections*," or "*LLPs*"). ASTM Standard Practice E-1527-13 constitutes "*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35) (B).

ADR understands that the findings of this study will be used by Ketter Designs, Inc., to evaluate a pending financial transaction in connection with the subject Property.

4 GENERAL SITE CHARACTERISTICS

4.1 Location and Legal Description

The subject Property is located at the following addresses: 3057-3067½ West Pico Boulevard and 3062 West 12th Place in Los Angeles, California, and their location is shown on maps included in the appendix. In addition, an aerial site plan of the subject Property is included in the appendix.

For further geographic reference, the subject Property is located 250 feet west of the northwest corner of the intersection of Western Avenue and Pico Boulevard as identified on the Los Angeles County Assessor's Parcel Map. A copy of this map is included in the appendix.

Legal Description:

A copy of the legal description is included in the appendix.

4.2 Site and Vicinity Characteristics

At the time of the site visit, residential and commercial properties occupied the general area surrounding the subject Property. No gas stations, dry cleaners, major manufacturing, or heavy industrial facilities, were located in the immediate vicinity of the site. No pits, ponds, lagoons, or wetlands were observed on the subject Property or in the general vicinity.

4.3 Site Description and Current Site Uses/Operations

At the time of the site inspection, the subject Property consisted of an approximately 21,500 square foot irregular-shaped parcel of land developed with a 2-story commercial building with six upstairs apartments (southwest portion of the subject Property at 3063-3067½ West Pico Boulevard), a single family dwelling (north portion of the subject Property at 3062 West 12th Place), and a vacant lot (southeastern portion at 3057-3061 West Pico Boulevard) with a carport. The 2-story commercial building (retail ground floor) with 6 upstairs apartments totals approximately 6,800 square feet, and was vacant at the time of the site visit. The 3062 West 12th Place single-family residence totals approximately 1,340 square feet. The remaining portion of the subject Property consists of asphalt- and concrete-paved parking areas and drives and modest landscaping. Vehicle access onto the subject Property is provided by one driveway off West Pico Boulevard to the south and one driveway off West 12th Place to the north. At the time of the site inspection, the subject Property appeared in good condition and well maintained.

4.3.1 Surface Characteristics

The subject Property consists of approximately 98 percent relatively impermeable surfaces including the buildings and asphalt and concrete paved areas. The remaining portion of the subject Property's surface consists of landscaped areas. The vegetation in these areas appears to be in good condition with no signs of unnatural or chemically induced stress. No significant surface staining was observed on the subject Property during the site inspection. The overall topography of the subject Property appears to slope to the southwest.

4.3.2 Structure Construction

The commercial building on the southwestern portion of the subject Property is wood-framed and stucco exterior walls set on a concrete foundation. The flat roof is constructed with wooden beams and joists supported by posts, wood sheathing and composite roofing. The ground floor is concrete slab-on-grade. Interior partitions are framed and covered with finished gypsum wallboard or plaster. Floor coverings in the finished areas consist of ceramic tile, carpet, wood laminate, or vinyl tile flooring. Finished ceilings are plaster, and/or finished gypsum wallboard. Lighting is provided by incandescent fixtures.

The single-family dwelling on the northern portion of the subject Property is wood-framed with stucco exterior walls set on a concrete foundation. Interior partitions are framed and covered with plaster or gypsum wallboard. The gable roof is covered with composition shingles. The ground floor has concrete footings and foundation wall, and the floor is supported by posts and beams in a crawl space beneath the house. Interior partitions are framed and covered with finished gypsum wallboard or plaster. Floor coverings in the finished areas consist of ceramic tile, carpet, wood laminate, or vinyl tile flooring. Finished ceilings are plaster, and/or finished gypsum wallboard. Lighting is provided by incandescent fixtures.

4.3.3 Interior Configuration

The commercial structure is divided into a retail sales area, work areas, office areas, storage areas, restrooms, and equipment room. The apartments have bedrooms, kitchen, and living and/or dining areas. The single-family dwelling consists of a living room, storage areas, restrooms, kitchen, and bedrooms.

4.3.4 Potable Water Supply, Sewer, and Natural Gas Service

The Los Angeles Department of Water and Power (LADWP) provides the subject Property potable water and the Los Angeles Public Works Department, Sanitation Bureau provides sanitary sewer service to the subject Property. During the course of the on-site inspection, no evidence of active or abandoned water supply wells was observed. No septic systems were observed on the subject Property. The LADWP also provides electricity and Southern California Gas supplies natural gas to the subject Property.

Since the subject Property is serviced by a municipally operated, public water system, it is regulated by the Safe Drinking Water Act of 1974. This Act requires that public water supplies be tested for the presence of various metals, microbiological bacteria and organic chemicals. Information supplied by the LADWP states that the water quality delivered to the subject Property complies with applicable regulatory requirements and the water is routinely tested.

4.4 Environmental Liens

A specific search for Environmental Liens and Activity and Use Limitations was not included in the scope of this ESA. However, based on information obtained from the Key Site Manager, User and the Environmental Data Resources (EDR) Radius Map Report, no evidence of environmental liens recorded against the subject Property was found. In addition, according to the EDR-provided information for the subject Property, no evidence of

institutional controls, land use restrictions and/or engineering control requirements recorded against the subject Property were reported.

4.5 Current Site Uses

At the time of the site inspection, the subject Property commercial building and apartments were vacant and the single-family dwelling was occupied. According to information obtained from the Los Angeles Planning Department, the subject Property is zoned C-1 (commercial), and residential (R-1).

4.6 Physical Setting Sources

The subject Property's physical location was researched employing the current United States Geological Survey (USGS) 7.5 Minute Topographic Quadrangle (Quad Map) section relevant to the subject Property. The Quad Map has an approximate scale of 1 inch to 2,000 feet, and shows physical features such as wetlands, water bodies, roadways, mines, and buildings. A portion of this map showing the subject Property is included in the appendix of this ESA.

The Hollywood Quad Map (dated 1991) shows the following physical features: the subject Property and adjoining properties are urban developed (pink shaded); the present-day roadway system is identified; Western Avenue (a medium duty roadway) is approximately 200 feet to the west; West Pico Boulevard is to the immediate south; Olympic Boulevard a medium duty roadway) is approximately 1,600 feet north; and Interstate Highway 10 (Santa Monica Freeway) is approximately 2,600 feet south. No wetlands, aboveground storage tanks, mines, or landfills were noted in the immediate area of the subject Property. The elevation of the subject Property is approximately 200 feet above mean sea with a topographic gradient to the north or northwest.

4.6.1 Soil Conditions

According to information provided by the United States Department of Agriculture (USDA) Soil Conservation Service (SCS), the soil underlying the subject Property is identified as Urban land. Urban land consists of areas covered by impervious surfaces or structures such as roads, driveways, sidewalks, buildings and parking lots where the subsurface soils have likely been modified by cuts and fills for building foundations and underground utilities.

4.6.2 Geologic Conditions

According to the 1990 *Planned Utilization of the Groundwater Basins of the Coastal Plain of Los Angeles County*, (Bulletin 104) prepared by the State of California Department of Water Resources, the subject Property is located near the northern limit of the Los Angeles Basin, bounded by the Santa Monica Mountains and the San Gabriel Mountains to north and northeast and the Baldwin Hills to the south. The subsurface features of the valley are primarily related to erosion of the nearby canyons and hills resulting in the filling of the valley with alluvial materials, dating from the Recent or Pleistocene period.

4.6.3 Groundwater Conditions

Site-specific groundwater information was unavailable for the subject Property. However according to information provided by the California State Water Resources

Control Board on-line *GeoTracker* database, for a Shell gas station located approximately 300 feet west of the subject Property at 1303 Western Avenue, the depth to groundwater is 97-100 feet below ground surface (bgs). Based on topography, the groundwater flow direction is likely to the northwest. A copy of this information is included in the appendix.

5 HISTORICAL USE INFORMATION

From a review of available historical information, it can be concluded that by 1907 the southern portion of the subject Property was residentially developed. In 1911, a garage was constructed on the eastern portion of the subject Property. In 1913, a residence was moved from 3057 West Pico Boulevard and a parking garage with an auto repair operation was constructed at that site. This building was converted to a warehouse in the 1950s. In 1920, a garage was constructed at 3063 West Pico Boulevard. In 1922, the dwelling on the southwestern portion of the subject Property was moved to front West 12th Place, a garage was constructed and the southwest portion of the subject Property was redeveloped with the commercial and apartment building observed during the site inspection. Between 1921 and 1928, private garages were added to the west-central portion of the subject Property, and these structures were demolished between 1977 and 1983. Between 1977 and 1983, the commercial on the southeastern portion of the subject Property was demolished and that area converted to surface parking. Between 1989 and 1994, a carport was constructed on the eastern portion of the subject Property. Since its development, the subject Property has been occupied by various retail businesses, an auto repair business, an auto body and repair business, pet food sales and auto parts store. By 1907, the west, south and east adjoining properties were residentially developed. Between 1907 and 1921, and the north adjoining property was residentially developed and the westernmost south adjoining property was commercially developed. Between 1921 and 1928, the northernmost west adjoining property was developed with the apartment building observed during the site inspection. Between 1938 and 1948, the southernmost west adjoining property was redeveloped with the commercial building observed during the site inspection. Between 1948 and 1950, the easternmost south adjoining property was developed with the commercial building observed during the site inspection. Between 1955 and 1961, the structures previously located on the east adjoining property were removed and the southernmost east adjoining property was redeveloped with the church building observed during the site inspection. The north adjoining property was undeveloped in 1907 and has been residentially developed since at least 1921.

The ASTM Standard Practice E 1527-13 standard is to research readily available historical sources to 1940 or prior to the initial development of the subject Property, whichever is earlier. The oldest historical source(s) covering the subject Property researched for this ESA was dated 1907 (Sanborn Map), and identified the subject Property as structurally developed (single family dwellings). Thus, a data failure has occurred. However, based on the information obtained from the readily available sources, it is unlikely that earlier sources would affect the conclusions of this ESA.

5.1 Aerial Photographs

Aerial photographs were reviewed to obtain information on past land use patterns of the subject Property. These photographs date back to 1928 and were provided by EDR. Copies of the EDR provided aerial photographs for the subject Property are included in the appendix. From this search, the following information was gathered:

- 1928: The southwest portion of the subject Property is developed with a commercial building similar to the commercial building observed during the site inspection. What appear to be garage or storage buildings are visible on the central and northern portions of the subject Property, and the southeast portion is developed with what appears to be a commercial warehouse-type building. The northernmost west adjoining property is developed with what appears to be the apartment

building observed during the site inspection. The east and north adjoining properties appear to be residentially developed, and commercial and/or residential buildings are south of West Pico Boulevard. Light-duty roadways are in the area.

- 1938: The subject Property and the adjoining properties appear as they did in the 1928 aerial photograph, with the exception that there are additional commercial structures on the south adjoining and neighboring properties. There is increased residential development in the area.
- 1948: The subject Property and the adjoining properties are similar to their appearances in the 1938 aerial photograph, with the exception that the southernmost west adjoining property is developed with what appears to be the commercial building observed during the site inspection, increased development in the area.
- 1952: The subject Property and the adjoining and neighboring properties are similar to their appearances in the 1948 aerial with the exception that easternmost south adjoining property is developed with the commercial building observed during the site inspection and there is increased commercial development in the general area.
- 1954: The subject Property and the adjoining properties appear as they did in the 1952 aerial photograph.
- 1964: The subject Property and the adjoining properties appear as they did in the 1954 aerial photograph with the exception the southernmost east adjoining property is developed with the church building observed during the site visit.
- 1972: The subject Property and the adjoining properties appear as they did in the 1964 aerial photograph.
- 1977: The subject Property and the adjoining properties appear as they did in the 1972 aerial photograph.
- 1983: The garage/storage buildings previously located on the north portion of the subject Property have been removed, the dwelling observed during the site inspection is visible, the area between the dwelling and the 2-story commercial building is a vacant lot used for parking. In addition, the commercial structure previously located on the eastern portion of the subject Property is no longer present and that area appears to be surface parking. The adjoining properties appear as they did in the 1977 aerial photograph.
- 1989: The subject Property is similar to that observed in the 1983 aerial, with the exception of a small shed, container, or covered parking structure on the north end of the eastern portion. The adjoining and neighboring properties appear as they did in the 1983 aerial photograph.
- 1994: The subject Property is similar to that observed in the 1989 aerial. The adjoining and neighboring properties appear as they did in the 1989 aerial photograph.
- 2002: The subject Property and the adjoining and neighboring properties appear as they did in the 1994 aerial photograph.
- 2005: The shed or container type structure on the north end of the Eastern Parcel has been removed from the subject Property, and the adjoining properties appear as

they did in the 2002 aerial photograph.

2009: The subject Property and the adjoining properties appear as they did in the 2005 aerial photograph.

2010: The subject Property and adjoining properties are similar to the 2009 aerial photograph.

2012: The subject Property and adjoining properties are similar to the 2010 aerial photograph.

5.2 Building Permits

In an attempt to determine the prior uses and date of initial development of the subject Property, the ADR Assessor obtained permit information on file at the City of Los Angeles Building and Safety Department. The addresses researched included 3057-3067½ West Pico Boulevard and 3062 West 12th Place. From this search of the subject Property addresses, the following information was obtained:

Permit Number	Date	Description
12430	Dec. 28, 1911	Construct a temporary 25' by 40' garage at 3057 West Pico Boulevard
2795	March 4, 1913	Move house from 3057 West Pico Boulevard
4107	March 28, 1913	Construct a 50' by 130' by 21' high garage at 3057 West Pico Boulevard
6421	May 1, 1920	Construct an 18' by 30' by 14' high garage at 3063 West Pico Blvd., a site already developed with a residence
10456	July 15, 1920	Add three rooms to an existing dwelling and tailor shop at 3067 West Pico Boulevard
2691	Jan. 24, 1922	Move house from front to rear of lot (from 3063 West Pico Blvd. to 3062 Girard (later to become West 12 th Place).
21786	June 27, 1922	Construct a "stores and 6 apartments" building - 50' by 75' by 26' high - at 3063, 3065 and 3067 West Pico Boulevard
22298	July 1, 1922	Remove 106 feet of the west wall of a public garage at 3057 West Pico Boulevard because it is on the west adjoining property and rebuild
39773	November 3, 1922	Construct an 18' by 84' by 10' high garage at 3063 West Pico Blvd.
16993	June 15, 1927	TI for a pool room at 3067 West Pico Boulevard
47315	October 28, 1932	Re-roof a garage at 3057 West Pico Boulevard
55991	October 22, 1956	Parapet correction for commercial building at 3067 West Pico Blvd.
46821	Nov. 10, 1959	TI for a warehouse at 3057 West Pico Blvd.
48124	June 20, 1967	TI for store and apartments at 3061-3067½ West Pico Blvd.
86220	April 16, 1969	Demolish garage but maintain slab for parking at 3062 West 12 th Place
2023	December 9, 1981	Replace windows in an office at a store and apartment building at 3063 West Pico Boulevard
87903	February 1, 1988	TI at a retail store and apartment building at 3063-3067 West Pico Boulevard
04020-10000-02761	July 20, 2004	Place a storage container for an auto parts store at 3063 West Pico Boulevard

In addition to the above listed documents, various tenant improvement permits were reviewed; however, these permits did not contain information regarding potential environmental impacts to the subject Property. No underground tank or clarifier permits were found in the subject Property's files. Copies of the above referenced permits are included in the appendix of this ESA.

5.3 Fire Insurance Information

The ADR Assessor reviewed Sanborn Maps for the area that includes the subject Property. Sanborn Maps are detailed drawings that show the location and use of structures on a given property during specific years. These maps were originally utilized by insurance companies to assess fire risk, but are now utilized as a valuable source of historical and environmental risk information. Reduced copies of these Sanborn maps are included in the appendix. From this review, the following information was obtained:

- 1907: The southern portion of the subject Property is developed with two dwellings (identified as 3057 and 3063 West Pico Boulevard) with detached garages, and the north portion is developed with a small residence (3063½ West Pico Boulevard) and two sheds. All adjoining properties are either vacant or residentially developed. West Pico Boulevard is to the immediate south, with "Country Club Boulevard" (later to become Girard, and then West 12th Place) to the immediate north. The northern portion of the subject Property extends onto Country Club Boulevard.
- 1921: The southwest portion of the subject Property is developed with a residence similar to that depicted on the 1907 Sanborn Map. The structures previously located on the north portion of the subject Property are no longer present and that area is undeveloped. The southeast portion of the subject Property is developed with a public garage identified as 3057 West Pico Boulevard and labeled as "Fred Nikren Garage" that includes a vehicle repairing operation in the north portion of the garage. The north, east and west adjoining properties are residentially developed, and the south adjoining properties are commercial (3060-3062 West Pico Boulevard) and residential (3056 West Pico Boulevard). "Country Club Boulevard" is narrower and is now identified as "Girard." A gas station is identified at the northwest corner of the intersection of West Pico Boulevard and Western Avenue, approximately 330 feet west of the subject Property.
- 1950: The residence previously located in the southwest portion of the subject Property is no longer present and that area is developed with the 2-story building observed during the site inspection. This building is identified as a plumbing shop and the addresses are 3063 – 3067½ West Pico Boulevard. The north portion of the subject property is developed with the dwelling (3062 West 12th Place) observed during the site inspection, and two single-story private garage buildings. The adjoining properties are similar to the 1921 Sanborn Map with the exception that the west adjoining is developed with the commercial building and the p building observed during the site inspection, the easternmost south adjoining property is redeveloped with the commercial structure observed during the site inspection, the northernmost east adjoining property is developed with several residences, and there is increased commercial development fronting West Pico Boulevard. "Girard" to the immediate north of the subject Property is now identified as "West 12th Place." The west neighboring gas station is re-configured.
- 1954: The subject Property and the adjoining properties are similar to their appearances on the 1950 Sanborn Map with the exception that the subject Property garage is identified as being "vacant."
- 1955: The subject Property and the adjoining properties are similar to their appearances on the 1954 Sanborn Map with the exception that the 3057 West Pico Boulevard garage building is labeled as "miscellaneous storage."

- 1961: The subject Property and the adjoining properties are similar to their appearances in the 1955 Sanborn Map with the exception that the southernmost east adjoining property is redeveloped with a church.
- 1968: The subject Property and the adjoining properties are similar to their appearances in the 1961 Sanborn Map with the exception that the subject Property garage is labeled as "imports."
- 1970: The subject Property and the adjoining properties are similar to their appearances in the 1968 Sanborn Map.

5.4 City Street Directories

To determine the prior uses and occupants of the subject Property, the ADR Assessor reviewed city directory information provided by EDR which is compiled in *The EDR-City Directory Abstract*. City street directories list property occupants by address, allowing an historical search of tenants on the subject Property and neighboring properties. Selected directories from the years between 1920 and 2013 (in approximate 5 year intervals) were researched and identified the following information:

Address	Year	Listing
3057 West Pico Blvd (subject Property)	1920 and 1924 1929 1933 1944 1958 1962 1976 1980 - 2013	Address not listed Jos Nikrent Garage National Aeronautic Association of So. Cal Fred Pfeiffer Garage Snyder Surplus Metal Newman Company Security Auto Body Address not listed
3061 West Pico Blvd (subject Property)	1920 - 1929 1933 1940 - 2013	Address not listed Individual Address not listed
3063 West Pico Blvd (subject Property)	1920 - 1986 1990 2006 - 2013	Address not listed Sunny Roofing Co. and 4M Corp LA Auto Parts
3065 West Pico Blvd (subject Property)	1920 1924 1950 - 1975 1981 1986 - 1990 2000 - 2013	Address not listed Residential listing Address not listed Olympia International Trading Company Crown Business Systems Address not listed
3067 West Pico Blvd (subject Property)	1920 1924 - 2006 2013	Address not listed Residential listings Address not listed
3062 West 12 th Place (subject Property)	1920 1933 - 2006 2008 - 2013	Address not listed Residential listings Address not listed
3062 Girard (historic subject Property address)	1920-2013	Address not listed

5.5 Interviews

According to Mr. Miodovsky, managing partner of Decolage Ventures LLC, and familiar with the subject Property since 2014, the subject Property was developed with the current commercial/apartment building in approximately the 1920s, and the SFD residential building in approximately the 1920s. Mr. Miodovsky indicated that he was unaware of any previous

USTs or onsite clarifiers on the site. In addition, Mr. Miodovsky is unaware of adverse environmental conditions associated with the subject Property.

5.6 Assessors Tax Records

To determine the prior uses of the subject Property, the ADR Assessor reviewed available records from the Los Angeles County Assessor's Office (LACAO) website. Tax assessment records typically identify adjustments in property tax, which possibly indicate property development, or contain records of building permits or other useful information regarding a property. According to information obtained from the LACAO website, the 3063 Pico Blvd subject Property structure was built in 1928 and totals 6,800 square feet, and the 3062 12th Place building was built in 1908 and totals 1,350 square feet.

5.7 Recorded Land Title Records

Recorded land titles are records usually maintained by the municipal clerk or county recorder of deeds which detail ownership fees, leases, land contracts, easements, liens, deficiencies, and other encumbrances attached to or recorded against the subject Property in the local jurisdiction having control for or reporting responsibility to the subject Property. Due to state land trust regulations and laws, land title records will often only provide trust names, bank trust numbers, owner's names, or easement holders, and not information concerning previous uses or occupants of the subject Property. For these reasons, this ESA has relied upon other standard historical information sources assumed to be either more accurate or informative than recorded land titles.

5.8 Other Source of Historical Information

The subject Property was identified on the *EDR Historical Auto Stations Database*. EDR searches selected national collections of business directories and has collected listings of potential gas station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas stations, filling station, and auto repair facilities. The categories reviewed included, but were not limited to gas, gas stations, filling stations, auto, automobile repair, auto service station, service station, etc. The subject Property address of 3057 Pico Boulevard was identified as an historical auto station in 1937 - 1942. No other information was provided. Refer to subsection 5.1, 5.2, 5.3, 5.4 and 8.2 for additional information regarding a former auto station or public auto repair garage at the subject Property.

6 INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS

6.1 Hazardous Materials Handling and Storage

At the time of the site inspection, hazardous materials at the subject Property (3063-3067½ West Pico Blvd.) commercial building/apartments consisted of small amounts of janitorial products used for cleaning the facility, various cleaning agents, and a few small plastic containers (6-12 ounce bottles of brake fluid, power steering fluid, etc.) of automotive fluids that were left onsite by the former tenant (LA Auto Parts). These materials are stored in quantities that are unlikely to represent an environmental concern to the subject Property. The building and grounds of the subject Property appeared relatively free of staining or evidence of poor material handling procedures. No staining or other evidence of improper material handling was observed in the areas where these materials are stored.

6.2 Wastestream Processing and Disposal

During the site inspection, no improper wastestream processing or disposal practices were observed on the subject Property. No additional suspect containers that might be used for the storage or disposal of hazardous materials or regulated substances were observed. No signs of improper material disposal were observed at the subject Property.

6.3 Wastewater and Stormwater Discharges

Interior wastewater at the site is limited to effluent from the restrooms, and from the kitchen areas in the on-site apartments and dwelling. Effluent from the restrooms and kitchens flows into the sanitary sewer system.

Two steel-grated surface drains were observed in the parking lot on the subject Property. The asphalt and concrete pavement where these drains are located was designed to direct surface water run-off into the drains. The drains were inspected and appeared to be in good visible condition, with no staining observed around their perimeter or interior. Surface and stormwater run-off from the subject Property would also be expected to flow onto the adjoining properties and roadways. No other catch basins, drip pads, clarifiers or sumps were observed. In addition, no evidence of major spills around surface drains, pipes, gutters, spouts, or tubes was observed.

6.4 Local/State Waste Disposal Compliance

At the time of the site visit, the subject Property appeared to comply with local and state waste disposal regulations.

6.5 Storage Tanks

6.5.1 Aboveground Storage Tanks (ASTs)

No ASTs or evidence of past ASTs was observed on the subject Property.

6.5.2 Underground Storage Tanks (USTs)

No visual or physical evidence of a UST was discovered during the site investigation. In particular, the Assessor looked for fill caps, vent pipes, fuel oil lines, and concrete pads. In addition, the ADR Assessor contacted the Los Angeles Fire Department (LAFD) in an effort to determine if USTs have been reported at the subject Property addresses. The LAFD (UST section) has not yet responded to the UST records request for the subject Property address. It is unlikely that any response will alter the conclusions of this ESA report.

6.6 Indications of Polychlorinated Biphenyls (PCBs)

6.6.1 PCB-Containing Exterior Electrical Transformers

At the time of the site inspection, one pole-mounted transformer was observed immediately west of the structures on the subject Property. This transformer appeared to be in good condition, showing no signs of damage or past leakage. Due to its age (circa 1920s), it is possible that the dielectric fluid contained in the transformer contains polychlorinated biphenyls (PCBs). Regardless of PCB content, the responsibility for cleanup of contamination that might arise from a leak or release of the dielectric fluid from this equipment would belong to the local utility, LADWP.

6.6.2 PCB-Containing Fluorescent Light Fixture Ballasts

Fluorescent light fixtures were observed on the subject Property. Based on the ages of the structures (1908 and 1920s), it is possible that the ballasts associated with these fixtures contain PCBs. Therefore, if a light ballast is found to be leaking, require replacement, or contents are subject to disposal, it would be prudent to identify the chemical content of the fluids.

6.6.3 PCB-Containing Interior Capacitors, Equipment, or Electrical Transformers

During the on-site inspection, no evidence was observed of any items that could possibly contain PCB-contaminated fluid.

6.7 Solid Waste Disposal

At the time of the inspection, one municipal trash dumpster was observed near the north central portion of the subject Property. According to stenciled information on the units, these trash dumpsters are owned and serviced by Athens Services. An inspection was performed of the interior of the containers to look for signs of improper chemical or liquid waste disposal; however, none was observed. In addition, the surrounding ground areas were inspected for signs of spills; however, no significant staining or spills were observed.

6.8 Other Conditions of Potential Concern

6.8.1 Suspect Asbestos-Containing Building Materials (ACMs) Observations

At the time of the site inspection, the following suspect asbestos-containing materials (ACMs) were observed on the subject Property: plaster, stucco, drywall/joint

compound/texturing, vinyl floor tile, ceramic or marble tiles, suspended acoustic ceiling tile, and roofing materials. No significant damage to the other suspect materials was observed during the site inspection was observed. Pursuant to federal and state regulations, all suspect ACMs should either be presumed to contain asbestos or adequate rebuttal sampling should be conducted by an accredited Building Inspector prior to renovation, including maintenance, or demolition if these activities will disturb the material(s).

6.8.2 Lead Based Paint

Based upon the age of the building observed on the subject Property (pre-1978), it is possible that painted building surfaces contain lead-based paint. No peeling, chipping, flaking or other failure or damage to these materials was observed during the site inspection. Pursuant to federal and state regulations, all suspect lead-based paint should either be presumed to contain lead or adequate rebuttal sampling should be conducted prior to renovation, including maintenance, or demolition if these activities will cause a disturbance of any suspect lead-based paint or otherwise create a lead hazard.

6.8.3 Air Quality: Indoor and Visible Emissions

Unusual smells, noxious odors, or visual emissions were not observed during the inspection of the subject Property.

6.8.4 Radon

According to the USEPA, the county in which the subject Property is located has a Radon Zone Level of 2, which has a predicted average indoor screening level of between 2.0 picocuries per liter (pCi/L) and 4.0 pCi/L. This level is below the EPA response level of 4.0 pCi/L. The subject Property exhibited an unlikely potential for radon contamination based upon the building construction (slab on grade) and geological characteristics of the area.

6.8.5 Limited Mold Evaluation

During on-site observations, a limited mold evaluation was conducted to identify mold growth in the buildings on the subject Property. This evaluation concentrated on the identification of visible mold growth and areas of water intrusion that may present optimal conditions for mold growth. No suspect mold growth was observed in the structures on the subject Property.

6.8.5 Railroad Right-of-Way

No railroad right-of-way or related features were identified on the subject Property.

6.8.6 Underground Pipelines

No indicators or evidence of underground pipelines were observed on the subject Property during the site inspection. In addition, ADR reviewed the National Pipeline Mapping System (NPMS) website (<https://www.npms.phmsa.dot.gov/>) to obtain information related to possible underground oil pipelines. According to the CSFM website, no underground pipelines are in the immediate vicinity of the subject Property.

6.8.7 Wetlands

Wetlands are lands where saturation with water is the dominant factor determining the nature of soil development and the types of plants and animal communities living in the soil and on its surface. Wetlands can be further defined through classification according to the length of time that an area is inundated or saturated by water, and the type of plants and animals an area supports. There are five major wetland classifications: marine, estuarine, lacustrine, riverine, and palustrine. Marine and estuarine wetlands are associated with the ocean and include coastal wetlands, such as tidal marshes. Lacustrine wetlands are associated with lakes, while riverine wetlands are found along rivers and streams. Palustrine wetlands may be isolated or connected wet areas and include marshes, swamps, vernal pools, and bogs. At the time of the site inspection, no visual or physical indicators of wetlands were observed on the subject Property.

7 CURRENT USES OF ADJOINING PROPERTIES

For the scope of this ESA, properties are defined and categorized based upon their physical proximity to the subject Property. An adjoining property is any real property whose border is contiguous or partially contiguous with the subject Property or that would be if the properties were not separated by a roadway, street, public thoroughfare, river, or stream. A neighboring property is any real property located within 0.25 mile of the subject Property's border.

7.1 Adjoining and Neighboring Properties - General Description

At the time of the site inspection, the general area surrounding the subject Property was occupied by commercial and residential properties. The subject Property is bordered by the following:

- North: immediately by West 12th Place and then by a residential area.
- South: immediately by West Pico Boulevard then by, from west to east, China Acupuncture Healing Center (3054 West Pico Boulevard), DK Taekwondo (3060 West Pico Boulevard), Beauty Salon (3062 West Pico Boulevard), and a vacant store (3064 West Pico Boulevard), and further by residential development.
- East: immediately by, from north to south, a residence and a church (Jehovah's Witnesses at 3051 West Pico Boulevard, and further by commercial and residential development.
- West: immediately by San Vicente Restaurant (3069 West Pico Boulevard), and further by additional commercial development.

7.2 Adjoining and Neighboring Properties Materials Storage

The adjoining and neighboring properties appear to store routine office and cleaning materials in quantities that are unlikely to environmentally impact the subject Property. No unusual or suspicious materials handling storage practices were observed on the publicly accessible portions of the remaining adjoining and neighboring properties. Based on cursory observations of materials storage and handling practices and the environmental database review, the current use of the remaining adjoining and neighboring properties are unlikely to have represent an environmental concern to the subject Property.

7.3 Adjoining and Neighboring Properties Wastestream Disposal

No unusual or suspicious wastestream disposal activities were observed on the adjoining and neighboring properties. A cursory inspection of the adjoining properties did not reveal any improper disposal practices at the sites.

7.4 Railroad Right-of-Way

No railroad right-of-way, spurs, or railroad features were identified in the vicinity of the subject Property.

8 RECORDS REVIEW

8.1 Standard Environmental Records Sources

ADR states that all databases reviewed as part of this ESA were determined in to be sufficiently complete and sufficiently current to serve as the basis for ADR's opinions expressed. According to information provided by EDR, the subject Property address is not identified on any of the environmental databases searched by EDR. A detailed listing and a map showing all sites are included in the appendix.

8.1.1 Review of Federally Reported Environmental Data

Results of the federal regulatory records search follow. Each section begins with a description of the database searched and the agency that compiles it.

National Priorities List (NPL) of Superfund Sites:

The NPL is the EPA's database of over 1,200 hazardous waste sites currently identified and targeted for priority cleanup action under the Superfund Program. A search of the 2016 National Priorities List identified no Superfund sites within the 1.0 mile database search range.

Superfund Enterprise Management System (SEMS):

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL. A search of the 2016 SEMS database identified no SEMS site within the 0.5 mile database search range.

Superfund Enterprise Management System Archives (SEMS-ARCHIVES):

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that based upon available information, the location is not judged to be potential NPL

site. A search of the 2016 SEMS-ARCHIVES database identified no site within the 0.5 mile database search range.

Emergency Response Notification System (ERNS):

The ERNS database is the historical record of all reported releases of oil and other hazardous substances. A search of the 2016 ERNS database did not identify a release on the subject Property.

Resource Conservation and Recovery Act (RCRA) Treatment, Storage and Disposals (TSD) Facilities:

The RCRA program identifies and tracks hazardous waste from generation source to the point of ultimate disposal. The RCRA-TSD facilities database is the composite of reporting facilities that store, transport, treat, or dispose of controlled or hazardous waste. Identification on this list does not indicate that a site has impacted the environment. A search of the 2016 RCRA-TSD facilities database identified no sites within the subject Property's database search range of 0.5 miles.

Resource Conservation and Recovery Act (RCRA) Facilities:

The RCRA program identifies and tracks hazardous waste from generation source to the point of ultimate disposal. The RCRA facilities database is the composite of reporting facilities that generate hazardous waste. Identification on this list does not indicate that a site has impacted the environment. A search of the 2016 RCRA facilities database identified five (5) small quantity generator sites, no large quantity generator sites, no conditionally exempt sites, and no former generator sites within the 0.25 mile database search range. Based on their distance (>500 feet) from the subject Property, their regulatory status (no violations and/or not identified on any databases that indicate an adverse impact to the environment), and/or their down- or cross-gradient locations with respect to groundwater flow direction, it is unlikely that any of these sites represent an environmental concern to the subject Property.

RCRA Corrective Action (RCRA-CA) Sites:

The RCRA-CA (CORRACTS database) report contains information pertaining to facilities that have conducted, or are currently conducting corrective actions as regulated by the Resource Conservation and Recovery Act. A search of the 2016 RCRA-CA list identified no sites within the 1.0 mile database search range.

Facility Index System (FINDS) Report:

The FINDS Report is a computerized inventory of all facilities that are regulated or tracked by the U.S. Environmental Protection Agency. These facilities are assigned a unique identification number that serves as a cross-reference for databases in the EPA's program system. Identification on this database does not indicate that a site has impacted the environment. A search of the 2016 FINDS database did not identify the subject Property as a FINDS site.

Enforcement & Compliance History Information (ECHO):

The EPA's ECHO system provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide. Identification on this database

does not indicate that a site has impacted the environment. A search of the 2016 ECHO database did not identify the subject Property.

8.1.2 Review of California Reported Environmental Data

Results of the California regulatory records search follow. Each section begins with a description of the database searched and the state agency that compiles it.

Historic CalSites Database:

The Historic CalSites Database contains potential or confirmed hazardous substance release properties and includes the former ASPIS (Abandoned Sites Program Information System) database. This database was created since the Department of Toxic Substances and Control (DTSC) no longer up-dates the CalSites database. A search of the 2005 Hist CalSites database identified no sites within the 1.0 mile database search range.

Response Database (Response):

The Response Database identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk sites. A search of the 2016 Response database identified no site within the 1.0 mile database search range.

EnviroStor Database:

The DTSC's Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including military facilities, and State Superfund; Voluntary Clean-up sites; and school sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly contaminated properties that have been released for re-use, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites. A search of the 2016 EnviroStor database identified ten (10) sites within the 1.0 mile database search range. Based on their distance (>0.5 miles) from the subject Property, cross- or down-gradient locations with respect to groundwater flow direction, and/or their regulatory status (certified as having been satisfactorily remediated), it is unlikely these sites represent an environmental concern to the subject Property.

California Bond Expenditure Plan (BEP):

The BEP database identifies sites for which a site-specific expenditure plan has been prepared as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. A search of the 1989 BEP database identified no sites within the 1.0 mile database search range.

Leaking Underground Storage Tanks (LUSTs):

The California Water Resources Control Board, in cooperation with the Office of Emergency Services, maintains an inventory of LUSTs in a statewide database. A search of the 2016 LUST database identified five (5) reported LUST sites within the 0.5 mile database search range. According to information provided by EDR, all of these cases are closed. Based on their distance (>300 feet) from the subject Property, cross- to down-gradient location with respect to the inferred direction of groundwater flow from the subject Property, case type (soil only), and/or regulatory status (closed), it is unlikely any of these LUST sites represent an environmental concern (with respect to soil, soil vapor and groundwater) to the subject Property.

Cortese Database:

The Cortese list contains hazardous waste and substance sites compiled pursuant to Assembly Bill 3750 (Cortese, Chapter 1048, Statutes of 1986). The information included in this list comes from the State Department of Health Services (public drinking water wells with detectable levels of contamination; hazardous substance sites selected for remedial action; historic Cortese sites; and sites with known toxic material identified through the abandoned site assessment program). This includes the State Water Resources Control Board (sites with known USTs having a reportable release), and the California Waste Management Board (solid waste disposal facilities from which there is a known migration). A search of the 2001 Historic Cortese database and the 2016 Cortese database identified three (3) reported Historic Cortese sites within the 0.5 mile database search range. Based on the distance (>0.25 miles) from the subject Property, cross- to down-gradient location with respect to the inferred direction of groundwater flow from the subject Property, case type (soil only), and/or regulatory status (closed), it is unlikely any of these Cortese sites represent an environmental concern (with respect to soil, soil vapor and groundwater) to the subject Property.

Solid Waste Facilities/Landfill Database (SWF/LF):

Solid Waste Facilities/Landfill Database (SWF/LF) records comprise an inventory of solid waste disposal facilities or landfills. A search of the 2016 SWF/LF database identified no listings within the 0.5 mile database search range.

Solid Waste Assessment Test Database (SWAT):

The SWAT database comprises an inventory of landfills investigated for potential groundwater impacts. A search of the 2000 SWAT database identified one (1) site within the 0.5 mile database search range. Based on the distance from the subject Property (>2400 feet), cross- to down-gradient location with respect to the inferred direction of groundwater flow from the subject Property, and regulatory status (closed), it is unlikely this SWAT site represents an environmental concern (with respect to soil, soil vapor and groundwater) to the subject Property.

Underground Storage Tanks (USTs):

USTs are regulated under Subtitle I of the RCRA and must be registered with the state of California. These are registered USTs only, and identification on this list does not indicate that the site has impacted the environment. A search of the 2016 California State Water Resources Control Board (SWRCB), the 1994 California

Environmental Protection Agency UST, 1994 SWEEPS UST, and the 1990 SWRCB historical UST databases identified thirty-five (35) sites within the 0.25 mile database search range. Many of these listings are redundant. Based on their distance (>200 feet) from the subject Property, their regulatory status (no release reported, tanks removed), and/or their cross-gradient location with respect to groundwater flow direction, it is unlikely that these site represents an environmental concern to the subject Property.

Waste Discharger System (WDS) Report:

The WDS report contains information for all regulated wastewater and hazardous waste discharges to public waterways, groundwater or sewer systems in California. Identification on this list does not necessarily indicate that a site has impacted the environment. A search of the 2007 WDS database did not identify the subject Property.

California Spill, Leaks, Investigations and Cleanups (SLIC) Database:

The California Spill, Leaks, Investigations and Cleanups (SLIC) database contains information for all reported hazardous material/waste surface or groundwater contamination investigations in California. A search of the 2016 SLIC database identified no SLIC sites within the 0.5 mile database search range.

Facility and Manifest Data (HAZNET):

The HAZNET Database is information extracted from the copies of hazardous waste manifests received each year by the Department of Toxic Substances Control (DTSC). Inclusion on this list identifies a site as a likely generator of hazardous waste. However, identification on this list does not indicate that a site has impacted the environment. The subject Property is not identified on the 2014 HAZNET database. ADR also reviewed the DTSC Hazardous Waste Tracking System (HWTS) and no information was found for the subject Property.

Cleaners:

The Department of Toxic Substances Control maintains a list of dry cleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaning agents; linen supply; coin-operated laundries and cleaning; dry cleaning plants, except rugs; carpet and upholstery cleaning; industrial launderers; laundry and garment services. A search of the 2016 Cleaners database did not identify the subject Property as a Cleaners site.

California Hazardous Material Incident Reporting System (CHMIRS):

CHMIRS contains information on reported hazardous material incidents (accidental releases or spills). A search of the 2016 CHMIRS database did not identify the subject Property as a CHMIRS site.

Emissions Inventory (EMI):

The EMI database contains information for all reported air quality related emissions in California. A search of the 2014 EMI database did not identify the subject

Property.

California Department of Conservation - Division of Oil and Gas (DOG):

The Department of Conservation, Division of Oil, Gas and Geothermal Resources (DOGGR) prepares and publishes oil, gas, and geothermal maps for the State of California. The California Division of Oil, Gas and Geothermal Resources updates these comprehensive maps weekly with the most current well data and post the information on its website at <http://maps.conservation.ca.gov/doms/index.html>. According to the DOGGR website for the area of the subject Property, no active or abandoned wells are located on or in the vicinity of the subject Property.

National Pollution Discharge Elimination System Database (NPDES):

The NPDES database (2016) contains permit information including stormwater data. According to the EDR Radius Report, the subject Property is not listed as having a NPDES permit.

8.1.3 County/Local Agency Records Search

Following is a discussion of records searches performed or personal/telephone contacts made with the appropriate local government agencies for environmental issues, relative to the subject Property.

Los Angeles Fire Department (LAFD):

The ADR Assessor contacted the Los Angeles Fire Department (LAFD) in an effort to determine whether any responses to incidents involving release issues, USTs, or hazardous materials violations had been reported at the subject Property. The LAFD has not yet responded regarding the public records request made for the subject Property by ADR.

Los Angeles Sanitation District (LASD):

The ADR Assessor contacted the Los Angeles Sanitation District (LASD), in an effort to determine if permits were issued for wastewater treatment operations or related issues at the subject Property. The LASD had no file for the subject Property addresses of 3057-3067 Pico Boulevard. The LASD has not yet responded regarding the public records request made for the subject Property address of 3062 12th Place.

Regional Water Quality Control Board (RWQCB):

The ADR Assessor contacted the RWQCB and reviewed the *Geotracker* website in an effort to determine whether hazardous material releases, LUST or USTs have been reported at the subject Property addresses. The RWQCB has indicated they have not files for the subject Property. The subject Property was not identified on the *Geotracker* website.

Department of Toxic Substances Control (DTSC):

The ADR Assessor contracted the DTSC and searched the DTSC on-line *Envirostor* website in an effort to determine whether USTs/LUSTs, spills, site cleanup, remediation or hazardous material incidents have been reported at the subject

Property addresses. The DTSC had no file for the subject Property addresses of 3057-3063 Pico Boulevard. The DTSC has not yet responded regarding the public records request made for the subject Property addresses of 3065-3067 Pico Boulevard and 3062 12th Place. The subject Property was not identified on the *Envirostor* website.

South Coast Air Quality Management District (SCAQMD)

The ADR Assessor contacted the SCAQMD via the website at www.aqmd.gov and searched the FIND database in an effort to determine whether any permits involving air pollution control technology had been reported at the subject Property. The SCAQMD has no files for the subject Property.

8.2 Synopsis of Previous Environmental Investigations

ADR was not provided previous environmental reports for the subject Property.

9 FINDINGS, OPINIONS AND CONCLUSIONS

This section presents a summary of available information on known or suspected *recognized environmental conditions*, *historical recognized environmental conditions*, *controlled recognized environmental conditions*, non-scope ASTM environmental concerns, environmental concerns not considered *recognized environmental conditions*, and *de minimis conditions* (if any) at the subject Property. It also includes ADR's opinion and rationale for concluding that a condition is, or is not, currently a *recognized environmental condition*. Based on a review of the information presented in this ESA, ADR presents the following relevant findings and opinions:

Recognized environmental conditions:

- The eastern portion (3057-3061 West Pico Boulevard) of the subject Property was occupied by a parking garage with an auto repair operation from approximately 1920 until at least the 1950s. No information regarding suspect historical fuel underground storage tanks (USTs) potentially associated with parking garages of this vintage and/or other features of concern typically associated with automotive repair businesses (e.g., waste oil USTs, oil/water separators, hydraulic lifts) was provided or obtained. Based on the information obtained as part of this ESA, the historical use of the subject Property represents an environmental concern to the subject Property.

Historic recognized environmental conditions:

- None

Controlled recognized environmental conditions:

- None

Non- ASTM scope environmental concerns:

- At the time of the site inspection, the following suspect asbestos-containing materials (ACMs) were observed on the subject Property: plaster, drywall/joint compound/texturing, vinyl floor tile, suspended acoustic ceiling tile, and roofing materials. No asbestos survey was reportedly prepared for the remodeling. No significant damage to the other suspect materials was observed during the site inspection was observed.
- Based upon the age of the building observed on the subject Property (pre-1978), it is possible that painted building surfaces contain lead-based paint. No peeling, chipping, flaking or other failure or damage to these materials was observed during the site inspection.

Business Environmental Risk:

- None

ADR has performed an ESA on the site located at 3057-3067½ West Pico Boulevard and 3062 West 12th Place in Los Angeles, California. This ESA was performed in accordance with ASTM Standard Practice E 1527-13 and the scope of services identified in the *Service Agreement* document dated December 5, 2016, between Ketter Designs, Inc. and ADR. Any exception to or deletions from this practice are described in Section 2.3 of this report. This ESA has identified no evidence of recognized environmental conditions as defined by ASTM in connection with the subject Property with the exception of:

- The eastern portion (3057-3061 West Pico Boulevard) of the subject Property was occupied by a parking garage with an auto repair operation from approximately 1920 until at least the 1950s. No information regarding suspect historical fuel underground storage tanks (USTs) potentially associated with parking garages of this vintage and/or other features of concern typically associated with automotive repair businesses (e.g., waste oil USTs, oil/water separators, hydraulic lifts) was provided or obtained. Based on the information obtained as part of this ESA, the historical use of the subject Property represents an environmental concern to the subject Property.

10 RECOMMENDATIONS

Based upon the conclusions of this ESA, ADR recommends no further investigation or additional action for the subject Property at this time with the exception of:

- ADR recommends a subsurface investigation to determine if the past automotive related activities have environmentally impacted the subject Property.
- Pursuant to federal and state regulations, all suspect ACMs should either be presumed to contain asbestos or adequate rebuttal sampling should be conducted by an accredited Building Inspector prior to renovation, including maintenance, or demolition if these activities will disturb the material(s).
- Pursuant to federal and state regulations, all suspect lead-based paint should either be presumed to contain lead or adequate rebuttal sampling should be conducted prior to renovation, including maintenance, or demolition if these activities will cause a disturbance of any suspect lead-based paint or otherwise create a lead hazard.

11 SIGNATURE PAGE

This ESA was prepared in accordance with generally accepted environmental practices and procedures, employing the degree of care and skill ordinarily exercised under similar circumstances by reputable environmental professionals practicing in this area, as of the date of this ESA.

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 and the individuals conducting this ESA have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject Property. ADR has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Site Inspection and Report Prepared By:

Report Reviewed By:


Steven C. Kerchner
Environmental Assessor

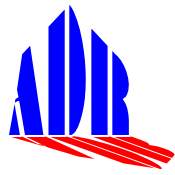

Kevin F. Gallagher
Environmental Project Manager

12 REFERENCES

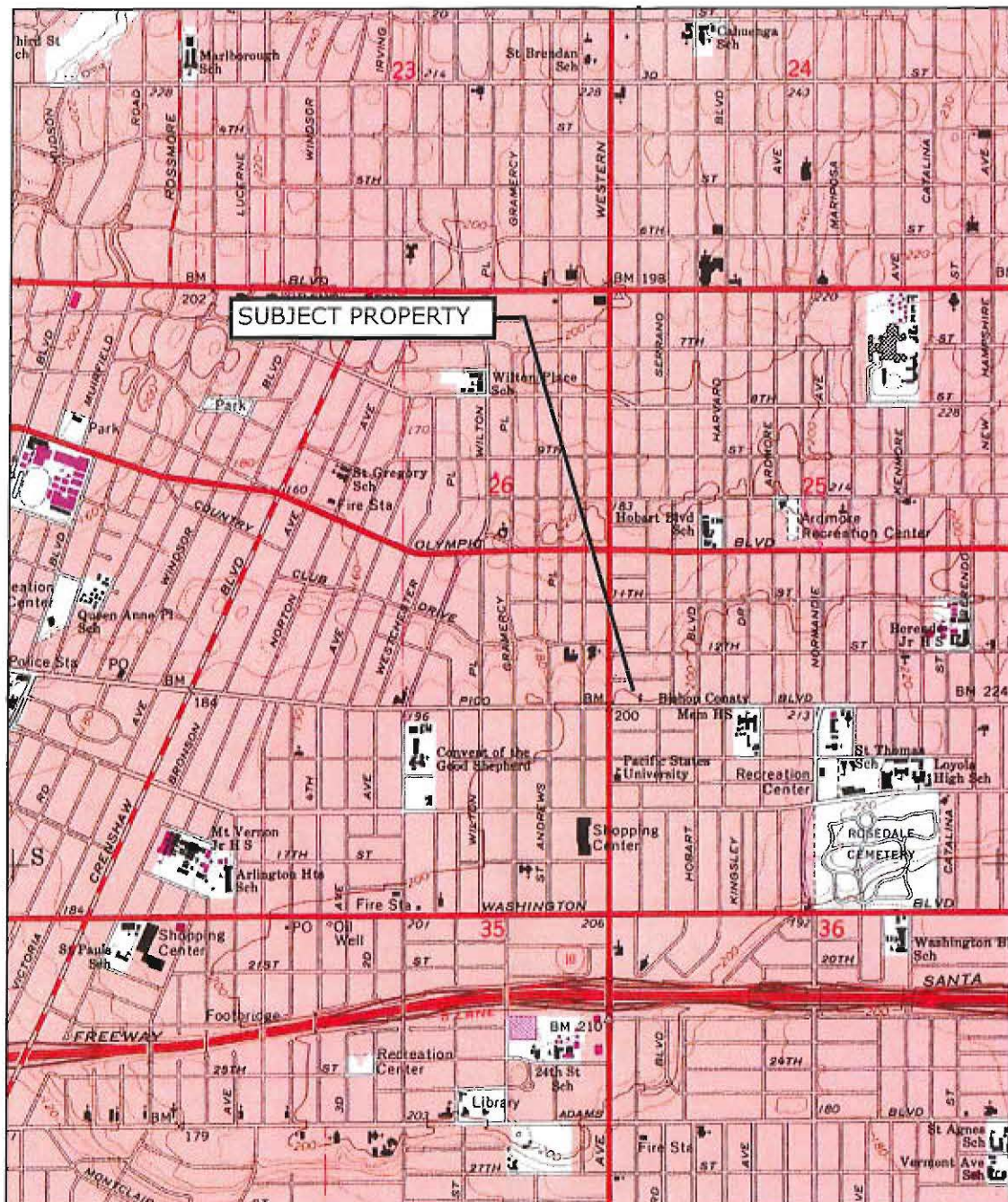
- ASTM International (ASTM) Standard Practice E 1527-13, "Environmental Site Assessments: Phase I Environmental Site Assessment Process," November 2013.
- California Department of Toxic Substances Control Office, HAZNET website search, December 2016.
- City of Los Angeles Building Records, information request, December 2016.
- Environmental Data Resources, Inc., The EDR Radius Map Report with GeoCheck, Report No. 4798267.2s, December 6, 2016.
- Environmental Data Resources, Inc., The EDR Aerial Photo Decade Package, December 6, 2016.
- Environmental Data Resources, Inc., *The EDR-City Directory Abstract*, December 6, 2016.
- Environmental Data Resources, Inc., *The EDR-Certified Sanborn Map Report*, December 6, 2016.
- Los Angeles County Assessor's website review, December 2016.
- Los Angeles Sanitation Department, information request, December 2016.
- South Coast Air Quality Management District, information request, December 2016.
- State of California, Department of Conservation, Geologic Map of California, Los Angeles, 1969.
- United States Geological Survey, 7.5 minute topographic maps, Hollywood, Calif. Quadrangle. Scale – 1:24,000, Year 1991.

13 APPENDIX

- Site Map(s) and Legal Description
- Site Photographs
- Historical Information
- Environmental Database
- Communication
- Public Information
- Questionnaire(s)
- Miscellaneous



Site Maps and Legal Description



NORTH



Scale: 1 inch = 2,000 feet



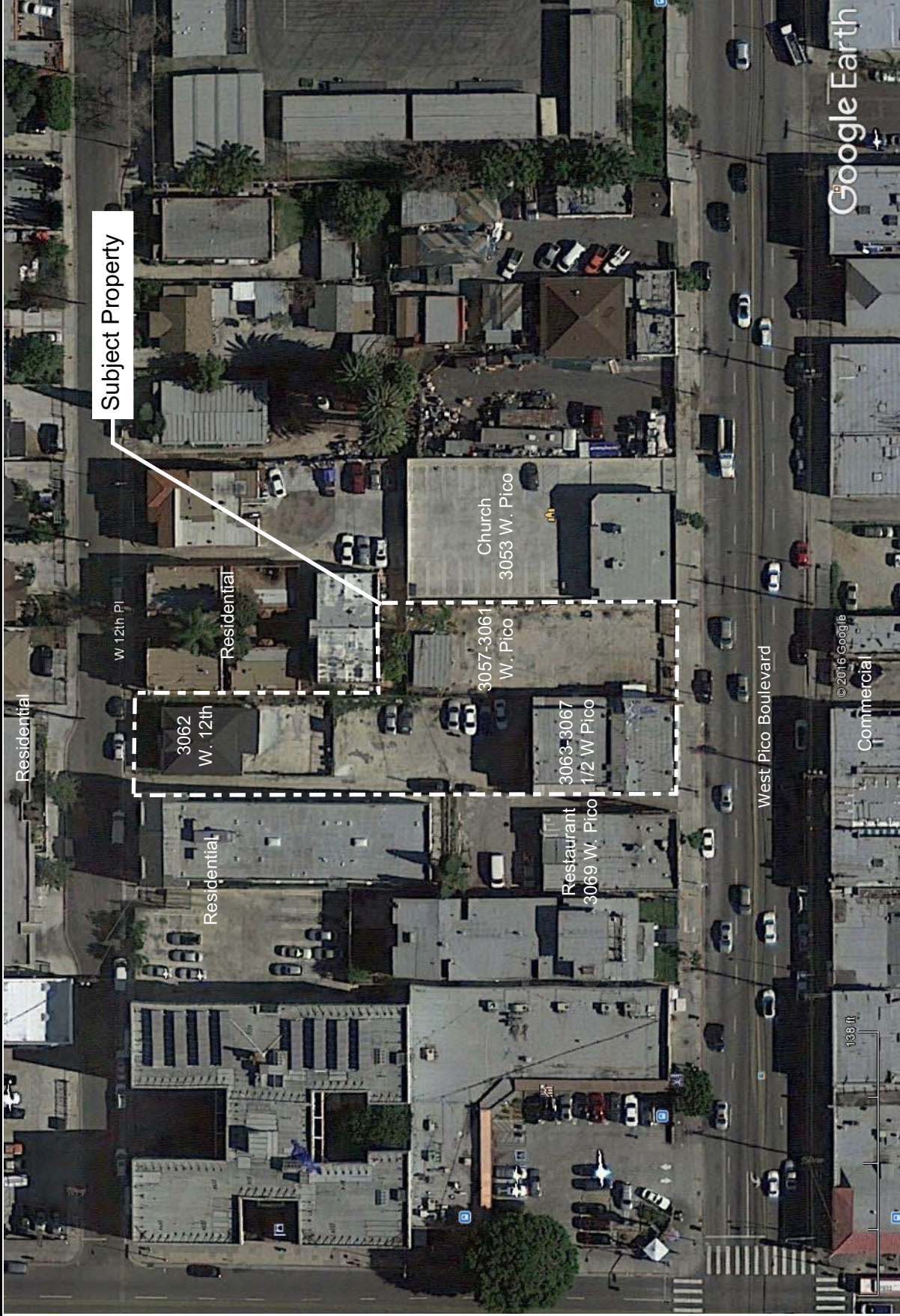
ADR Environmental Group, Inc.
*Due Diligence and Risk Management
 Services Nationwide*
 (888) 622-3734

**7.5 Minute Topographic Map
 Hollywood, CA Quadrangle**
 3057-3067½ West Pico Boulevard and
 3062 West 12th Place
 Los Angeles, California

Project Number:
 ADR #KEIT 02-16-002-CA

Date:
 December 2016

Figure:
1



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 (888) 622-3734

AERIAL SITE PLAN
 3057-3067½ West Pico Boulevard and
 3062 West 12th Place
 Los Angeles, California



Project Number:

ADR # KETT 02-16-002-CA

Date:

December 2016

Figure:

2

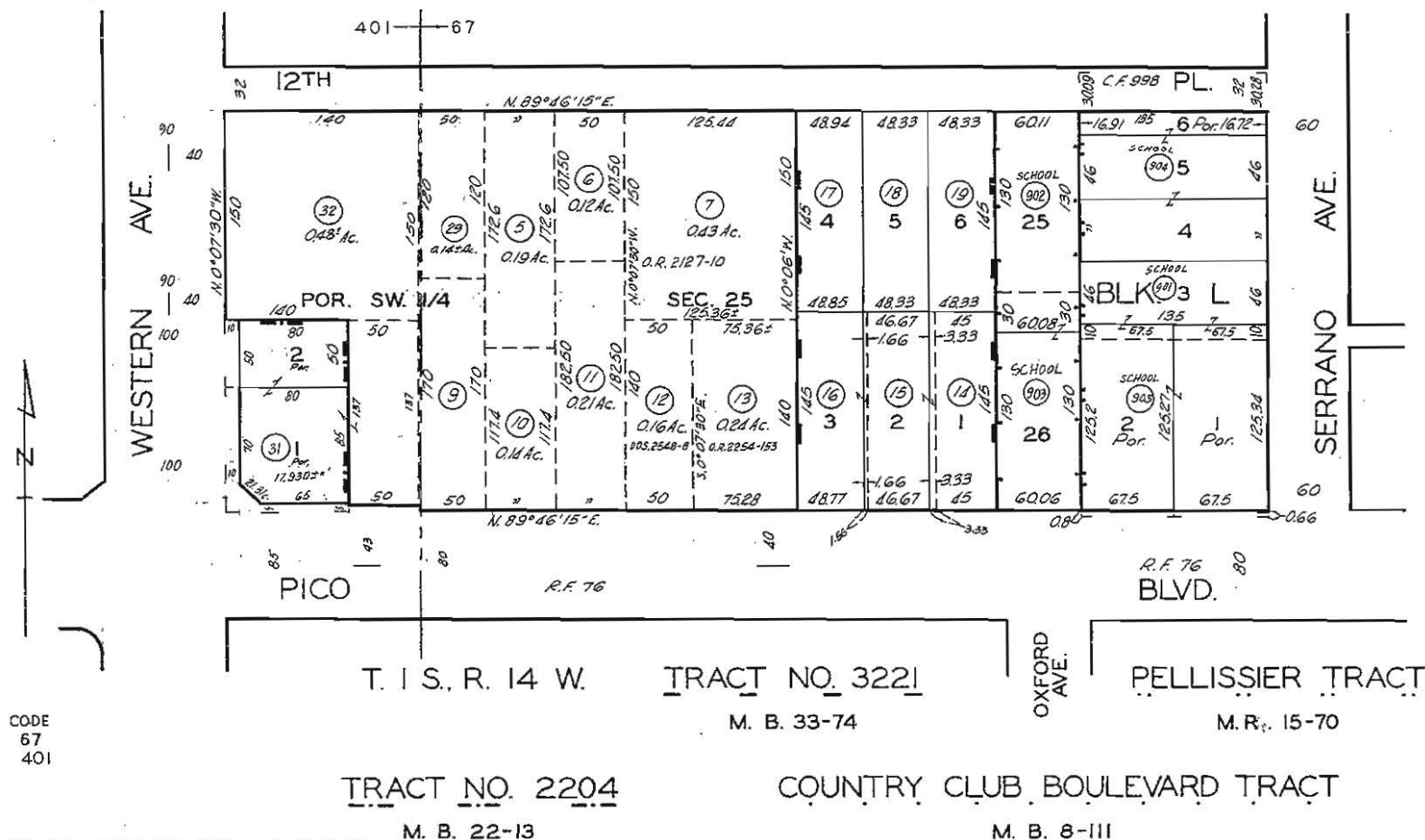
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SCALE 1" = 80'

1997

KEY IDEAS

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8901102007001
901204 16109001-09
9111903000001-09
950808



CODE
67
401

FOR PREV. ASSM'T. SEE: 290-1, 17, 31 & 32

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF PICO STREET, 80 FEET WIDE, 240 FEET EAST OF THE EAST LINE OF WESTERN AVENUE, 80 FEET WIDE; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF WESTERN AVENUE, 290 FEET; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF PICO STREET, 50 FEET; THENCE SOUTHERLY AT RIGHT ANGLES 290 FEET TO PICO STREET; THENCE WESTERLY ALONG PICO STREET, 50 FEET OF THE POINT F BEGINNING.

EXCEPT THE NORTHERLY 107.5 FEET THEREOF.

ALSO EXCEPT ALL CRUDE OIL, PETROLEUM, GAS AND ALL KINDRED SUBSTANCES SITUATED 500 FEET BELOW THE SURFACE OF SAID LAND, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED BY WEINGART FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION, IN DEED RECORDED NOVEMBER 30, 1979 AS INSTRUMENT NO. 79-1350187, OFFICIAL RECORDS.

PARCEL 2:

THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF PICO STREET (80 FEET WIDE) DISTANT 290 FEET EAST OF THE EAST LINE OF WESTERN AVENUE (80 FEET WIDE), THENCE NORTH 140 FEET, THENCE EAST 50 FEET, THENCE SOUTH 140 FEET, THENCE WEST 50 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THE NORTH 107.5 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT IN THE NORTH LINE OF PICO STREET, 80 FEET WIDE, 240 FEET EAST OF THE EAST LINE OF THE WESTERN AVENUE, 80 FEET WIDE; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF WESTERN AVENUE 290 FEET; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF PICO STREET, 50 FEET, THENCE SOUTHERLY AT RIGHT ANGLES 290 FEET TO PICO STREET, THENCE WESTERLY ALONG PICO STREET 50 FEET TO THE POINT OF BEGINNING.

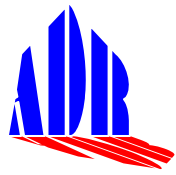
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27472 CLTA Standard Coverage - 1990 (04-08-14)

Page 7

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Site Photographs



Picture 1 – Northeast corner looking southwest.



Picture 4 - Southeast corner looking northwest.



Picture 2 – Northwest corner looking southeast.



Picture 5 – North adjoining property.



Picture 3 – Southwest corner looking northeast.



Picture 6 – East adjoining property.



Picture 7 – South adjoining property.



Picture 10 – View of the vacant store at 3063-3067 West Pico Blvd.



Picture 8 – West adjoining property.



Picture 11 – View of apartment #1 kitchen.



Picture 9 – Interior of the vacant former auto parts store at 3063-3067 West Pico Blvd.



Picture 12 – View of kitchen area in apartment #6.



Picture 13 – View of the kitchen at 3062 W. 12th Place.



Picture 16 –View of the bathroom at 3062 W. 12th Place.



Picture 14 – View of the bathroom at 3062 W. 12th Place.



Picture 17 – View south from the northeast corner.



Picture 15 – View of a bedroom at 3062 W. 12th Place.



Picture 18 – View of the parking lot area at the north side of 3063-3067 West Pico Blvd.



Historical Information



3057-3067 Pico Boulevard

3057-3067 Pico Boulevard

Los Angeles, CA 90006

Inquiry Number: 4798267.3

December 06, 2016

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

12/06/16

Site Name:

3057-3067 Pico Boulevard
3057-3067 Pico Boulevard
Los Angeles, CA 90006
EDR Inquiry # 4798267.3

Client Name:

ADR Environmental Group, Inc
225 30th Street
Sacramento, CA 95816
Contact: Kevin Gallagher



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Certified Sanborn Results:

Certification # F44B-4B6F-A3F3

PO # NA

Project KETT 02-002

Maps Provided:

1970
1968
1961
1955
1954
1950
1921
1907



Sanborn® Library search results

Certification #: F44B-4B6F-A3F3

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- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

The Sanborn Library LLC Since 1866™

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Sanborn Sheet Key

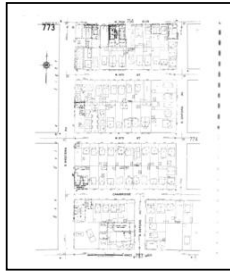
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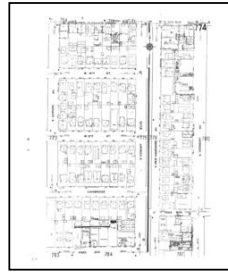
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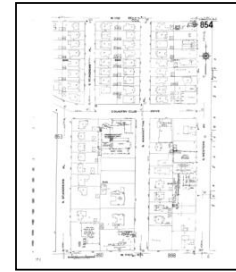
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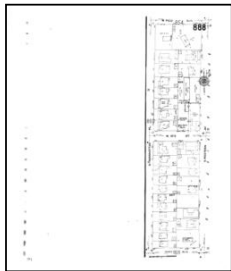
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Volume 7, Sheet 774

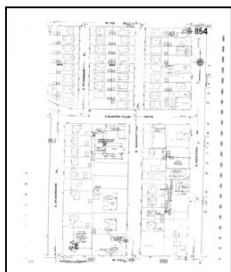


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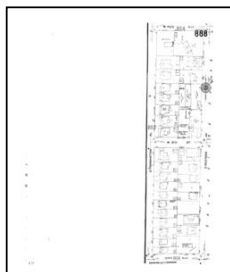


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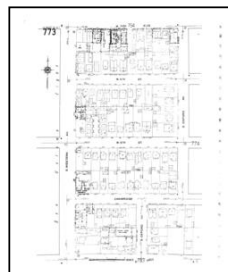
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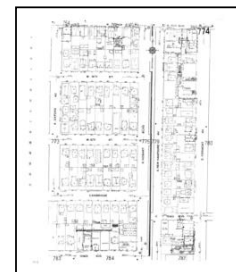
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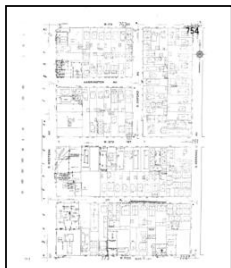
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Volume 7, Sheet 773



Volume 7, Sheet 774



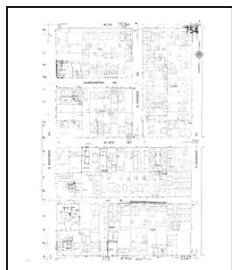
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Sanborn Sheet Key

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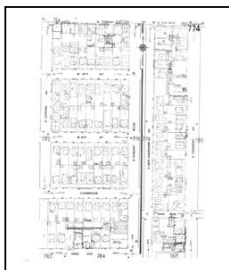
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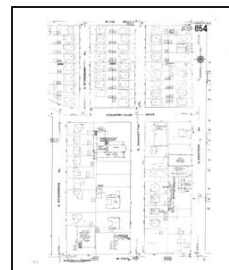
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Volume 7, Sheet 773

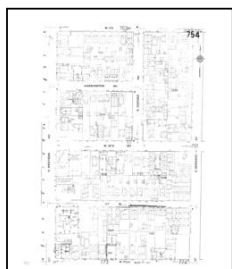


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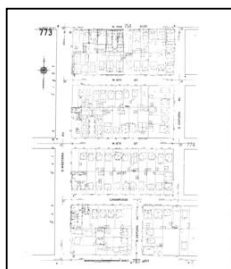


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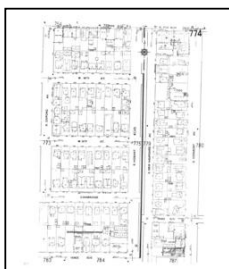
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Volume 7, Sheet 754

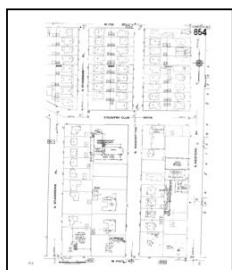


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Volume 7, Sheet 774

1954 Source Sheets



Volume 8, Sheet 854



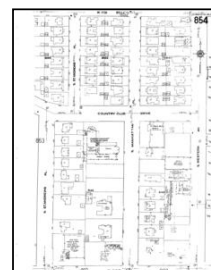
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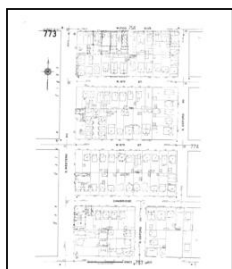
Volume 7, Sheet 773



Volume 7, Sheet 774



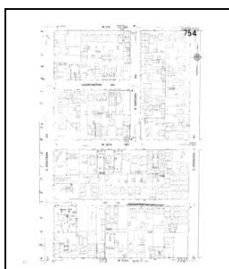
Volume 8, Sheet 854



Volume 7, Sheet 773



Volume 7, Sheet 774



Volume 7, Sheet 754

Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



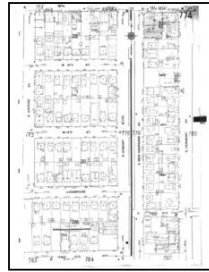
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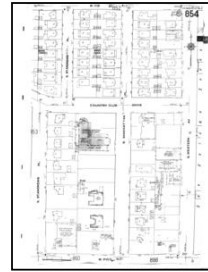
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Volume 7, Sheet 773

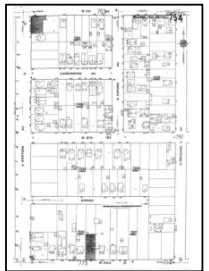


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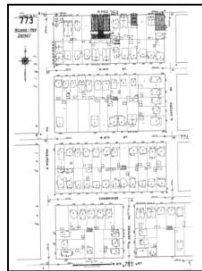


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1921 Source Sheets



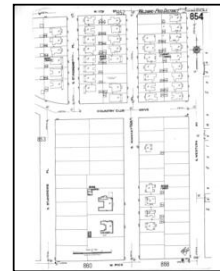
Volume 7, Sheet 754



Volume 7, Sheet 773

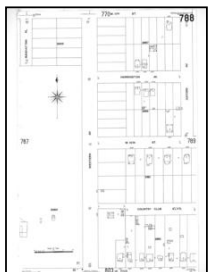


Volume 7, Sheet 774

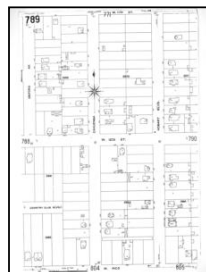


Volume 8, Sheet 854

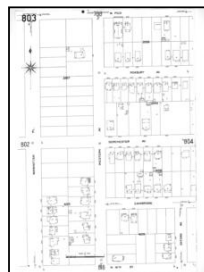
1907 Source Sheets



Volume 7, Sheet 788



Volume 7, Sheet 789

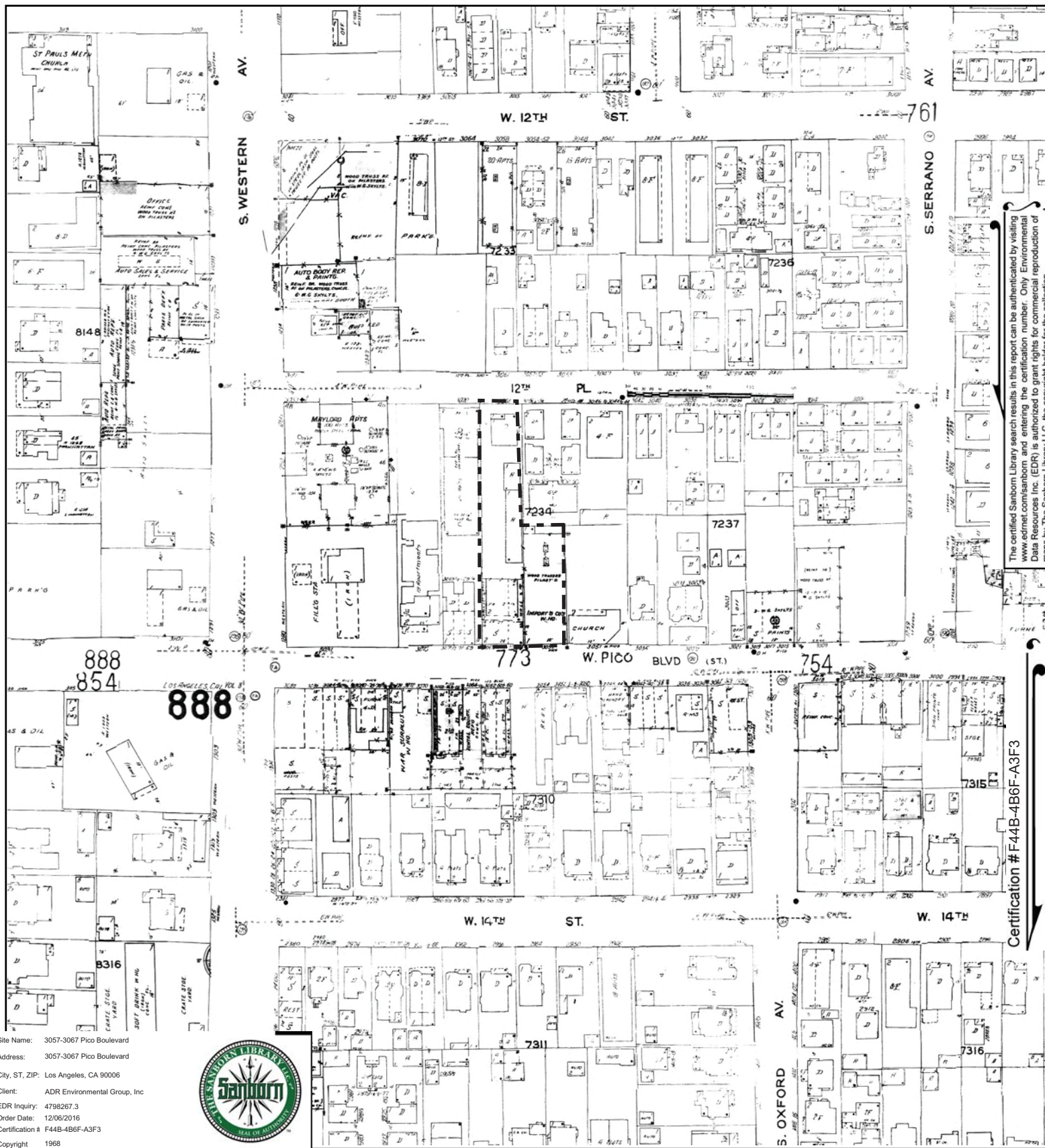


Volume 7, Sheet 803



Volume 7, Sheet 804





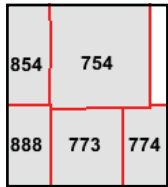
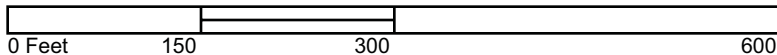
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Certification # F44B-4B6F-A3F3

Site Name: 3057-3067 Pico Boulevard
 Address: 3057-3067 Pico Boulevard
 City, ST, ZIP: Los Angeles, CA 90006
 Client: ADR Environmental Group, Inc
 EDR Inquiry: 4798267.3
 Order Date: 12/06/2016
 Certification # F44B-4B6F-A3F3
 Copyright 1968

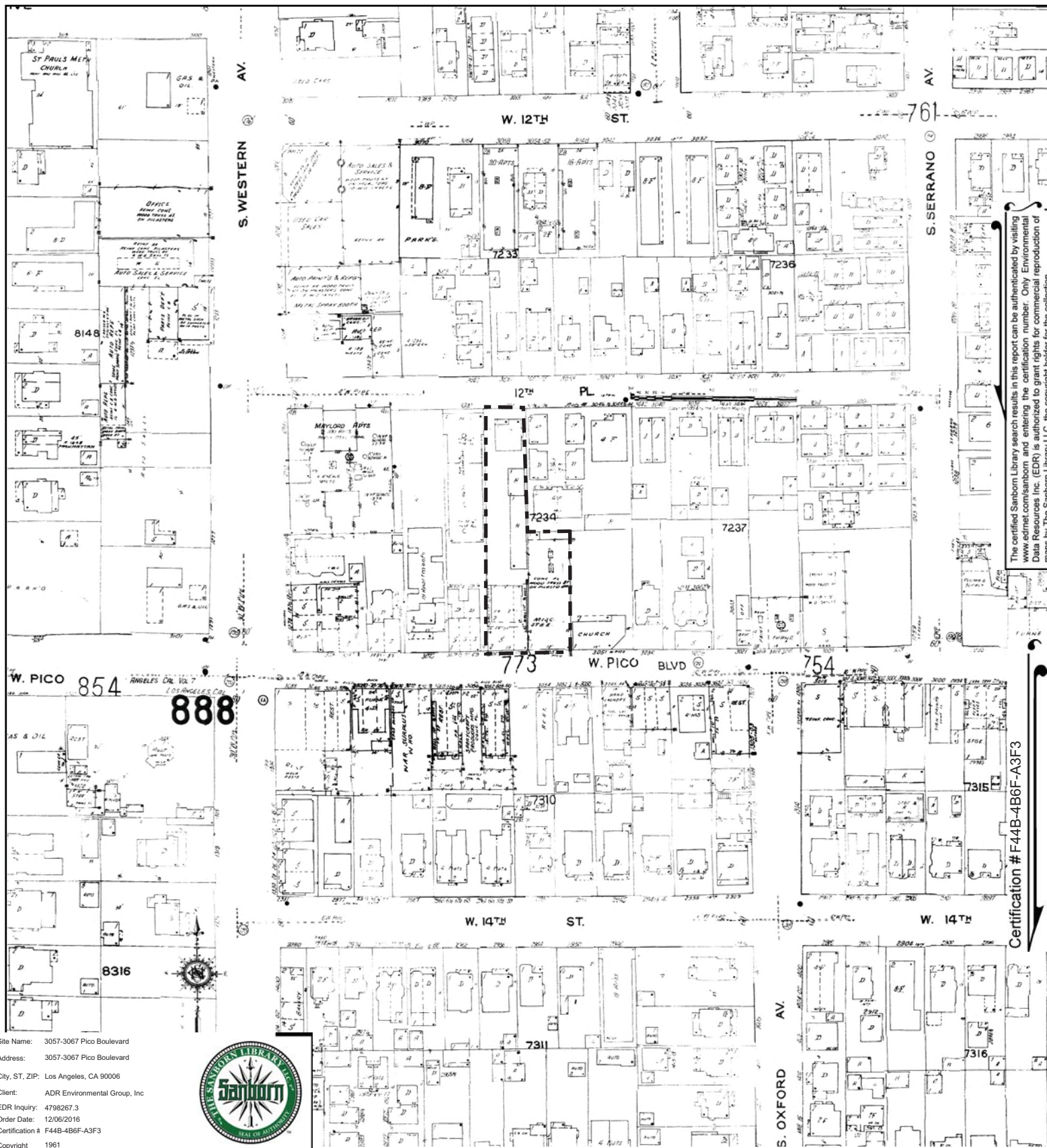


This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



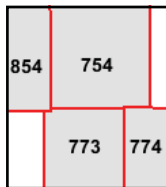
Volume 7, Sheet 754
 Volume 7, Sheet 774
 Volume 7, Sheet 773
 Volume 8, Sheet 888
 Volume 8, Sheet 854





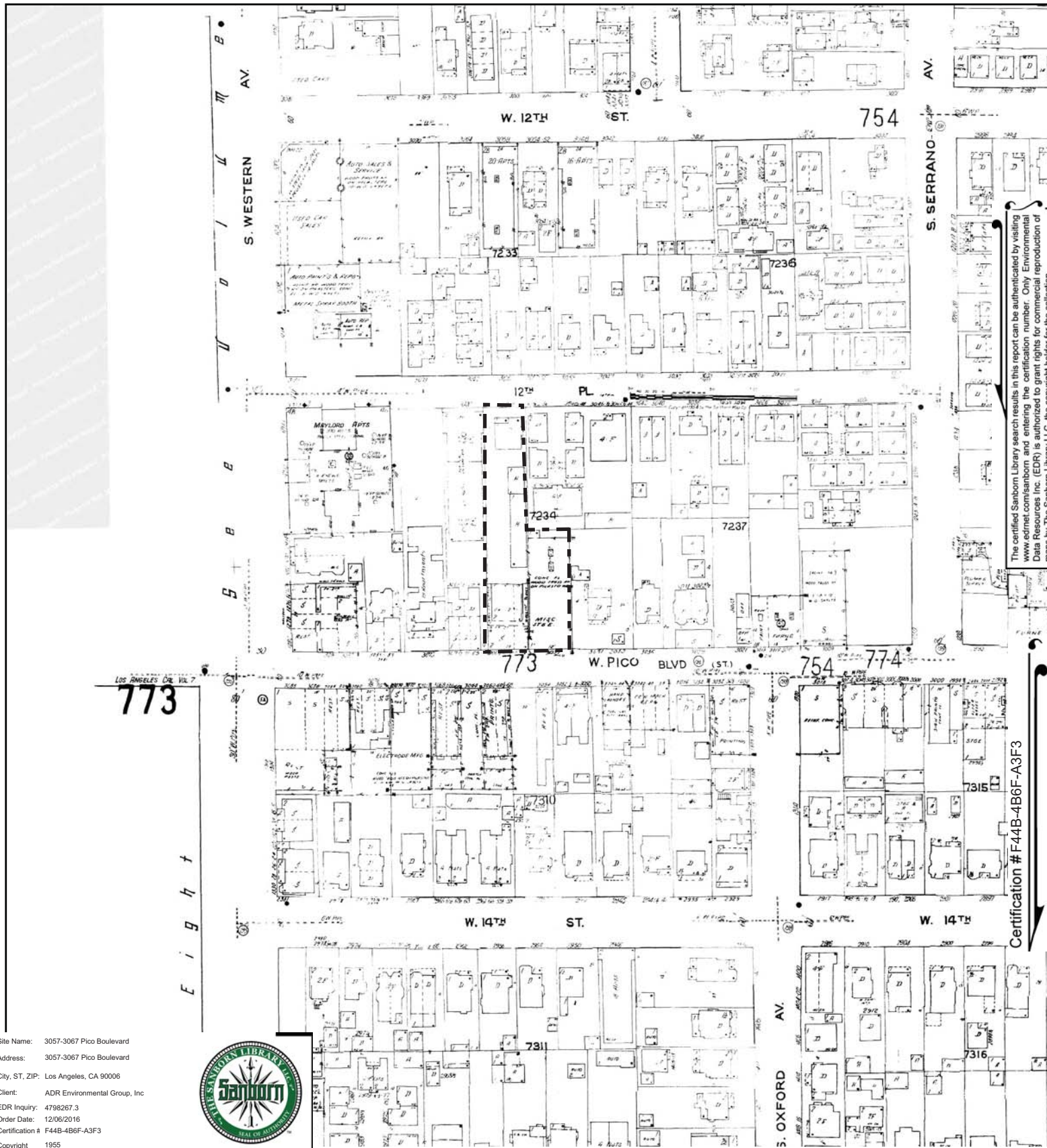
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 Outlined areas indicate map sheets within the collection.

0 Feet 150 300 600



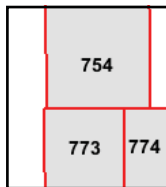
Volume 8, Sheet 854
 Volume 7, Sheet 774
 Volume 7, Sheet 773
 Volume 7, Sheet 754





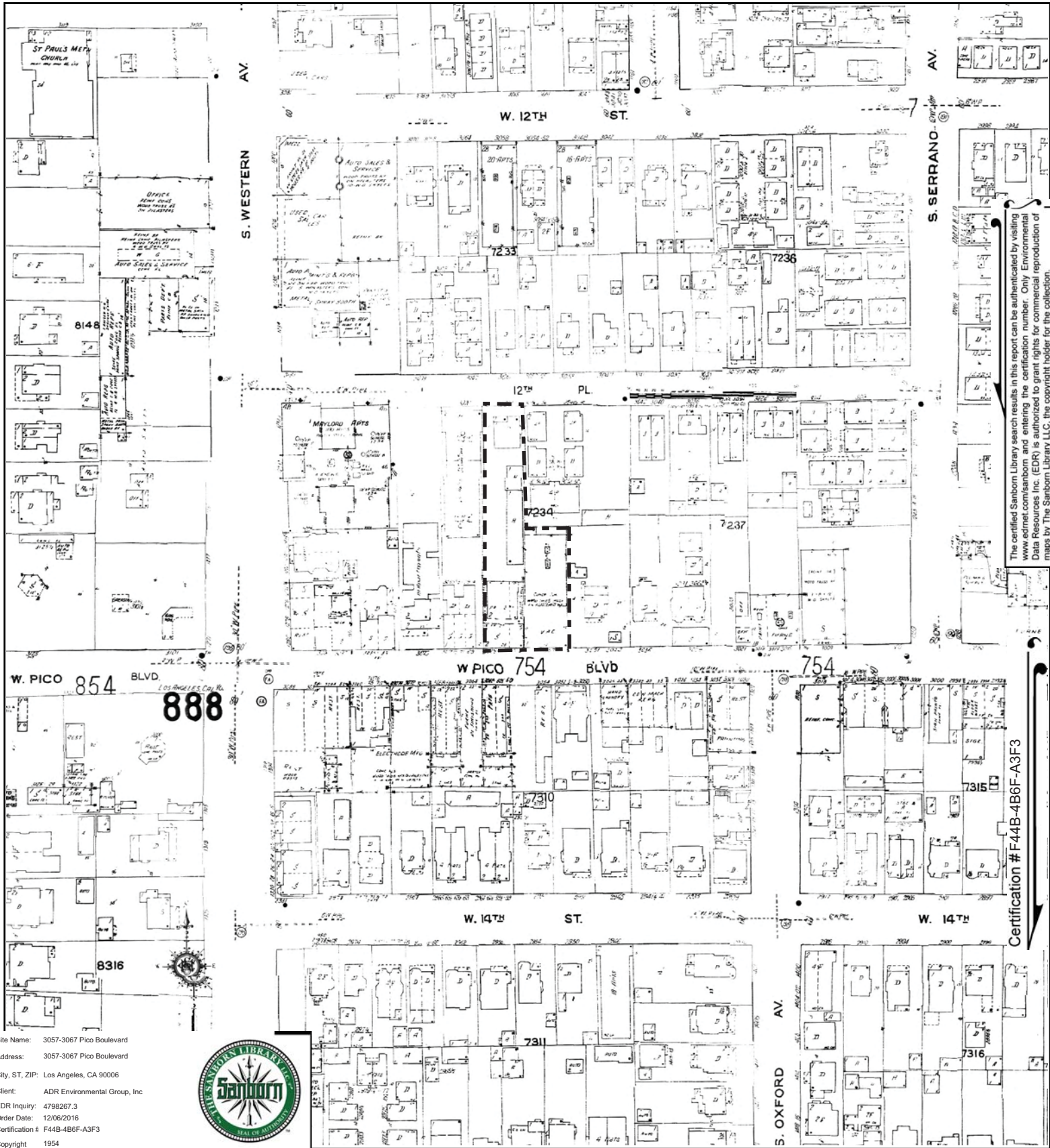
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Outlined areas indicate map sheets within the collection.

0 Feet 150 300 600



Volume 7, Sheet 774
Volume 7, Sheet 773
Volume 7, Sheet 754

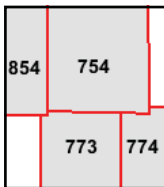
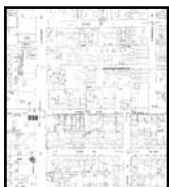
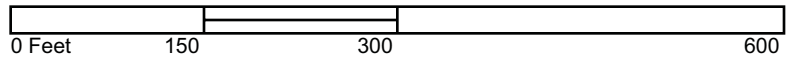




Site Name: 3057-3067 Pico Boulevard
 Address: 3057-3067 Pico Boulevard
 City, ST, ZIP: Los Angeles, CA 90006
 Client: ADR Environmental Group, Inc
 EDR Inquiry: 4798267.3
 Order Date: 12/06/2016
 Certification # F44B-4B6F-A3F3
 Copyright 1954



This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.

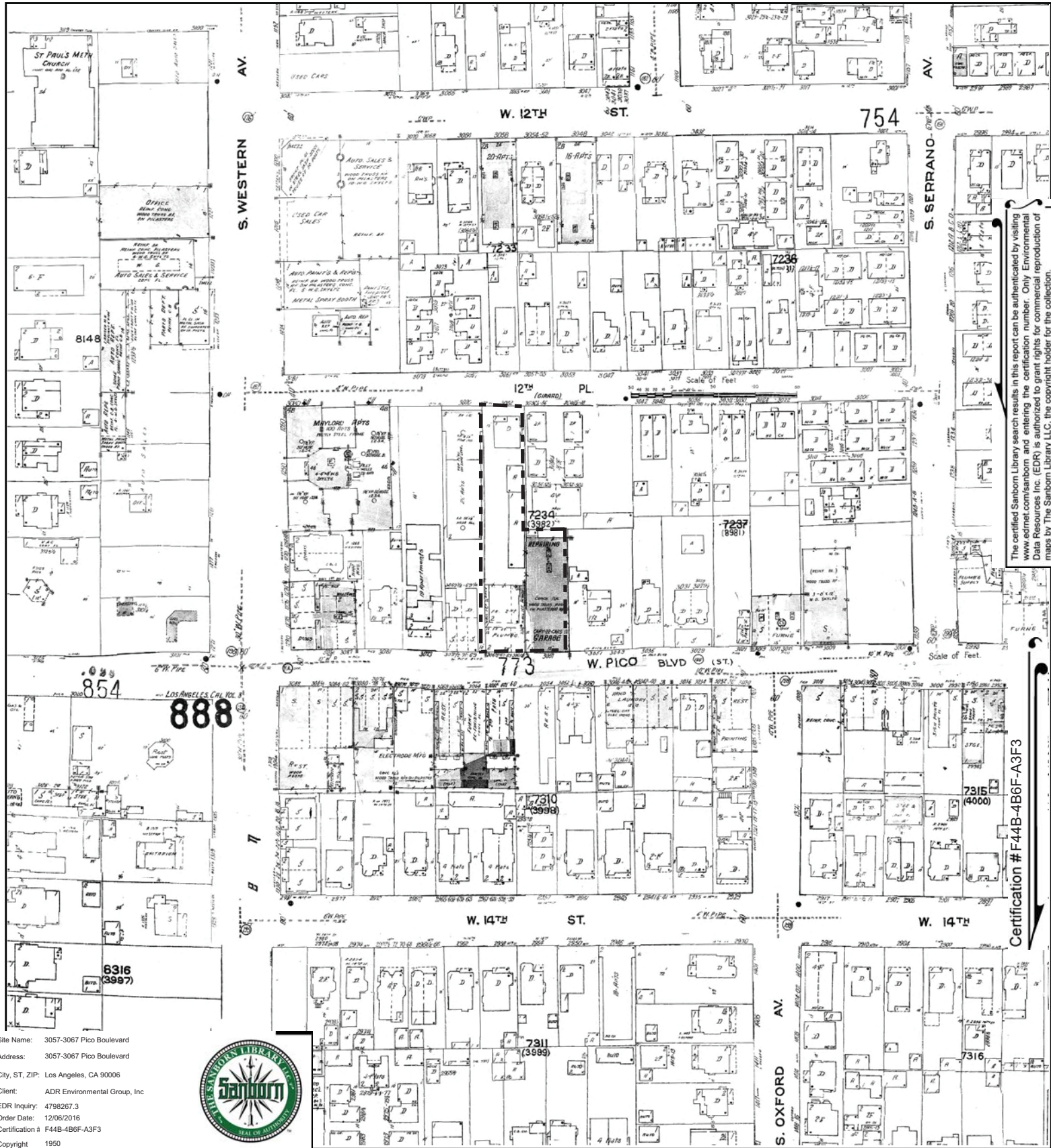


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Certification # F44B-4B6F-A3F3

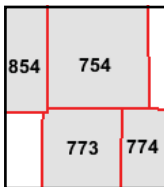
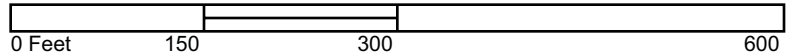




Site Name: 3057-3067 Pico Boulevard
 Address: 3057-3067 Pico Boulevard
 City, ST, ZIP: Los Angeles, CA 90006
 Client: ADR Environmental Group, Inc
 EDR Inquiry: 4798267.3
 Order Date: 12/06/2016
 Certification # F44B-4B6F-A3F3
 Copyright 1950



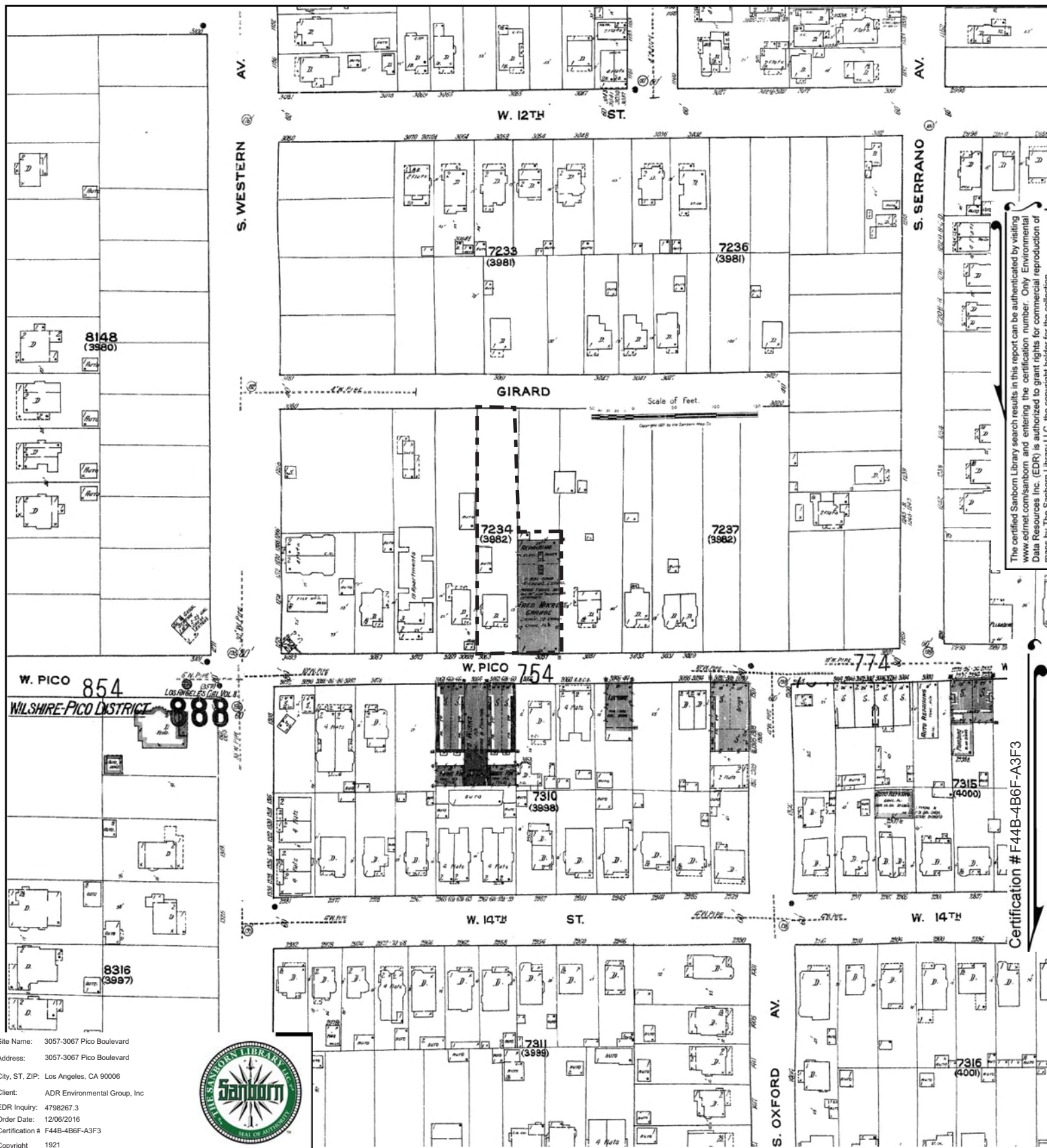
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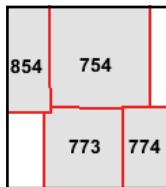
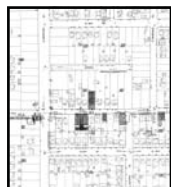
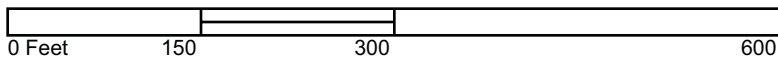
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Certification # F44B-4B6F-A3F3

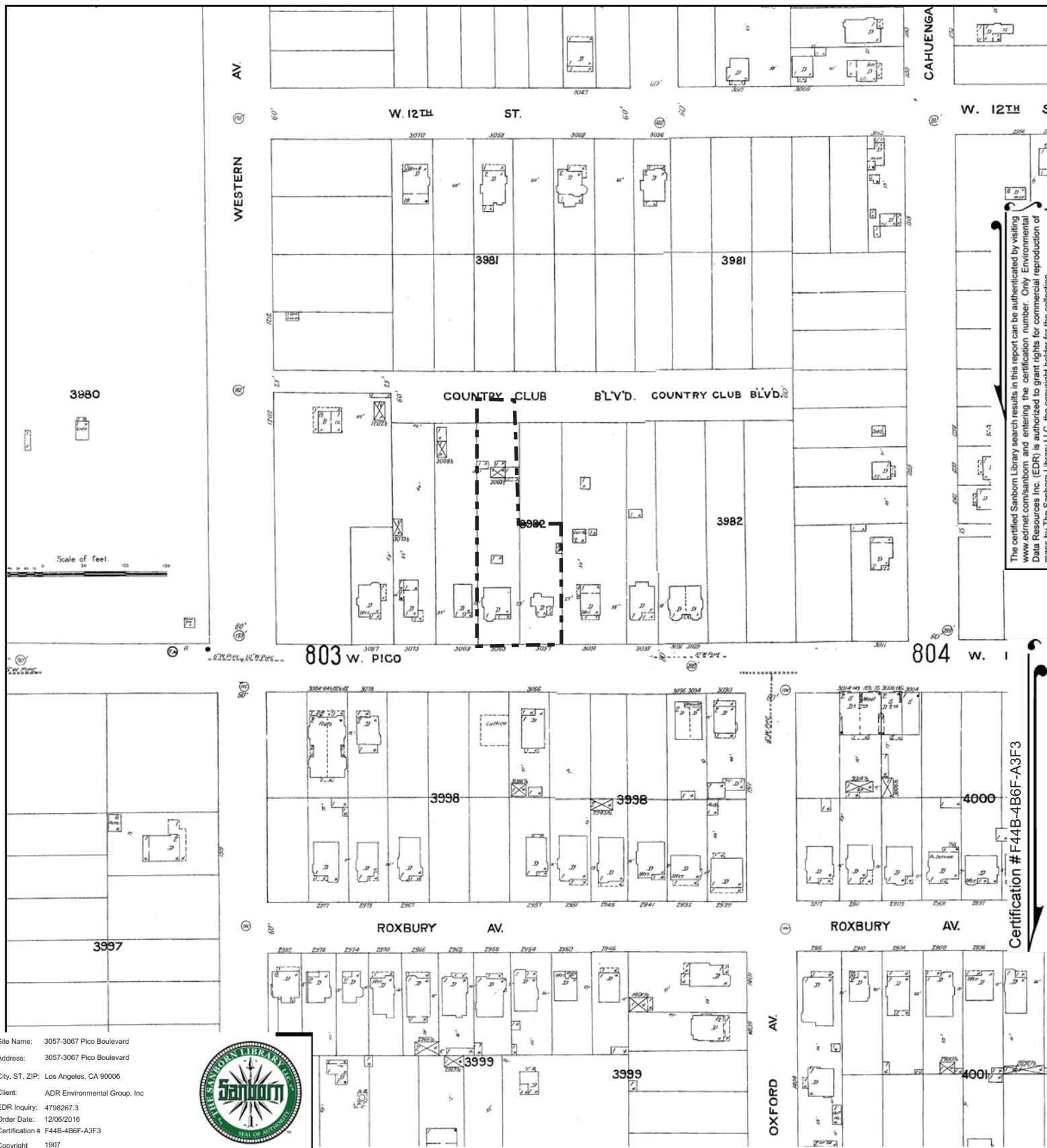


This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.



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Volume 7, Sheet 773
Volume 7, Sheet 754

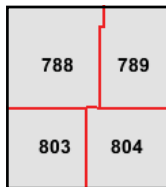




Site Name: 3057-3067 Pico Boulevard
 Address: 3057-3067 Pico Boulevard
 City, ST, ZIP: Los Angeles, CA 90006
 Client: ADR Environmental Group, Inc
 EDR Inquiry: 4798267.3
 Order Date: 12/06/2016
 Certification # F44B-4B6F-A3F3
 Copyright 1907



This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



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3057-3067 Pico Boulevard

3057-3067 Pico Boulevard

Los Angeles, CA 90006

Inquiry Number: 4798267.9

December 06, 2016

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

12/06/16

Site Name:

3057-3067 Pico Boulevard
3057-3067 Pico Boulevard
Los Angeles, CA 90006
EDR Inquiry # 4798267.9

Client Name:

ADR Environmental Group, Inc
225 30th Street
Sacramento, CA 95816
Contact: Kevin Gallagher



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2010	1"=500'	Flight Year: 2010	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
2002	1"=500'	Flight Date: June 10, 2002	USDA
1994	1"=500'	Acquisition Date: May 31, 1994	USGS/DOQQ
1989	1"=500'	Flight Date: August 22, 1989	USDA
1983	1"=500'	Flight Date: November 19, 1983	EDR Proprietary Brewster Pacific
1977	1"=500'	Flight Date: April 25, 1977	EDR Proprietary Brewster Pacific
1972	1"=500'	Flight Date: November 21, 1972	EDR Proprietary Brewster Pacific
1964	1"=500'	Flight Date: July 28, 1964	USGS
1954	1"=500'	Flight Date: October 27, 1954	USDA
1952	1"=500'	Flight Date: August 01, 1952	USGS
1948	1"=500'	Flight Date: July 10, 1948	USGS
1938	1"=500'	Flight Date: May 22, 1938	USDA
1928	1"=500'	Flight Date: January 01, 1928	USGS

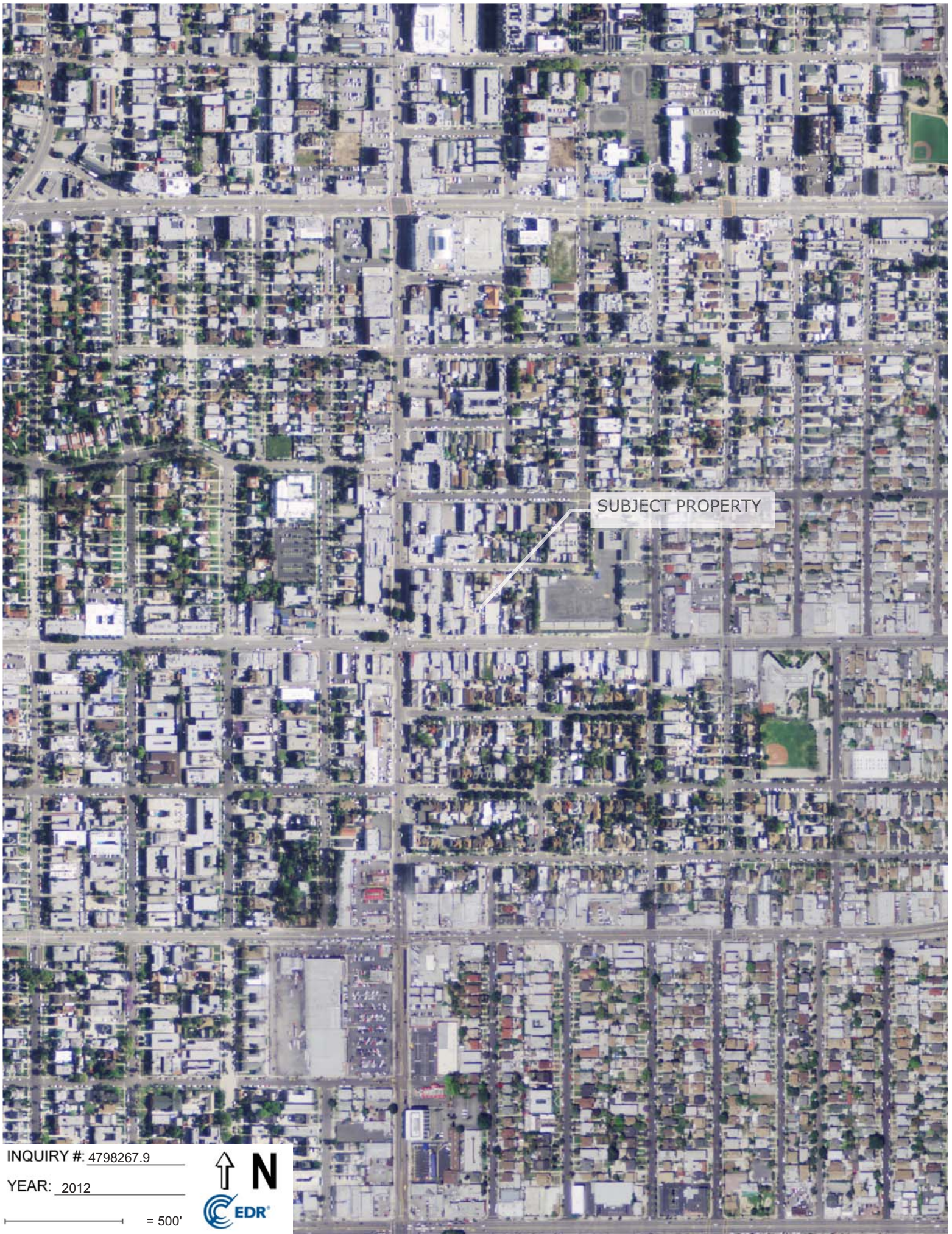
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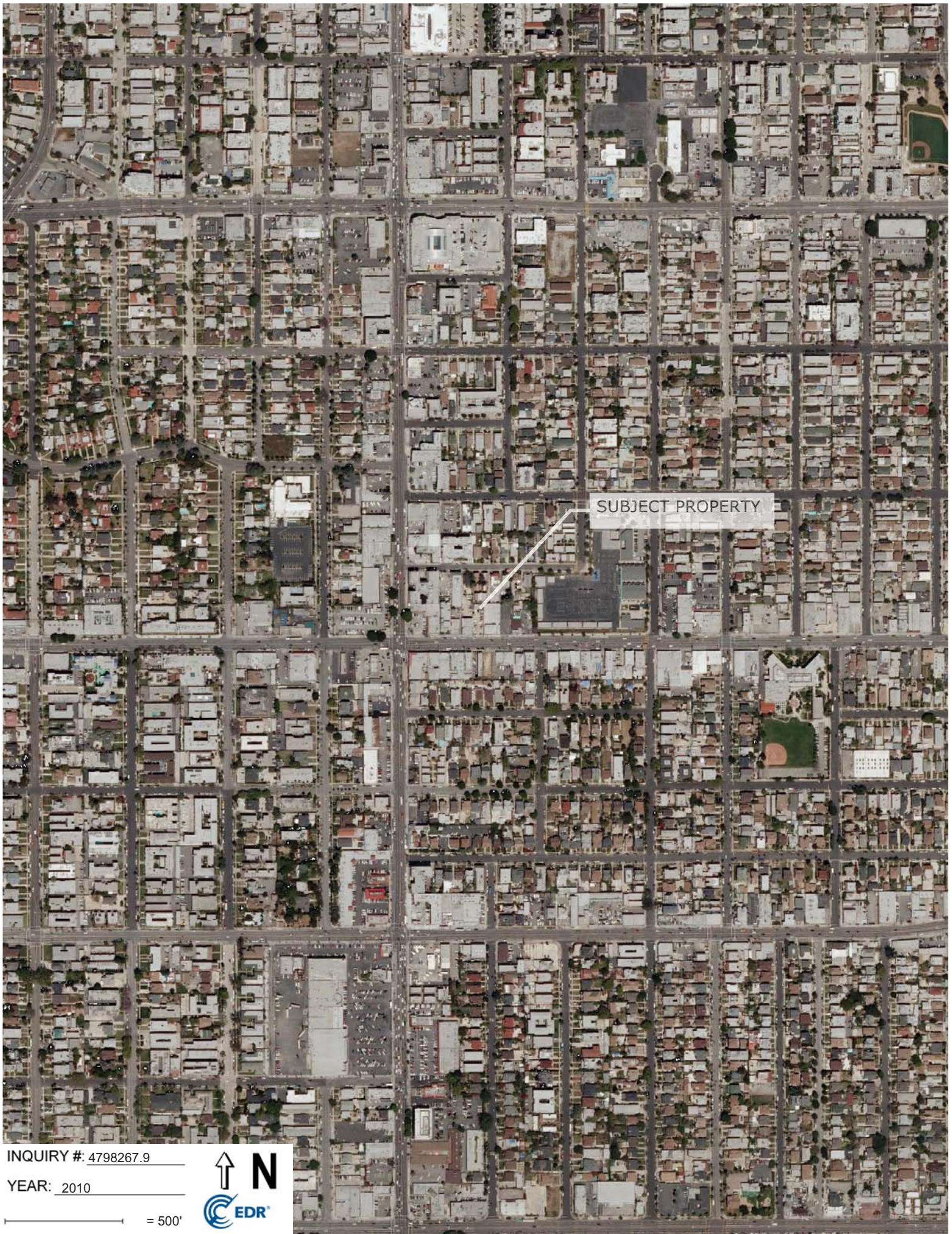
SUBJECT PROPERTY

INQUIRY #: 4798267.9

YEAR: 2012

— = 500'





INQUIRY #: 4798267.9

YEAR: 2010

— = 500'





INQUIRY #: 4798267.9

YEAR: 2009

— = 500'





SUBJECT PROPERTY

INQUIRY #: 4798267.9

YEAR: 2005

— = 500'





SUBJECT PROPERTY

INQUIRY #: 4798267.9

YEAR: 2002

— = 500'





INQUIRY #: 4798267.9

YEAR: 1994

— = 500'





INQUIRY #: 4798267.9

YEAR: 1989

— = 500'





SUBJECT PROPERTY

INQUIRY #: 4798267.9

YEAR: 1983

— = 500'





SUBJECT PROPERTY

INQUIRY #: 4798267.9

YEAR: 1977



— = 500'

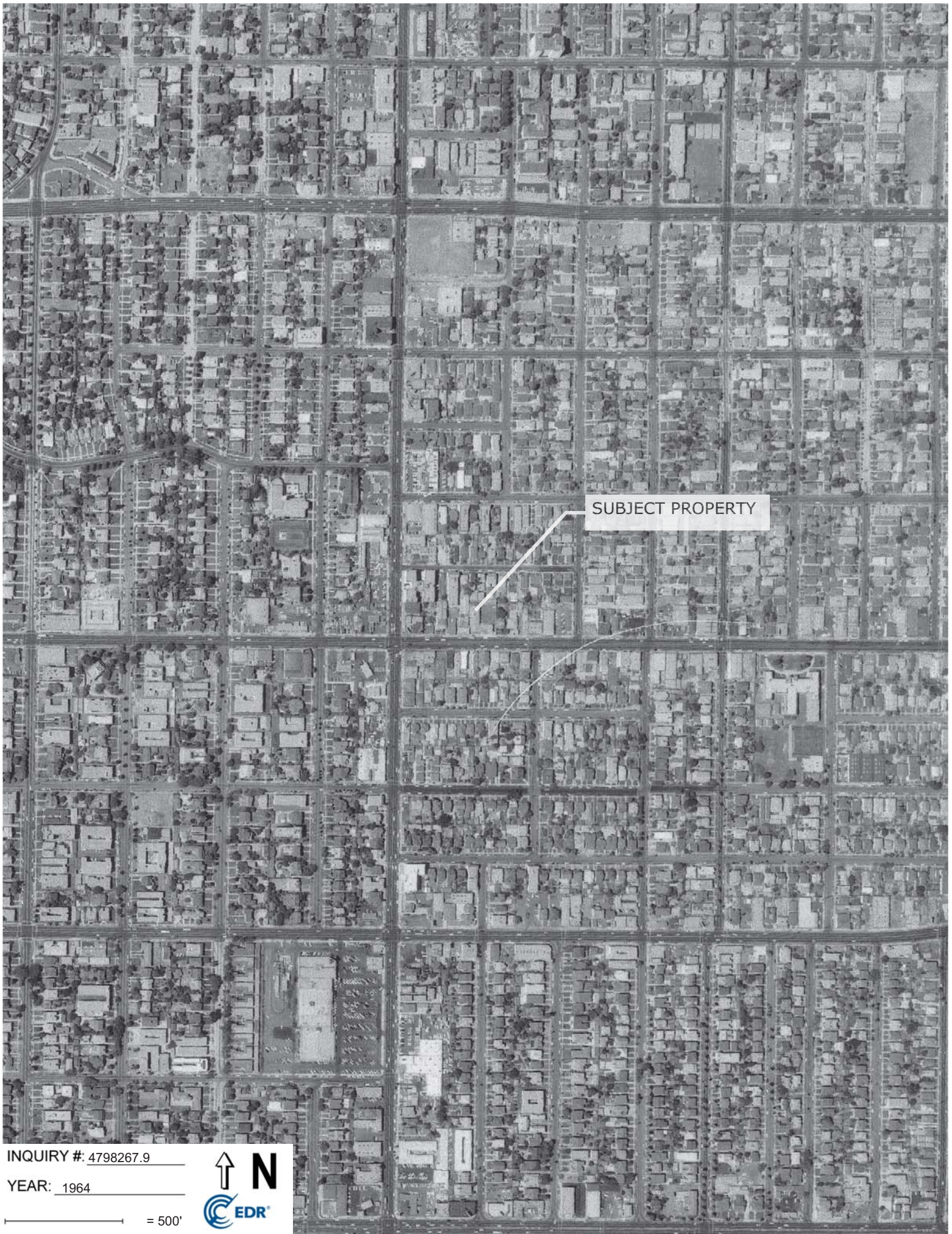


INQUIRY #: 4798267.9

YEAR: 1972

— = 500'





SUBJECT PROPERTY

INQUIRY #: 4798267.9

YEAR: 1964

— = 500'





SUBJECT PROPERTY

INQUIRY #: 4798267.9

YEAR: 1954

— = 500'



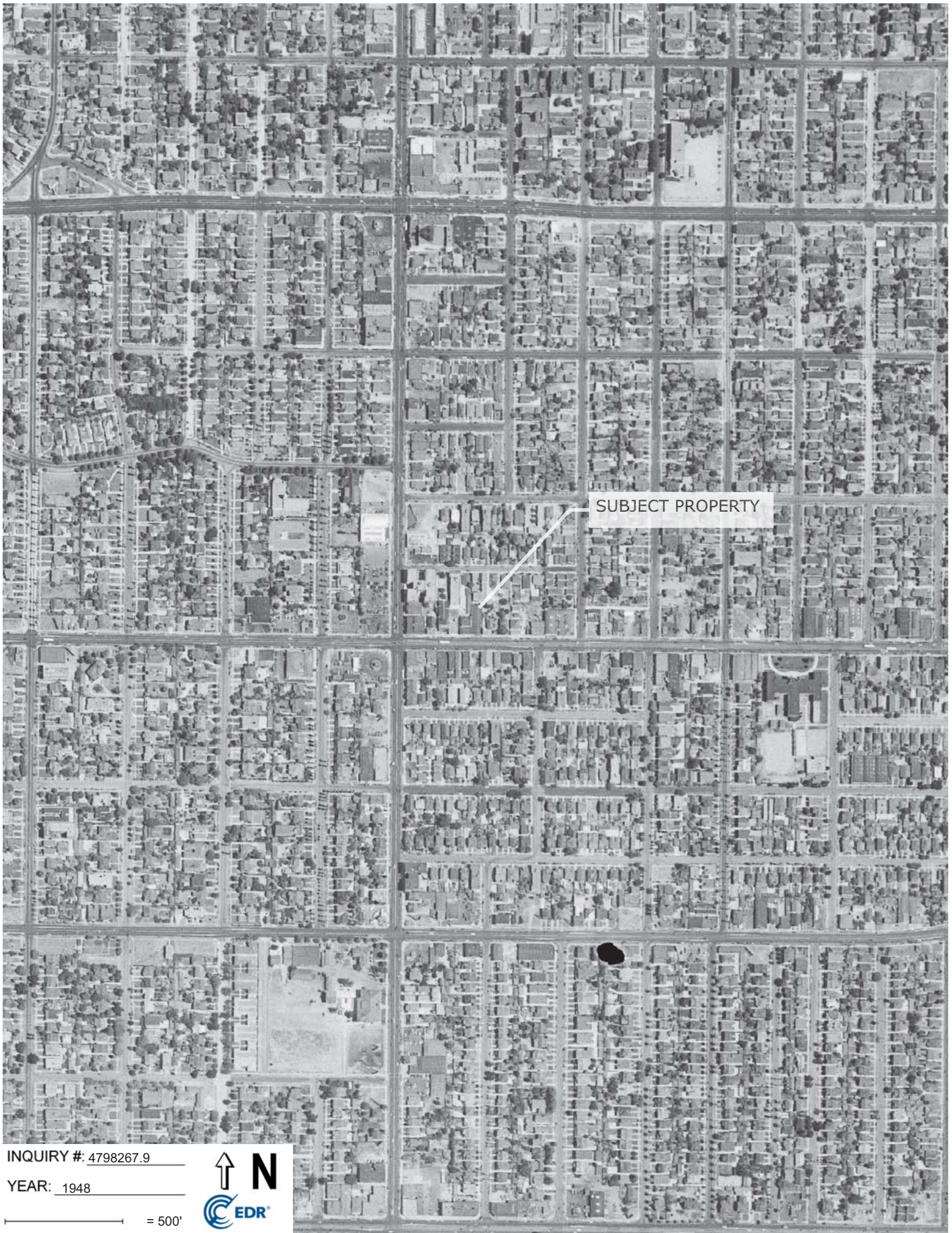


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YEAR: 1952

— = 500'



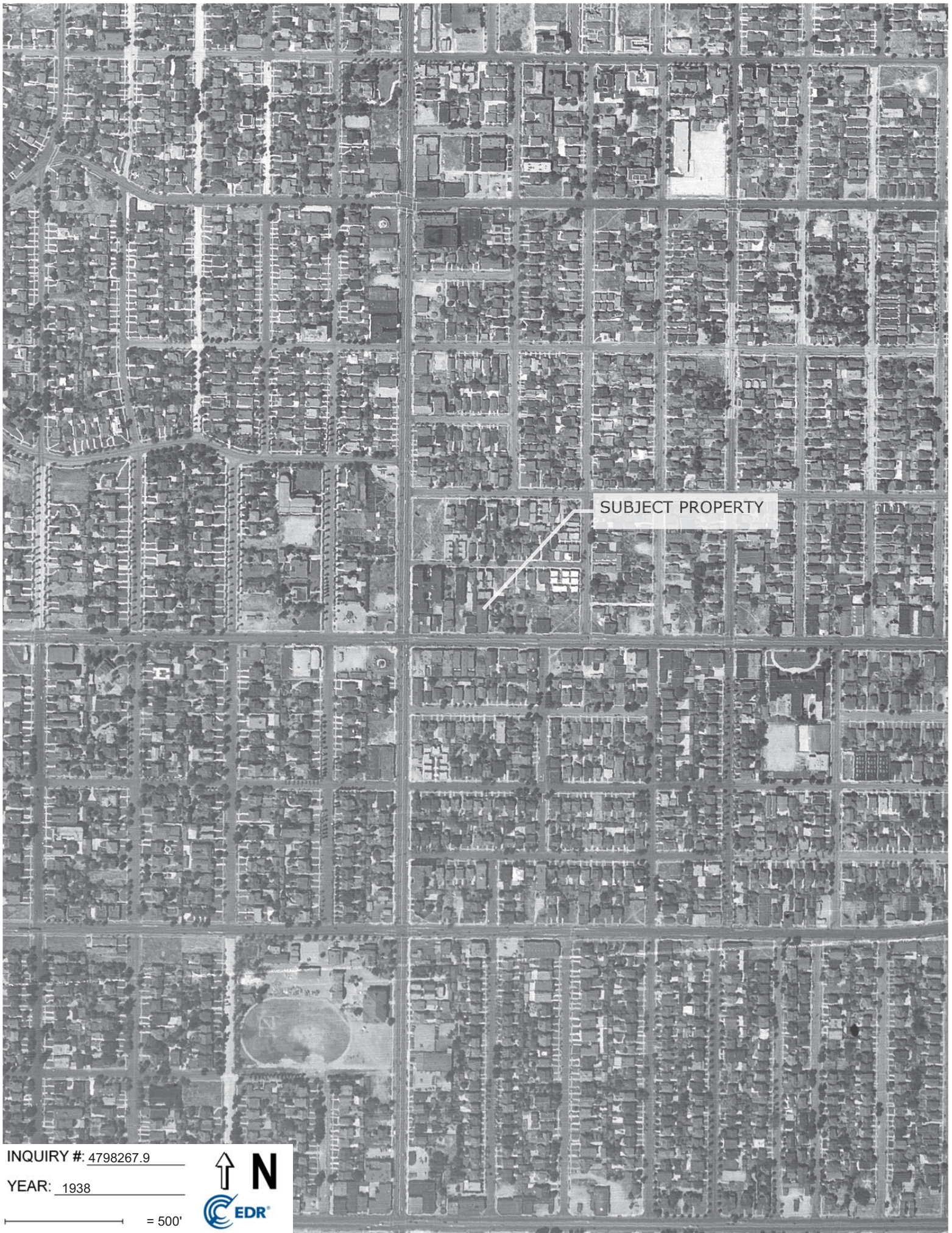


INQUIRY #: 4798267.9

YEAR: 1948

— = 500'





SUBJECT PROPERTY

INQUIRY #: 4798267.9

YEAR: 1938

— = 500'





SUBJECT PROPERTY

INQUIRY #: 4798267.9

YEAR: 1928

— = 500'



3057-3067 Pico Boulevard

3057-3067 Pico Boulevard
Los Angeles, CA 90006

Inquiry Number: 4798267.5
December 06, 2016

The EDR-City Directory Abstract



Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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City Directory Images

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1920 through 2013. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 332 feet of the target property.

A summary of the information obtained is provided in the text of this report.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
2013	Cole Information Services	-	X	X	-
	Cole Information Services	X	X	X	-
2008	Cole Information Services	-	X	X	-
	Cole Information Services	X	X	X	-
2006	Haines Company, Inc	-	X	X	-
	Haines Company, Inc	X	X	X	-
2004	Haines Company	-	-	-	-
2003	Haines & Company	-	-	-	-
2001	Haines Company, Inc.	-	-	-	-
2000	Haines & Company	-	X	X	-
	Haines & Company	X	X	X	-
1999	Haines Company	-	-	-	-
1996	GTE	-	-	-	-
1995	Pacific Bell	-	X	X	-
1992	PACIFIC BELL WHITE PAGES	-	-	-	-
1991	Pacific Bell	-	-	-	-
1990	Pacific Bell	-	X	X	-
	Pacific Bell	X	X	X	-
1986	Pacific Bell	-	X	X	-
	Pacific Bell	X	X	X	-
1985	Pacific Bell	-	-	-	-
1981	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1980	Pacific Telephone	-	-	-	-
1976	Pacific Telephone	-	X	X	-

EXECUTIVE SUMMARY

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
1976	Pacific Telephone	X	X	X	-
1975	Pacific Telephone	-	-	-	-
1972	R. L. Polk & Co.	-	-	-	-
1971	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1970	Pacific Telephone	-	X	X	-
1969	Pacific Telephone	-	-	-	-
1967	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1966	Pacific Telephone	-	X	X	-
1965	Pacific Telephone	-	X	X	-
1964	Pacific Telephone	-	X	X	-
1963	Pacific Telephone	-	-	-	-
1962	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1961	R. L. Polk & Co.	-	-	-	-
1960	Pacific Telephone	-	X	X	-
1958	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1957	Pacific Telephone	-	-	-	-
1956	Pacific Telephone	-	-	-	-
1955	R. L. Polk & Co.	-	-	-	-
1954	R. L. Polk & Co.	-	-	-	-
1952	Los Angeles Directory Co.	-	-	-	-
1951	Los Angeles Directory Co.	-	-	-	-
1950	Pacific Telephone	-	-	-	-
1949	Los Angeles Directory Co.	-	-	-	-
1948	Associated Telephone Company, Ltd.	-	-	-	-
1947	Pacific Directory Co.	-	-	-	-
1946	Southern California Telephone Co	-	-	-	-
1945	R. L. Polk & Co.	-	-	-	-
1944	R. L. Polk & Co.	-	-	-	-
1942	Los Angeles Directory Co.	-	X	X	-
	Los Angeles Directory Co.	X	X	X	-
1940	Los Angeles Directory Co.	-	-	-	-
1939	Los Angeles Directory Co.	-	-	-	-
1938	Los Angeles Directory Company Publishers	-	-	-	-
1937	Los Angeles Directory Co.	-	X	X	-
1936	Los Angeles Directory Co.	-	-	-	-
1935	Los Angeles Directory Co.	-	-	-	-
1934	Los Angeles Directory Co.	-	-	-	-
1933	Los Angeles Directory Co.	-	X	X	-

EXECUTIVE SUMMARY

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
1933	Los Angeles Directory Co.	X	X	X	-
1932	Los Angeles Directory Co.	-	-	-	-
1931	TRIBUNE-NEWS PUBLISHING CO.	-	-	-	-
1930	Los Angeles Directory Co.	-	-	-	-
1929	Los Angeles Directory Co.	-	X	X	-
	Los Angeles Directory Co.	X	X	X	-
1928	Los Angeles Directory Co.	-	-	-	-
1927	Los Angeles Directory Co.	-	-	-	-
1926	Los Angeles Directory Co.	-	-	-	-
1925	Los Angeles Directory Co.	-	-	-	-
1924	Los Angeles Directory Co.	-	X	X	-
	Los Angeles Directory Co.	X	X	X	-
1923	Los Angeles Directory Co.	-	-	-	-
1921	Los Angeles Directory Co.	-	-	-	-
1920	Los Angeles Directory Co.	-	-	-	-

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

3057-3067 Pico Boulevard
Los Angeles, CA 90006

FINDINGS DETAIL

Target Property research detail.

PICO BLVD W

3063 PICO BLVD W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	LEE SANG YEOL	Haines & Company

3065 PICO BLVD W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	OK REFRIGERATORS	Haines & Company

3067 PICO BLVD W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	a 1/2 MOLINA Rosalia	Haines & Company

W PICO BLVD

3057 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Security Auto Body Repair	Pacific Telephone
1962	Newman Co	Pacific Telephone
1958	Snyder Surplus & Metal Co	Pacific Telephone
1942	PFEIFFER Fred J Bertha G garage	Los Angeles Directory Co.
1933	National Aeronautic Assn Southern California Chapter	Los Angeles Directory Co.
1929	Nikrent Jos A garage	Los Angeles Directory Co.

3063 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	L A AUTO PARTS CO INC	Cole Information Services
2008	EDWARD CHOI BUM SUN	Cole Information Services
	L A AUTO PARTS CO INC	Cole Information Services
2006	L A AUTO PARTS	Haines Company, Inc

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	LA AUTO PART CO	Haines Company, Inc
1990	4M CORP	Pacific Bell
	4M DEVELOPEMENT CORP	Pacific Bell
	MMMM CORP	Pacific Bell
	SUNNY ROOFING CO INC	Pacific Bell

3065 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	CROWN BUSINESS SYSTEMS	Pacific Bell
1986	CROWN BUSINESS SYSTEMS	Pacific Bell
	L A BUSINESS SYSTEMS	Pacific Bell
1981	OLYMPIA INTERNATIONAL TRADING CO	Pacific Telephone
1924	Marsh Arnott L furn	Los Angeles Directory Co.
	TUCKER Cora B wid A r	Los Angeles Directory Co.

3067 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	AGUILARArmando	Haines Company, Inc
	Y LOPEZ Benjamin	Haines Company, Inc
1986	KIM HAK EUN	Pacific Bell
1981	LEE HWAN HEE	Pacific Telephone
1976	Posey Alexander	Pacific Telephone
	Stevenson Walter Mrs	Pacific Telephone
1971	Lee Benjamin F	Pacific Telephone
	Southland Ruby Mrs	Pacific Telephone
	Stevenson Walter Mrs	Pacific Telephone
1967	Allen Mary E	Pacific Telephone
	Stevenson Robt	Pacific Telephone
	Stevenson Walter Mrs	Pacific Telephone
1962	Stevenson Walter Mrs	Pacific Telephone
	Wells Nettle	Pacific Telephone
1958	Stevenson Walter Mrs	Pacific Telephone
1942	Antweiler Laurence Jean cook	Los Angeles Directory Co.
	BURGESS Arth Mary E	Los Angeles Directory Co.
	Habich John G Janet E slsmn	Los Angeles Directory Co.
	Linguist Glenn	Los Angeles Directory Co.
	Penberthy Lafe Muriel driver	Los Angeles Directory Co.
	Pico Arms Apartments	Los Angeles Directory Co.
	Van Norden Wm Alice E plmbg supps	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	Von Norden Wm plmbg supp	Los Angeles Directory Co.
1929	Broughton Harold S lab	Los Angeles Directory Co.
	Dwyer Geo H	Los Angeles Directory Co.
	Ekwall Ingrid sten	Los Angeles Directory Co.
	FOGARTY Arth D Estella inspr US Bureau of Animal Industry	Los Angeles Directory Co.
	FULLER Jane sten	Los Angeles Directory Co.
	FULLER Jean office sec Fanchon & Marco	Los Angeles Directory Co.
	OLSON Cora typst	Los Angeles Directory Co.
	SMITH Harry S h	Los Angeles Directory Co.
1924	DEAN Frances M bkpr West Coast Kalsomino Co h	Los Angeles Directory Co.
	Deshell Laboratories Inc W T Kester pres C A Deshell v pres L J Clarke sec H H Wilson treas medicine mfrs	Los Angeles Directory Co.
	Fort Arthur W slsmn Minnich & Gould r	Los Angeles Directory Co.
	Fuller E Milo r	Los Angeles Directory Co.
	Fuller Jean steno Pac Gasoline Corp r	Los Angeles Directory Co.
	MINNICH & GOULD J C Minnich R E Gould Income Property Vacant Lots Insurance	Los Angeles Directory Co.
	Morrison Albt E gen mgr Ivan L de Jongh h r	Los Angeles Directory Co.
	WEST Pearl r	Los Angeles Directory Co.

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

12TH PL W

3024 12TH PL W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company

3027 12TH PL W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company

3030 12TH PL W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	JAY Huey	Haines & Company

3032 12TH PL W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	JAY Huey	Haines & Company

3033 12TH PL W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company

3036 12TH PL W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	ROMERO Jose	Haines & Company

3037 12TH PL W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	BELTRAN Oscar M	Haines & Company

3040 12TH PL W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	GUY Siu	Haines & Company

3041 12TH PL W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	PEREZ Rosalinda	Haines & Company

FINDINGS

3042 12TH PL W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	RODRIGUEZ Fernando	Haines & Company

3044 12TH PL W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	a 1/2 SANABRIA Carlos	Haines & Company
	JUNG Y	Haines & Company

3047 12TH PL W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	VASQUEZ Roberto	Haines & Company

3050 12TH PL W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	a 1/2 PONCE Amid B	Haines & Company

3052 12TH PL W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	a 1/2 GARCIA Daisy	Haines & Company

3053 12TH PL W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	AHN Yong	Haines & Company

3055 12TH PL W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	SOLDEVILLA Ernesto	Haines & Company

3056 12TH PL W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	a 1/2 MENDOZA Jorge M	Haines & Company

3057 12TH PL W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company

3061 12TH PL W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	KIM Chun	Haines & Company

FINDINGS

3062 12TH PL W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	SILVA Fernando	Haines & Company

3067 12TH PL W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	KIM Chun	Haines & Company

3070 12TH PL W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	APARTMENTS CHUNG Hong Jom	Haines & Company
	TRAPP Ivan A	Haines & Company
	SEBHATU Afework	Haines & Company
	PARK Jong Rye	Haines & Company
	KIM Soon Ja	Haines & Company
	KIM Ki Duck	Haines & Company
	KANG Ok N 323 732 75 S	Haines & Company
	HAN Soon Hue	Haines & Company
	HAN John	Haines & Company
	12TH PL W 90006 CONT	Haines & Company

3079 12TH PL W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company

3081 12TH PL W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	KIM Chun	Haines & Company

OXFORD AVE S

1303 OXFORD AVE S

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company

1309 OXFORD AVE S

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	MARROQUIN Olga	Haines & Company
	FIGUEROA Heber Omar	Haines & Company

FINDINGS

1311 OXFORD AVE S

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company

1314 OXFORD AVE S

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	LEMUS Mario	Haines & Company

1315 OXFORD AVE S

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	CENTENO Delia	Haines & Company

1317 OXFORD AVE S

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	RAMIREZ Jose	Haines & Company

1318 OXFORD AVE S

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	LINARES Alicia	Haines & Company

1321 OXFORD AVE S

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company

PICO BLVD W

3015 PICO BLVD W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company

3018 PICO BLVD W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	RESEDA MEDICAL ASSOCIATES	Haines & Company

3019 PICO BLVD W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company

3021 PICO BLVD W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	YI Chae	Haines & Company
	YINCO OVERHEAD GARAGE DOORS	Haines & Company

FINDINGS

3027 PICO BLVD W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company

3029 PICO BLVD W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company

3030 PICO BLVD W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	LAPA Elmer A	Haines & Company
	VILLANUEVAS HDWR	Haines & Company
	YI Chae	Haines & Company
	a 1/2 ANGUIANO Jose J	Haines & Company

3031 PICO BLVD W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company

3032 PICO BLVD W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company

3034 PICO BLVD W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	HERNANDEZ Mario	Haines & Company
	JIMENEZ Maria	Haines & Company

3036 PICO BLVD W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	FRANCIS Mana Lee	Haines & Company

3038 PICO BLVD W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	GOLDEN APPLIANCE CO	Haines & Company
	YUN Keun	Haines & Company

3040 PICO BLVD W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	GOLDEN RULE GLASS & SCREEN	Haines & Company

FINDINGS

3042 PICO BLVD W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	SEQUEN JOSE	Haines & Company

3044 PICO BLVD W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	PELOS FLY BEAUTY SALON UNISEX	Haines & Company
	YI Chae	Haines & Company

3051 PICO BLVD W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	JEHOVAHS WITNESSES	Haines & Company

3054 PICO BLVD W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	CASTILLO BAR	Haines & Company
	BACA Consuelo	Haines & Company

3060 PICO BLVD W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	PAK Dong	Haines & Company
	a 1/2 CHONG Hae Young	Haines & Company

3062 PICO BLVD W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	LINETHS BEAUTY SALON	Haines & Company

3064 PICO BLVD W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	BARGAIN CENTRAL	Haines & Company

3068 PICO BLVD W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	EL SANTANECO RESTAURANT	Haines & Company

3069 PICO BLVD W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	a 1/2 SOK Chang Won	Haines & Company
	ATLANTIDA INTERNATL	Haines & Company

FINDINGS

3070 PICO BLVD W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	JC BEEPER	Haines & Company

3071 PICO BLVD W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	GUELAGUETZA BEAUTY SALON	Haines & Company

3072 PICO BLVD W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	HARRIS Harold	Haines & Company
	JACK ARIAN	Haines & Company

3073 PICO BLVD W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	BALAM Gustavo	Haines & Company
	CORTES Maria Trinidad	Haines & Company
	GARCIA Gabriel	Haines & Company
	NAVA Maria Elena	Haines & Company
	JIMENEZ Judith	Haines & Company
	APARTMENTS APARICIO Cecllis	Haines & Company

3076 PICO BLVD W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	a 1/2 MAC SHOES LOCK & KEY SERVICE	Haines & Company
	HARRIS Harold	Haines & Company

3078 PICO BLVD W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	EXPRESION OAXAQUENA	Haines & Company

3080 PICO BLVD W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	EL TORO BARBER	Haines & Company

3082 PICO BLVD W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company

FINDINGS

3084 PICO BLVD W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company

3086 PICO BLVD W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	HUGOS SHOE REPAIR	Haines & Company

3087 PICO BLVD W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	THAI PLATE EXPRESS	Haines & Company
	TEXIS RESTAURANT	Haines & Company
	SAN SIMON BEAUTY SALON	Haines & Company
	NIX CHECK CASHING	Haines & Company
	VIDEO HOUSE	Haines & Company
	KINGS BUSNS SYSTEMS	Haines & Company
	DELICIOUS DONUTS	Haines & Company
	ANGEL TV AND VCR	Haines & Company
	MUKTA MINI MARKET	Haines & Company

3088 PICO BLVD W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	MR S LIQUOR MART	Haines & Company

S OXFORD AVE

1303 S OXFORD AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	WEST ADAMS WHSLE MEAT CO	Pacific Telephone
1942	FRYE John C Grace W printer	Los Angeles Directory Co.
1937	Judge Albt F printer	Los Angeles Directory Co.
1924	HOYT Pure Food Co Inc A J Du Val slsmn	Los Angeles Directory Co.

1305 S OXFORD AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	CORRIGAN Mary steno r	Los Angeles Directory Co.
	Garahan Emeline steno h	Los Angeles Directory Co.
	SMITH Sylvester A driver r	Los Angeles Directory Co.
	Glassco L H h	Los Angeles Directory Co.
	HARRIS Sheldon R clk h	Los Angeles Directory Co.
	SMITH Bernice L steno r	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	LAWSON Wm H real est h	Los Angeles Directory Co.
	Corkill Geo R slsmn h	Los Angeles Directory Co.

1309 S OXFORD AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	MAGANA Atfonso	Haines Company, Inc
	SANCHEZAaumn	Haines Company, Inc
1986	ROBLES ADRIAN	Pacific Bell
1981	POLICARPO ABELINA L	Pacific Telephone
1942	Gruell John Marjorie driver	Los Angeles Directory Co.
	KING Elise Mrs	Los Angeles Directory Co.
	KRAMER Grace Mrs librn	Los Angeles Directory Co.
	STEVENS Le Roy restrwkr	Los Angeles Directory Co.
1937	Villereux Robt cook	Los Angeles Directory Co.
1924	Wooten Richd janitor r	Los Angeles Directory Co.

1311 S OXFORD AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	Grewell John J Marjorie E driver	Los Angeles Directory Co.
1937	MARTINEZ Pauline Mrs	Los Angeles Directory Co.
1929	JORDAN Stanley H Zoe V cabtmkr	Los Angeles Directory Co.
1924	Wootton Richd C janitor h	Los Angeles Directory Co.

1314 S OXFORD AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	REYESAnabela	Haines Company, Inc
	GONZALES Laura	Haines Company, Inc
	BARRIENTOS	Haines Company, Inc
	Geovanny	Haines Company, Inc
1990	SUCHITE LILIAN	Pacific Bell
1976	Mejia Nery	Pacific Telephone
1942	Varnian Geo B Genevieve sten equip	Los Angeles Directory Co.
1937	VARNUM Geo B Genevieve elec door mfr	Los Angeles Directory Co.
1933	KIRBY Grace smstrs	Los Angeles Directory Co.
	WALLACE Elmer O carp	Los Angeles Directory Co.
1929	Varnum Geo B Genevieve bank lock expert	Los Angeles Directory Co.
	h	Los Angeles Directory Co.
1924	h	Los Angeles Directory Co.

FINDINGS

1315 S OXFORD AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	CRUZ AURORA	Pacific Bell
1986	CRUZ AURORA	Pacific Bell
1937	HARRISON Minerva J Mrs tchr City Sch	Los Angeles Directory Co.
1933	Lynn J M Mrs	Los Angeles Directory Co.
	Pond J M	Los Angeles Directory Co.
1929	LYNN Jas M Ella auto park	Los Angeles Directory Co.

1317 S OXFORD AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	CLOUGH David	Haines Company, Inc
1981	DIAZ MARIA G	Pacific Telephone
1942	CARSON Ruth sten LAPD	Los Angeles Directory Co.
1937	CARSON Fred Ruth eng	Los Angeles Directory Co.
1933	CARSON Fred F	Los Angeles Directory Co.
	CARSON Ruth sten LAPD	Los Angeles Directory Co.

1319 S OXFORD AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	STEWART Addie W	Los Angeles Directory Co.
1937	Heywood Frank oils	Los Angeles Directory Co.
1933	Rabin Abr Celia pres Majestic Show Print Corp	Los Angeles Directory Co.
	Katzin Rose clk Co Charities	Los Angeles Directory Co.
	EMMONS Wm L Beatrice bkpr	Los Angeles Directory Co.
1929	Jandt Minnie B wid Edward	Los Angeles Directory Co.

1321 S OXFORD AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	SEEDORF Kitten	Haines Company, Inc
1990	REYES MERCEDES	Pacific Bell
1942	Swaisgood Geo W Ruth M mach	Los Angeles Directory Co.
1937	Ochs Otto Edith M bkpr Benj Kaplan & Co	Los Angeles Directory Co.

1325 S OXFORD AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	Hobson Ida costumer r	Los Angeles Directory Co.

FINDINGS

1327 S OXFORD AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1933	LOWE Neil C Lelia	Los Angeles Directory Co.

S WESTERN AVE

1255 S WESTERN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1933	Mc GUIRE Hugh C Carolyn restr	Los Angeles Directory Co.

1259 S WESTERN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1937	Downs Effie slswn	Los Angeles Directory Co.

1260 S WESTERN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	Caraway Wm J real est	Los Angeles Directory Co.

1266 S WESTERN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	Grasso Marie Mrs beauty shop	Los Angeles Directory Co.
1937	Grasso Marie beauty shop	Los Angeles Directory Co.
1933	CLARK Van Buren Dolores restr	Los Angeles Directory Co.
	CLARK Dolores M Mrs beauty shop	Los Angeles Directory Co.
1929	Leap Clive osteo	Los Angeles Directory Co.
1924	Pledger Erwin financial writer E H Schiek & Co r	Los Angeles Directory Co.

1268 S WESTERN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Iberri Alfred Rivets	Pacific Telephone
1942	De Vorkin Eleanor Mrs	Los Angeles Directory Co.
	BOWERS Philip G clk	Los Angeles Directory Co.
	HALL Vera slswn	Los Angeles Directory Co.
	JOHNSON Virgil D bottler	Los Angeles Directory Co.
1929	Hoem Knut J Signe carp	Los Angeles Directory Co.
	HOLLER Frank Peggy	Los Angeles Directory Co.
1924	Bland H J motrmn h	Los Angeles Directory Co.

1270 S WESTERN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	JOHNSON Margt E Mrs	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	WISE Franklyn waiter	Los Angeles Directory Co.
	HALL Herbt C Anna slsmn	Los Angeles Directory Co.
1937	Falkenrath Annette Mrs massage	Los Angeles Directory Co.
	Falkenrath Clyde driver	Los Angeles Directory Co.
1929	ONEIL Basil D Estelle vule	Los Angeles Directory Co.
1924	Ingels Robt E auto opr h	Los Angeles Directory Co.

1272 S WESTERN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Scott Arnold R	Pacific Telephone
1942	BRYAN Joyce Mrs	Los Angeles Directory Co.
	Brown Thos E Leila sta atdt	Los Angeles Directory Co.
	BROWN Frances E Mrs	Los Angeles Directory Co.
1937	Cobb Jacob B Verna pntr	Los Angeles Directory Co.
1929	ROSENTHAL Ella M Mrs drsmkr	Los Angeles Directory Co.
	h	Los Angeles Directory Co.
	ROSENTHAL M Edw Ella M soft drinks	Los Angeles Directory Co.
1924	Butler Blanche S bkpr Harrigan Cleveland Inc h	Los Angeles Directory Co.
	Draves Henry J slsmn Gold Seal Refining Co r	Los Angeles Directory Co.
	WHITE Hugo E h	Los Angeles Directory Co.

1274 S WESTERN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Economy Finance & Investment Co	Pacific Telephone
1937	ROSE L A Gertrude C tile contr	Los Angeles Directory Co.
1933	ROSE Morris G Gertrude tile contr	Los Angeles Directory Co.
1929	ROSE L A TILE CO L A Rose M G Rose Tile Mantels Baths and Marble Work	Los Angeles Directory Co.
1924	ROSE Louis A tile contr	Los Angeles Directory Co.

1276 S WESTERN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Olivers Clnrs & Tailors	Pacific Telephone
1933	Shore Harry Sadie delicatessen	Los Angeles Directory Co.
1929	REINHART Edith childrens clo	Los Angeles Directory Co.
1924	TITUS Hazen J Fruit Cake Co Inc H J Titus pres Geo Collins sec treas	Los Angeles Directory Co.

FINDINGS

1277 S WESTERN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	Spellmeyer A Lawrence Marie restr	Los Angeles Directory Co.
1937	HOWARD Edw reste	Los Angeles Directory Co.

1278 S WESTERN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Goodmans Radio & TV Serv	Pacific Telephone
	Goodman Charlie Radio & TV Serv	Pacific Telephone
	Goodman Charlie Radio & TV Serv	Pacific Telephone
1942	Bitter Saul clo clnr	Los Angeles Directory Co.
1937	Bitter Sol clo clnr	Los Angeles Directory Co.
1933	Goodman Faye clo clnr	Los Angeles Directory Co.

1280 S WESTERN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	Bunge D H	Los Angeles Directory Co.
1937	SUGARMAN & Godowitz Alec Sugarman Sol Godowitz drugs	Los Angeles Directory Co.
1933	KLEINMAN Saml drugs	Los Angeles Directory Co.
1924	STERN Clara Mrs drugs	Los Angeles Directory Co.
	Erb Anna H Mrs clk r	Los Angeles Directory Co.

1300 S WESTERN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	LILLY Lawrence L Indywkr	Los Angeles Directory Co.
1924	CALLAHAN & PANNEELL R E Callahan Geo H Pannell Real Estate	Los Angeles Directory Co.
	PANNELL CALLAHAN G H Pannell R B Callahan Real Estate	Los Angeles Directory Co.
	PANNELL CALLAHAN & ANDREWS G H Pannell R E Callahan T B Andrews Real Estate	Los Angeles Directory Co.

1301 S WESTERN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1937	KOHN Irving Ray H florist	Los Angeles Directory Co.
1924	Wilhelm Anola E r	Los Angeles Directory Co.
	Wilhelm Otto G rancher h	Los Angeles Directory Co.

1303 S WESTERN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	PICO SHELL	Cole Information Services

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	BICO SHELL	Cole Information Services
	YEM INC	Cole Information Services
2006	PICO SHELL	Haines Company, Inc
1981	CHO SHELL SERV STN	Pacific Telephone
1976	Cho Shell serv stn	Pacific Telephone
1971	Ocon Luis Max Shell Service Stn	Pacific Telephone

1304 S WESTERN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	HEIDI FURNITURE MFRS	Cole Information Services
2008	HEIDI FURNITURE MFRS	Cole Information Services
2006	HEIDI FURNITURE	Haines Company, Inc
1958	Strip City	Pacific Telephone
1924	Fallandy Jules barber	Los Angeles Directory Co.

1305 S WESTERN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	MAAX TRANSMISSION	Cole Information Services
1990	PRINCE INVESTMENT PROPERTIES	Pacific Bell
1986	PRINCE INVESTMENT PROPERTIES	Pacific Bell
	CHO S SHELL GROUP	Pacific Bell
1981	CHO S SHELL GROUP	Pacific Telephone
	CHO SHELL SERV STN	Pacific Telephone
1976	Pico & Western Florist	Pacific Telephone
1971	Pico & Western Florist	Pacific Telephone
1958	Pico & Western Florist	Pacific Telephone
1942	KOHN Irving Ray florist	Los Angeles Directory Co.
1933	Kohen Irving florist	Los Angeles Directory Co.

1306 S WESTERN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	Wilber Chas real est	Los Angeles Directory Co.
	Kell Philip S real eat	Los Angeles Directory Co.
	DIDDOCK RALPH W Real Estate	Los Angeles Directory Co.
	Winterfield & Hawley A C Winterfield T G Hawley real est	Los Angeles Directory Co.

1308 S WESTERN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	L A CONTEMPO FURNITURE	Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	Hibbs Iva Mrs restr	Los Angeles Directory Co.
1933	Caraplis Louis A restr	Los Angeles Directory Co.
1929	Xenms Grace H Mrs pres Clover Leaf Cafe Inc r	Los Angeles Directory Co.
1924	Levison Maxwell tailor	Los Angeles Directory Co.

1310 S WESTERN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	Miller Jack real est	Los Angeles Directory Co.

1312 S WESTERN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1964	BREAMER GORDON BREAMER S DYNNO TUNE UP SERV	Pacific Telephone
1924	BAIN Wilfred L archt	Los Angeles Directory Co.
	HORN JOE Building Contractor	Los Angeles Directory Co.

1316 S WESTERN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1971	Burton Geo	Pacific Telephone
1942	Sherwin Jean	Los Angeles Directory Co.
	Srode John H Eliz slsmn	Los Angeles Directory Co.
	PARKER Theo H eng U S Eng	Los Angeles Directory Co.
	Strode Jack slsmn Central Chev Co	Los Angeles Directory Co.
1933	Rossi Herman Josephine tailor	Los Angeles Directory Co.
1929	Brockban Arth H slsmn	Los Angeles Directory Co.
1924	Freed Arthur E h	Los Angeles Directory Co.

1318 S WESTERN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	ALDANA LAURA V	Pacific Bell
1986	ALDANA LAURA V	Pacific Bell
1981	ALDANA CARLOS H	Pacific Telephone
1976	SOUTH LOS ANGELES MEDICAL LABORATORY INC	Pacific Telephone
1971	Sparks Malley L Jr	Pacific Telephone
1958	Lady of Mystery Radio Fame	Pacific Telephone
	Balta John	Pacific Telephone
1942	TAYLOR M Eliz	Los Angeles Directory Co.
1937	Armour Nellie M wid G V	Los Angeles Directory Co.
	Strode John Betty	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1933	GEIGER Otto E	Los Angeles Directory Co.
	Geiger Anna Mrs	Los Angeles Directory Co.
	ALEXANDER Jas E musician	Los Angeles Directory Co.
	ALEXANDER Jas mgr Saml Charkas	Los Angeles Directory Co.
1929	Xennis Geo D Grace restr	Los Angeles Directory Co.
	h	Los Angeles Directory Co.
1924	WARNER Dennis A h	Los Angeles Directory Co.

1319 S WESTERN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	KWAK JONG DAIK	Pacific Telephone
	CHOI BOK KYOU	Pacific Telephone
1958	HYLAND SANITARIUM	Pacific Telephone
1942	MURPHY Dwight D gdnr CPD	Los Angeles Directory Co.
	Bradtke Jeannette Rev	Los Angeles Directory Co.
1937	Agabeg Occult Church Rev Violet Greener pastor	Los Angeles Directory Co.
	Greener Violet Rev pastor Agabeg Occult Church	Los Angeles Directory Co.
1933	Mc DOUGAL Carl L clk	Los Angeles Directory Co.
	SMITH Eliz Mrs	Los Angeles Directory Co.
	Herzoff Lois clk	Los Angeles Directory Co.
	HARRISON Margt Mrs	Los Angeles Directory Co.
	HARRIS Jeannette clk	Los Angeles Directory Co.
1929	Shaw Antoinetta beauty shop	Los Angeles Directory Co.
	Abjohn Cath sten	Los Angeles Directory Co.
1924	Riley Mona r	Los Angeles Directory Co.
	Means Raymond clk r	Los Angeles Directory Co.
	DOWLING John C jr steno r	Los Angeles Directory Co.
	Dowling Bernadine r	Los Angeles Directory Co.

1320 S WESTERN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Pinske M	Pacific Telephone
1942	MORROW Isabelle wid T R	Los Angeles Directory Co.
1937	MORROW Yonne R Mrs	Los Angeles Directory Co.
1933	Craig Edw A Lily Pntr	Los Angeles Directory Co.
	FOX Vera	Los Angeles Directory Co.
	MORROW T	Los Angeles Directory Co.
1929	MORROW Thos R Isabel	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	MORROW Thos R pharm Mrs Clara Stern h	Los Angeles Directory Co.

1322 S WESTERN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	DON GOYO TAX PREPARER	Cole Information Services
2008	DON GOLLO TAX PREPARER	Cole Information Services
2006	PREPARER	Haines Company, Inc
	DON GOLLTAX	Haines Company, Inc
1990	ALICIA HAIR STYLIST	Pacific Bell
1986	ALICIA HAIR STYLIST	Pacific Bell
1981	ALICIA HAIR STYLIST	Pacific Telephone
1976	Alicia hair stylist	Pacific Telephone
1971	Alicia hair stylist	Pacific Telephone
1958	Alicia Hair Stylist	Pacific Telephone
1942	Mc Mectery Anne Mrs cook	Los Angeles Directory Co.
	La Fond Jeanette Mrs beauty shop	Los Angeles Directory Co.
	Espinosa R J	Los Angeles Directory Co.
1937	WHITTIER Jeannette L Mrs beauty shop	Los Angeles Directory Co.
	WHITTIER Howard L Jeannette L slsmn	Los Angeles Directory Co.
	RAMSEY Sue Mrs	Los Angeles Directory Co.
1929	Ashworth Sylvia B sten	Los Angeles Directory Co.
1924	Mack Almon H supt Chas W Link h	Los Angeles Directory Co.
	HOWE Jas F slsmn Sou Cal Music Co r	Los Angeles Directory Co.

1324 S WESTERN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	No Current Listing	Haines Company, Inc
1958	Kathys Custom Made Clothes	Pacific Telephone
1942	Sleeper Lydia M books	Los Angeles Directory Co.
1937	KNAPP Geo J Margt bkpr Max Brandes	Los Angeles Directory Co.
1933	PEARSON Albt A Emma tailor	Los Angeles Directory Co.
1929	PEARSON Axel Emma tailor	Los Angeles Directory Co.
1924	Miller Della slswmn h	Los Angeles Directory Co.

1326 S WESTERN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1971	Villanueva Amelia C H	Pacific Telephone
1942	HARTMAN Stella beauty opr	Los Angeles Directory Co.
1937	PETERSON Ronald J meat ctr	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1929	SHORT Dorothy Mrs clk h	Los Angeles Directory Co.
1924	h	Los Angeles Directory Co.

S WESTERN AVE H1133 SAME

1278 S WESTERN AVE H1133 SAME

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1929	SAMPSON Vane F Jean clnrs and dyers	Los Angeles Directory Co.

W 12TH PL

3024 W 12TH PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	BELLAND CAMERON H	Pacific Telephone
1976	Belland Cameron H	Pacific Telephone
1937	ARMSTRONG May H cash Broadway Dept Store	Los Angeles Directory Co.

3029 W 12TH PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Joaquin Rafaela	Pacific Telephone
1962	Petros Consuiello	Pacific Telephone
1942	GARDNER Floyd Grace	Los Angeles Directory Co.
	CLARK June	Los Angeles Directory Co.
	Bevins Max Elaine	Los Angeles Directory Co.
1937	Gaitan Louis slsmn Mack Berenzweig	Los Angeles Directory Co.

3030 W 12TH PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	JAYHuey	Haines Company, Inc
1990	LEE KWOK C	Pacific Bell
1986	LEE KWOK C	Pacific Bell
1981	LEE KWOK C	Pacific Telephone
1976	Kwan Chuk Wan	Pacific Telephone

3032 W 12TH PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	JAY Huey	Haines Company, Inc
1990	JAY HUEY	Pacific Bell
1986	JAY HUEY	Pacific Bell
1981	JAY HUEY	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Jay Huey	Pacific Telephone
1962	Blom John A Sr	Pacific Telephone
1958	Blom John A Sr	Pacific Telephone
1933	PECK Wm R Margt C dep Co Clerk	Los Angeles Directory Co.

3033 W 12TH PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	TRULSON HAROLD H	Pacific Bell
1986	TRULSON HAROLD H	Pacific Bell
1981	TRULSON HAROLD H	Pacific Telephone
1976	Rodriguez Lucio G	Pacific Telephone
	Trulson Harold H	Pacific Telephone
1967	Trulson Harold H	Pacific Telephone
1962	Trulson Harold H	Pacific Telephone
1958	Stewart Bert	Pacific Telephone
1942	Roesch Ellis I Francina refrig eng	Los Angeles Directory Co.
1937	Welty Louise N pub sten	Los Angeles Directory Co.

3036 W 12TH PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	Vo MARTINEZ Silvia	Haines Company, Inc
	MARTINEZJusto	Haines Company, Inc
1986	TSUJIMOTO EDDIE	Pacific Bell
1981	TSUJIMOTO EDDIE	Pacific Telephone
1976	Tsujimoto Eddie	Pacific Telephone

3037 W 12TH PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	BELTRAN Oscr M	Haines Company, Inc
1990	MILLER JOHN D MRS	Pacific Bell
1986	MILLER JOHN D MRS	Pacific Bell
1981	MILLER JOHN D MRS	Pacific Telephone
1976	Miller John D Mrs	Pacific Telephone

3040 W 12TH PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	GUYSlu	Haines Company, Inc
	BARRIOS M	Haines Company, Inc

FINDINGS

3041 W 12TH PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	UNION CONSTRUCTION & PAINTING CO	Cole Information Services
2006	WONN Jungok	Haines Company, Inc
1981	FRANCIA FRANK	Pacific Telephone
1967	Luck Wm H	Pacific Telephone
1962	Luck Wm H	Pacific Telephone
1958	Luck Wm H	Pacific Telephone

3042 W 12TH PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	Femando	Haines Company, Inc
	RODRIGUEZ	Haines Company, Inc
1990	LUNA THELMA	Pacific Bell
1986	LUNA THELMA	Pacific Bell
1981	FRANCIS MARIA LEE	Pacific Telephone
1942	Gagliardi Eug Dorothea	Los Angeles Directory Co.

3044 W 12TH PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	ALFARO Ma Na	Haines Company, Inc
1981	BOOTH G I	Pacific Telephone

3046 W 12TH PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	JUAN Rosallno	Haines Company, Inc
	Vi TOMAS Joel	Haines Company, Inc
1976	Davidson Dewey D	Pacific Telephone
	Moore Janet	Pacific Telephone

3047 W 12TH PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	&VASQUEZRoberto	Haines Company, Inc

3048 W 12TH PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	CANASReyna	Haines Company, Inc
	DERIVERAJuan	Haines Company, Inc
1981	CRAIG PAUL	Pacific Telephone
1976	Craig Paul	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Tresvan M J	Pacific Telephone
1942	SNEED Sam printer	Los Angeles Directory Co.
1933	Craig Bessie L slwn	Los Angeles Directory Co.

3050 W 12TH PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	HERNANDEZ Ben Igno	Haines Company, Inc
1937	THURMAN Evelyn R sten	Los Angeles Directory Co.

3052 W 12TH PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	No Current Listing	Haines Company, Inc
1976	Ratcliff Richard C	Pacific Telephone
1933	Britz Matthew B clk	Los Angeles Directory Co.

3053 W 12TH PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	SIM Myung	Haines Company, Inc

3054 W 12TH PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	/A KANDRAY Macro Id	Haines Company, Inc
1976	Barnes Wm	Pacific Telephone
1933	Gabriel Wm A printer	Los Angeles Directory Co.

3055 W 12TH PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	JV GARMENTS	Cole Information Services
2006	VINUYA Jullo	Haines Company, Inc
1937	Rhine Rae sten Fort Smith & Westrn Ry	Los Angeles Directory Co.

3056 W 12TH PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	LIMA Luis	Haines Company, Inc
1990	HOLLIDAY ALICE	Pacific Bell
1986	BARNES WILLIAM C	Pacific Bell
	HOLLIDAY ALICE	Pacific Bell
1967	Berkley Wm R	Pacific Telephone
1962	Ritch Charlotte	Pacific Telephone
	Thompson Olive B	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Thompson Geo B MD	Pacific Telephone

3057 W 12TH PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	SOLDEVILLA ERNESTO M	Pacific Bell
1981	SOLDEVILLA ERNESTO M	Pacific Telephone
1976	Paul Patricia	Pacific Telephone

3061 W 12TH PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	A MP MANAGEMENT CO	Cole Information Services
2006	KIM Chun	Haines Company, Inc
1990	HENRY ETHELRENE	Pacific Bell
	ROBERSON DORIS	Pacific Bell
1986	ROBERSON DORIS	Pacific Bell
1981	ROBERSON DORIS	Pacific Telephone
1976	Roberson Doris	Pacific Telephone

3062 W 12TH PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	SILVA Fernando	Haines Company, Inc
1990	KIM RAN	Pacific Bell
1986	KIM RAN	Pacific Bell
1981	KIM RAN	Pacific Telephone
1976	DArcy Paul E	Pacific Telephone
1933	ROBERTS Saml Bessie mgr Roberts Furs Inc	Los Angeles Directory Co.
	ROBERTS Bessie Mrs pres Roberts Furs Inc	Los Angeles Directory Co.

3067 W 12TH PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Maguire Esther B	Pacific Telephone

3069 W 12TH PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1962	Daily Clyde	Pacific Telephone

3070 W 12TH PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	APARTMENTS	Haines Company, Inc

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	ASNARAN Luls	Haines Company, Inc
	HAN Soon Hul	Haines Company, Inc
	JEONG Kyung	Haines Company, Inc
	JIMENEZ Mar Ia	Haines Company, Inc
	KANG Ok N	Haines Company, Inc
	KIM Hee Won	Haines Company, Inc
	KIM KI Duck	Haines Company, Inc
	KIM Man	Haines Company, Inc
	KIM Soon Ja	Haines Company, Inc
	KONG Myung Suk	Haines Company, Inc
	PAK In	Haines Company, Inc
	SEBHATU Afework	Haines Company, Inc
	YOON Suk	Haines Company, Inc
1990	HOWELL MOODY	Pacific Bell
	MARTINEZ DAVID SEVILLA	Pacific Bell
	MARTINEZ ELVIRA	Pacific Bell
	PARK KWI YE	Pacific Bell
	SALAS LUISA CANTON	Pacific Bell
	TEFERA ANDU	Pacific Bell
	TRAPP IVAN A	Pacific Bell
	YAZDANI MAHMOOD	Pacific Bell
	ALVAREZ IVAN	Pacific Bell
	ANGULO MAURICIO	Pacific Bell
	CHUNG HONG JOM	Pacific Bell
	FIKRU ELIZABETH	Pacific Bell
	GARCIA SYLVANA	Pacific Bell
	GETAHUNE MANAYE B	Pacific Bell
1986	ALFARO OSCAR M	Pacific Bell
	CHOE SIN YOUNG	Pacific Bell
	CHUNG HONG JOM	Pacific Bell
	DIAZ MARTHA	Pacific Bell
	GETAHUNE MANAYE B	Pacific Bell
	HOWELL MOODY	Pacific Bell
	LEE BUSOON	Pacific Bell
	LOPEZ SARA	Pacific Bell
	PAK YONG HAN	Pacific Bell
	PARK KWI-YE	Pacific Bell
	ROMERO ELESEO	Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	SHIN YOUNG KYUN	Pacific Bell
	TRAPP IVAN A	Pacific Bell
1981	ASFAW NESIBU	Pacific Telephone
	AUDU JIBRILLA G	Pacific Telephone
	GONZALEZ HECTOR M	Pacific Telephone
	GUARDADO CARMEN	Pacific Telephone
	HERNANDES GLORIA	Pacific Telephone
	HERNANDEZ GUSTAVO	Pacific Telephone
	HERNANDEZ RAUL	Pacific Telephone
	KNIGHT HOPE	Pacific Telephone
	MATA SARA LOPEZ	Pacific Telephone
	RUBIO JUVAN	Pacific Telephone
	URQUIJO MARTHA	Pacific Telephone
1976	Frilot Jos	Pacific Telephone
	Hardy Edw	Pacific Telephone
	Knight Hope	Pacific Telephone
	Morris Rouine	Pacific Telephone
	Sanders Donald	Pacific Telephone
	Shiferaw Asres	Pacific Telephone
	Trapp Erleen I	Pacific Telephone
	Trapp Ivan A	Pacific Telephone
	Vargas Fenny	Pacific Telephone
	Williams La Nita J	Pacific Telephone
	Woldemarim Dessalegn	Pacific Telephone
1967	Brown J J	Pacific Telephone
1962	Borrowman Evan A	Pacific Telephone
	Crockett Margaret	Pacific Telephone
	Kirkling Earl	Pacific Telephone
	Ward Wildred	Pacific Telephone
1958	Borrowman Evas A	Pacific Telephone
	Warren Jas A	Pacific Telephone
1942	KNUTSON Evelyn V sten Telag Del Serv	Los Angeles Directory Co.
1937	Barens Edw R Irene inspr Wm L Hughson Co	Los Angeles Directory Co.
	Bowling Benton L Velma slsmn Pac Manifolding Book Co	Los Angeles Directory Co.
1933	CAMPBELL Betty	Los Angeles Directory Co.

FINDINGS

3071 W 12TH PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	WALKER Marjorie P interviewer SDE	Los Angeles Directory Co.

3077 W 12TH PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1933	HYATT Esther Clk	Los Angeles Directory Co.

3029 1/2 W 12TH PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	JOAQUIN RAFAELA	Pacific Bell

3033 1/2 W 12TH PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	RODRIGUEZ LUCIA G	Pacific Bell

3036 1/2 W 12TH PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	LEE ADAM	Pacific Bell
1981	YAMASHITA FUMIO	Pacific Telephone

3044 1/2 W 12TH PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	PHILIPS VIVIAN	Pacific Telephone
	PHILLIPS VIVIAN	Pacific Telephone

3046 1/2 W 12TH PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	MOORE JANET	Pacific Bell

3050 1/2 W 12TH PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	SMITH J	Pacific Bell

3052 1/2 W 12TH PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	RATCLIFF RICHARD C	Pacific Bell

3054 1/2 W 12TH PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	HOLLIDAY ALICE	Pacific Telephone

FINDINGS

3056 1/2 W 12TH PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	GIVENS BEATRICIA	Pacific Bell

W PICA BLVD

3080 W PICA BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	PALACIOS JAVIER	Pacific Bell

3087 W PICA BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	TEXIS RESTAURANT NO 2	Pacific Bell

W PICO

3044 W PICO

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	GAYLORD FRENCH LAUNDRY & CLEANERS	Pacific Bell
1937	JOHNSON Ellen M Indy	Los Angeles Directory Co.
1933	JOHNSON Bror I Ellen Indy	Los Angeles Directory Co.

3030 1/2 W PICO

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	MUNGUIA BERTA GARCIA	Pacific Telephone

W PICO BLVD

3011 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	RESTAURANTE PUERTO LA UNION	Haines Company, Inc Haines Company, Inc

3015 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	MUNOZ AUTO PARTS	Pacific Bell
1981	MUNOZ AUTO PARTS	Pacific Telephone
1976	Koppos R C	Pacific Telephone
1958	Anderson Furn Co	Pacific Telephone
1942	Durgin Elmer S Amy furn	Los Angeles Directory Co.
1929	ANDERSON Bert A Alma furn	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	CLARKE Ernest M Golden State Cabinet Co r	Los Angeles Directory Co.

3017 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	EL TIKALITO	Pacific Bell
1986	EL TIKALITO	Pacific Bell
1981	LA PALOMA RESTAURANT	Pacific Telephone
1976	Lolita Of Calif	Pacific Telephone
1971	Moderns Paint & Wallpaper Store	Pacific Telephone
	Modern Paint & Wallpaper Store	Pacific Telephone
1967	Moderns Paint & Wallpaper Store	Pacific Telephone
	Modern Paint & Wallpaper Store	Pacific Telephone
1962	Moderns Paint & Wallpaper Stoe	Pacific Telephone
	Modern Paint & Wallpaper Store	Pacific Telephone
1929	FORSBERG Louise wid F O massage	Los Angeles Directory Co.
1924	JOHNSON & Forsberg Mrs E M Johnson Mrs Louisa Forsberg massage	Los Angeles Directory Co.
	Hay Alice phys instructor	Los Angeles Directory Co.

3019 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	GOLDNER DAVID PHOTGRPHR	Pacific Telephone
1962	Lee Co refrigatn	Pacific Telephone
1958	Modern Paint & Wallpaper Store	Pacific Telephone
	Moderns Paint & Wallpaper Store	Pacific Telephone
1942	WIRTH Max bicycle repr	Los Angeles Directory Co.
1929	WARE Paul A Kath bicycles	Los Angeles Directory Co.
1924	WARE Paul A bicycles	Los Angeles Directory Co.

3021 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	CITI SIGN CO	Cole Information Services
2006	KORMAN ROOFING	Haines Company, Inc
1990	MUNOZ AUTO PARTS	Pacific Bell
1986	GUADAGNO JOHN S DC	Pacific Bell
1981	JOHN S DC	Pacific Telephone
	ARNOLD W H INVESTMENT CO	Pacific Telephone
1976	Arnold W H Investment Co	Pacific Telephone
1971	Arnold W H Investment Co	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1967	Martinet Jas W	Pacific Telephone
	Arnold W H Inv Co	Pacific Telephone
1962	Martinet Jas W	Pacific Telephone
	Arnold W H Inv Co	Pacific Telephone
1958	Arnold W H Inv Co	Pacific Telephone
1942	Antoine Julius L signs	Los Angeles Directory Co.
1929	CLARKE Ernest M Novina signs	Los Angeles Directory Co.
1924	Reynar Sylvester B painting contr and paper hgr	Los Angeles Directory Co.

3023 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	GINSBURG Nathan real est	Los Angeles Directory Co.
	HERMAN Rudolph icemn h	Los Angeles Directory Co.

3025 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1929	Brandes Wm F Bridie elec supp	Los Angeles Directory Co.

3027 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	LEE SE HYUNG	Pacific Bell

3028 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1929	SCHAEFFER Charlotte acct h	Los Angeles Directory Co.

3029 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	WOORIZIP	Haines Company, Inc
1990	CHUNG SOO JANG	Pacific Bell
1986	CHUNG SOO JANG	Pacific Bell
1981	WEST COAST BILLIARD SUPPLY	Pacific Telephone
	WEST COAST VENDING	Pacific Telephone
1976	West Coast Billiard Supply	Pacific Telephone
1970	WEST COAST BILLIARD & BOWLING SUPPLY INC	Pacific Telephone
	WEST COAST BILLIARD & BOWLING SUPPLY INC	Pacific Telephone
1967	West Coast Billiard & Bowling Supply Inc	Pacific Telephone
	WEST COAST BILLIARD & BOWLING SUPPLY INC	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1967	West Coast Bowling & Billiard Supply Inc	Pacific Telephone
1966	WEST COAST BILLIARD & BOWLING SUPPLY INC	Pacific Telephone
1965	WEST COAST BILLIARD & BOWLING SUPPLY CO	Pacific Telephone
1964	WEST COAST BLIARD & BOWLING SUPPLY CO	Pacific Telephone
1962	WEST COAST BILLIARD & BOWLING SUPPLY CO	Pacific Telephone
	West Coast Bowling & Billiard Supply Co	Pacific Telephone
	WEST COAST BILLIARD & BOWLING SUPPLY CO	Pacific Telephone
	WEST COAST BILLIARD & BOWLING SUPPLY CO	Pacific Telephone
	West Coast Billiard & Bowling Supply Co	Pacific Telephone
1960	WEST COAST BILLIARD & BOWLING SUPPLY CO	Pacific Telephone
	WEST COAST BILLIARD & BOWLING SUPPLY CO	Pacific Telephone
1958	West Coast Bowling & Billiard Supply Co	Pacific Telephone
	WEST COAST BILLIARD & BOWLING SUPPLY CO	Pacific Telephone
1942	Ragland Jas F Johanna carp	Los Angeles Directory Co.

3030 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	VILLANUEVAS HARDWARE	Cole Information Services
2008	VILLANUEVA HARDWARE	Cole Information Services
2006	VILLANUEVAS HARDWARE	Haines Company, Inc Haines Company, Inc
1990	SOUTH AMERICAN MARKET	Pacific Bell
1986	SOUTH AMERICAN MARKET	Pacific Bell
1981	SOUTH AMERICAN MARKET	Pacific Telephone
1976	Greene Wm L South American Market	Pacific Telephone Pacific Telephone
1971	Greene Wm L Jenkins Jas	Pacific Telephone Pacific Telephone
1967	Candyland restrnt Allison Claudia B	Pacific Telephone Pacific Telephone
1962	Mora Eladio Jimenes Alfonse castero Francisco Toscano	Pacific Telephone Pacific Telephone Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Candy Land Coffee Shop	Pacific Telephone
	Mora Eladio	Pacific Telephone
1942	DOWNING Marion H waiter	Los Angeles Directory Co.
	Freer Lily Mrs	Los Angeles Directory Co.
	GEORGE Russell H mach	Los Angeles Directory Co.
	GRAY Paul aircrftwkr	Los Angeles Directory Co.
	ISAAC Sylvester Etta restrwkr	Los Angeles Directory Co.
	JOHNSON Bona A Bessie A shoe repr	Los Angeles Directory Co.
	Jonas Donald aircrftwkr	Los Angeles Directory Co.
	PENDLETON Minota Mrs clk	Los Angeles Directory Co.
	Salvador Vincent restr	Los Angeles Directory Co.
	Stephens Roy Jean restrwkr	Los Angeles Directory Co.
	Van Moureal Melvin mech	Los Angeles Directory Co.
1937	FISCHER Jos E Verna police	Los Angeles Directory Co.
	FOSTER Florence	Los Angeles Directory Co.
	HINES Alvin H Margt	Los Angeles Directory Co.
	Hines Geo M cook	Los Angeles Directory Co.
	LANG Molly E Mrs smstrs	Los Angeles Directory Co.
	REYNOLDS Geo W driver	Los Angeles Directory Co.
	Ringsby Margt R tel opr	Los Angeles Directory Co.
	Sall Israel Edith clo clnr	Los Angeles Directory Co.
1929	Lasco Emma bkpr	Los Angeles Directory Co.
	Lasco Helen sten	Los Angeles Directory Co.
	Lasko Eva clk	Los Angeles Directory Co.
1924	Engelhardt Adam tchr r	Los Angeles Directory Co.
	Fleming Jas pharm Kennedy Drug Co r	Los Angeles Directory Co.
	KENNEDY DRUG CO Andrew Kennedy	Los Angeles Directory Co.
	PICO Heights Apartments	Los Angeles Directory Co.

3031 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	No Current Listing	Haines Company, Inc
1990	HAN CHANG SUG	Pacific Bell
1981	RUTHERFORD ANNE V	Pacific Telephone
1976	Rutherford Anne V	Pacific Telephone
1967	Rutherford Anne Virginia	Pacific Telephone
1962	Goldberg Herman	Pacific Telephone
	Rutherford Anne Virginia	Pacific Telephone
1958	Vesterby Martin	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	Farhat Chas	Los Angeles Directory Co.
	Farhat Tony emp Prime Clnrs & Dyers	Los Angeles Directory Co.
1929	Wohlfahrt Louis Maria gdnr h	Los Angeles Directory Co.

3032 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	No Current Listing	Haines Company, Inc
1990	SANG N MEAT	Pacific Bell
1986	SANG-N MEAT	Pacific Bell
1981	WEST PICO WHOLESALE MEAT CO	Pacific Telephone
1962	RAY'S RADIO & TV SALES & SERV	Pacific Telephone
1958	Custom Heating Co Inc	Pacific Telephone
	CUSTOM HEATING CO INC	Pacific Telephone
1942	Blackwell Lucille music records	Los Angeles Directory Co.
1929	WEST Pico Realty Co Saml Dusenbery mgr	Los Angeles Directory Co.
1924	WEST Pico Realty Co Saml Dusenbery Louis Gill	Los Angeles Directory Co.

3033 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Antoine J L	Pacific Telephone

3034 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	BERMUDEZ Cecilia	Haines Company, Inc
	DELEON Ana C	Haines Company, Inc
	HWACHong	Haines Company, Inc
	MEJIA Carlos	Haines Company, Inc
1990	ROMALDO JIMENEZ	Pacific Bell
1986	ROMALDO JIMENEZ	Pacific Bell
1971	Cox Allan	Pacific Telephone
1967	Canto Mike M & M Serv	Pacific Telephone
1962	Helenes House of Charm	Pacific Telephone
	Mance Mary beauty shop	Pacific Telephone
1958	Helens House of Charm	Pacific Telephone
1942	BAKER Jack C Bessie carp	Los Angeles Directory Co.
1937	Manos Saml cook	Los Angeles Directory Co.
	BROUGHTON Will clk	Los Angeles Directory Co.
	Ching May drsmkr	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1929	Munk Esther Mrs slsldy	Los Angeles Directory Co.
1924	EGAN Roy radiator repr r	Los Angeles Directory Co.

3035 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1971	Brandes E Birdie	Pacific Telephone
1967	Brandes E Birdie	Pacific Telephone
1962	Brandes E Birdie	Pacific Telephone
1958	Brandes E Birdie	Pacific Telephone
1942	Brandes Wm F E Birdie slsmn	Los Angeles Directory Co.
	Brandes Delpha	Los Angeles Directory Co.
	Brandes Wm C	Los Angeles Directory Co.
1929	OWENS Lillian wid D C	Los Angeles Directory Co.
1924	OWENS Lillian wid D C r	Los Angeles Directory Co.
	BRANDES Wm F Cal Trailer Mfg Co h	Los Angeles Directory Co.

3036 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	LEEFRANCIS Maria	Haines Company, Inc
1990	FRANCIS MARIA LEE	Pacific Bell
1986	FRANCIS MARIA LEE	Pacific Bell
1976	Juarez Roberto	Pacific Telephone
1967	Matheson Ronee	Pacific Telephone
1942	BOLTON Nate C Mary	Los Angeles Directory Co.
	WEBB Jack waiter	Los Angeles Directory Co.
1937	PALMER Ida L Mrs	Los Angeles Directory Co.
1929	PALMER Ida M wid W H	Los Angeles Directory Co.
1924	SNELL Robt L clk r	Los Angeles Directory Co.
	PALMER Ida M wid W H h	Los Angeles Directory Co.
	Mc DONALD Lillian waiter r	Los Angeles Directory Co.
	Bourlis Lillian Mrs waiter r	Los Angeles Directory Co.

3038 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	ANAS WIRELESS	Cole Information Services
2006	PRO DIGITAL INC	Haines Company, Inc
	CHUNGS ROOFING	Haines Company, Inc
	JD WIRELESS	Haines Company, Inc
	PRO CON ROOFING	Haines Company, Inc

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1962	Ad Cam Studios	Pacific Telephone
1958	Altschul Arthur T rl est	Pacific Telephone
	Tearle Pat Agcy ins	Pacific Telephone
1937	Solovay Peter Fannie shtmtlwkr	Los Angeles Directory Co.
1929	HAUCK Harry L restr	Los Angeles Directory Co.
1924	Miller Chester R rest	Los Angeles Directory Co.

3040 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	GOLDEN RULE GLASS & SCREEN	Cole Information Services
2008	GOLDEN RULE GLASS & SCREEN	Cole Information Services
2006	GLASS&SCREEN	Haines Company, Inc
	GOLDEN RULE	Haines Company, Inc
1958	Star Wholesale Radio & TV Serv	Pacific Telephone
1942	Briefstein Isadore clo clnr	Los Angeles Directory Co.
1937	WARREN Harry Ida clo clnr	Los Angeles Directory Co.
1929	Rothman Adolf Annie tailor	Los Angeles Directory Co.

3042 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	TRANSPORTES ESCUINTLA	Cole Information Services
2008	TRANSPORTERS ESCUINTLA	Cole Information Services
2006	TRANSPORTES	Haines Company, Inc
	ESCUINTLA	Haines Company, Inc

3043 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	Godfrey Ella F tchr r	Los Angeles Directory Co.

3044 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	PELOS FLY BEAUTY SALON UNISEX	Cole Information Services
2008	PELOS FLY BEAUTY SALON UNISEX	Cole Information Services
2006	SALON UNISEX	Haines Company, Inc
	PELOS FLY BEAUTY	Haines Company, Inc
1990	COMMERCIAL TOWEL & UNIFORM RENTAL SERVICE	Pacific Bell
1986	COMMERCIAL TOWEL & UNIFORM RENTAL SERVICE	Pacific Bell
	GAYLORD FRENCH LAUNDRY & CLEANERS	Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	COMMERCIAL TOWEL & UNIFORM RENTAL SERVICE	Pacific Telephone
	GAYLORD FRENCH LAUNDRY & CLEANERS	Pacific Telephone
1976	Gaylord French Launory & Cleaners	Pacific Telephone
	Commercial Towel & Uniform Rental Service	Pacific Telephone
1971	Gaylord French Laundry & Cleaners	Pacific Telephone
	Commercial Towel & Uniform Rental Service	Pacific Telephone
1967	Gaylord French Laundry & Cleaners	Pacific Telephone
	Commercial Towel & Uniform Rental Serv	Pacific Telephone
1962	Gaylord French Laundry	Pacific Telephone
	Corona Raul	Pacific Telephone
	Commercial Towel & Uniform Rental Serv	Pacific Telephone
1958	Gaylord French Laundry & Cleaners	Pacific Telephone
	Gaylord Clnrs & Laundry	Pacific Telephone
	Foreman Florence	Pacific Telephone
1942	JOHNSON Ellin Mrs Indy	Los Angeles Directory Co.
1929	SMITH Chas C Lilhan Johnsons Hand Lndy h rear	Los Angeles Directory Co.
1924	JOHNSON Bror I Indy	Los Angeles Directory Co.

3046 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1929	Johnsons Hand Laundry Chas C Smith	Los Angeles Directory Co.

3049 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	Wilrays Radio Shop J J Haller Chas Godfrey	Los Angeles Directory Co.
1929	PARSONS Raymond H Ruth exp	Los Angeles Directory Co.
1924	BOYLES & Bailey W M Boyles R T Bailey real est	Los Angeles Directory Co.

3050 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	GUTIERREZ SOCORRO	Pacific Bell
1986	GUTIERREZ SOCORRO	Pacific Bell
1981	GUTIERREZ SOCORRO	Pacific Telephone
1971	Bailey Alma	Pacific Telephone
1967	Bailey Alma	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Markham Armie	Pacific Telephone
1942	MILLER Albt Belle G	Los Angeles Directory Co.
	Northman Edith archt	Los Angeles Directory Co.
1937	Miller Albt Belle G	Los Angeles Directory Co.
1929	HANRAHAN Alma H Mrs beauty shun	Los Angeles Directory Co.
	HANRAHAN Grace hairdrsr	Los Angeles Directory Co.
1924	Bitner Edwd E h	Los Angeles Directory Co.
	Cookerly Chapline G foremn Evening Herald h	Los Angeles Directory Co.
	Marcoux Jos F slsmn L H Butcher Co h	Los Angeles Directory Co.
	Marcoux Marie L Wid Jos r	Los Angeles Directory Co.
	MILLER Albt h	Los Angeles Directory Co.

3051 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	JEHOVAHS WITNESS	Cole Information Services
2006	JEHOVAHS	Haines Company, Inc
	WITNESSES VT	Haines Company, Inc
	CONGRTN	Haines Company, Inc
1990	JEHOVAH S WITNESSES LYNWOOD	Pacific Bell
1986	JEHOVAH S WITNESSES	Pacific Bell
1981	JEHOVAH S WITNESSES	Pacific Telephone
1976	Pico Congregation	Pacific Telephone
	JEHOVAHS WITNESSES	Pacific Telephone
1971	Crenshaw Congregation	Pacific Telephone
	JEHOVVAHS WITNESSES	Pacific Telephone
1967	Crenshaw Congregation	Pacific Telephone
	JEHOVAHS WITNESSES	Pacific Telephone
1962	Crenshaw Congregation	Pacific Telephone
	JEHOVAHS WITNESSES	Pacific Telephone
1942	DUNN Thos J Mary E chemist	Los Angeles Directory Co.
1929	DUNN Thos J Mary	Los Angeles Directory Co.
1924	DUNN Thos J chemist h	Los Angeles Directory Co.
	Knight A Muriel coml artist r	Los Angeles Directory Co.
	r	Los Angeles Directory Co.

3052 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	VERDUSCO ENEDINA	Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	VERDUSCO ENEDINA	Pacific Bell
1976	Davis Vicki	Pacific Telephone
1971	Molina Angel M	Pacific Telephone
1942	MAHON Jas A Jennie E	Los Angeles Directory Co.
	MAHON Ned T slsmn	Los Angeles Directory Co.
1937	MAHON Jas A Jennie E	Los Angeles Directory Co.
	Northman Edith archt	Los Angeles Directory Co.
1933	Northman Edith archt	Los Angeles Directory Co.
1929	Northman Edith archt	Los Angeles Directory Co.

3053 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1929	MILLER Albt Belle wiremn	Los Angeles Directory Co.

3054 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	AUTO MAX	Cole Information Services
2008	CASTILLO BAR	Cole Information Services
	EL ANTRO LATINO	Cole Information Services
1990	CASTILLO BAR	Pacific Bell
1986	CASTILLO BAR	Pacific Bell
1971	Sparkling Club	Pacific Telephone
1958	Ardmore Investment Co Inc	Pacific Telephone

3056 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	Engstead Vivian Mrs tchr r	Los Angeles Directory Co.
	Engstead Nilson M plumber h	Los Angeles Directory Co.

3058 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	REA Henry H gard h	Los Angeles Directory Co.

3060 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	TURBO SIGN	Cole Information Services
	PAK SUNWON	Cole Information Services
	EL MONTE SEWING	Cole Information Services
2006	EL MONTE SEWING	Haines Company, Inc
	Y RIOS Jose L	Haines Company, Inc

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Unix Business Machine	Pacific Bell
	UNIX BUSINESS MACHINE	Pacific Bell
1981	KATZ N J	Pacific Telephone
1976	Kelly Tracey Darnell	Pacific Telephone
1971	Kelly Lucy A	Pacific Telephone
1967	Kelly Mary E	Pacific Telephone
	Rays Custom Made Furn	Pacific Telephone
1962	Richardson Cecil	Pacific Telephone
	Richardson Marcella	Pacific Telephone
1958	Goodhall Williard	Pacific Telephone
1942	Donaldson Ellen Mrs	Los Angeles Directory Co.
	Goodhall Wm barber	Los Angeles Directory Co.
	Stendell Gladys Mrs	Los Angeles Directory Co.
	TURNER John Idabelle shoe shinr	Los Angeles Directory Co.
1937	Martini Louis Dolores butcher	Los Angeles Directory Co.
	Rossi Anthony electn	Los Angeles Directory Co.
	Tibbett Benj F Edith R shoe shiner	Los Angeles Directory Co.
1929	Haydock Fredk G clk	Los Angeles Directory Co.
	Rathwell Bertha slsldy h	Los Angeles Directory Co.
1924	Goodhall Willard barber	Los Angeles Directory Co.
	GOULD Roy E Minnich & Gould h	Los Angeles Directory Co.
	Nadham Anna Mrs ins agt h	Los Angeles Directory Co.
	Rathwell Bertha matron h	Los Angeles Directory Co.
	Slack M Lucille steno h	Los Angeles Directory Co.

3061 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1933	Shore Harry Sadie delicatessen	Los Angeles Directory Co.

3062 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	BEAUTY SALON NO 3	Haines Company, Inc
	THREE BROS	Haines Company, Inc
1990	CAROLINA S BEAUTY SALON	Pacific Bell
1986	CAROLINA S BEAUTY SALON	Pacific Bell
1942	Sleigh Bell Ice Cream Co Jules Gollins mgr	Los Angeles Directory Co.
1929	Reo Cafe Nannie Morin	Los Angeles Directory Co.
1924	Bourlis Louis D rest	Los Angeles Directory Co.

FINDINGS

3064 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	BARGAIN CENTRAL	Haines Company, Inc
1990	L A TILE	Pacific Bell
1986	FIBER & PLASTIC REPAIR	Pacific Bell
1981	OKAY FURNITURE	Pacific Telephone
	OKAY FURNITURE	Pacific Telephone
1976	CLARK VIC Protex Mfg Co	Pacific Telephone
	Protex Mfg Co	Pacific Telephone
1971	CLARK VIC Protex Mfg Co	Pacific Telephone
	FINISHERS DYNAMICS	Pacific Telephone
	Protex Mfg Co	Pacific Telephone
1970	CLARK VIC PROTEX MFG CO	Pacific Telephone
	PROTEX MFG CO	Pacific Telephone
	PROTEX MFG CO	Pacific Telephone
1967	CLARK VIC Protex Mfg Co	Pacific Telephone
	FINISHERS DYNAMICS	Pacific Telephone
	Protex Mfg Co	Pacific Telephone
1965	CLARK VIE PROTEX MFG CO	Pacific Telephone
1962	CLARK VIC Pratex Mfg Co	Pacific Telephone
	Finishers Dynamics	Pacific Telephone
	Protex Mfg Co	Pacific Telephone
	Wilson Mae steno	Pacific Telephone
1958	Spraycraft Co furn refinishing	Pacific Telephone
1942	RHODES Wm E Frances garage	Los Angeles Directory Co.
1937	RHODES Wm E Fannie auto repr	Los Angeles Directory Co.
1929	Kirchof Eunice I bkpr S G Miller	Los Angeles Directory Co.
	MILLER Sidney G electn	Los Angeles Directory Co.
	Zucker Meyer Sarah shtmtlwkr	Los Angeles Directory Co.

3066 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	LOPEZ Carlos A	Haines Company, Inc
	Ye GARCIA Felix	Haines Company, Inc
	VY MARTINEZ Lucia V	Haines Company, Inc
1986	CINTIA EL SANTANECO RESTRNT	Pacific Bell
1981	CINTIA EL SANTANECO RESTRNT	Pacific Telephone
1962	Kelley Joe	Pacific Telephone
1958	Collins Lane pool & snooker	Pacific Telephone
1942	GONZALEZ Jose Aurora shos repr	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	MURPHY Patricia	Los Angeles Directory Co.
	PHILLIPS Paula	Los Angeles Directory Co.
	Rathbum Jos slsmn E W Ralston	Los Angeles Directory Co.
1937	Beaman Berea	Los Angeles Directory Co.
	CARLISLE Pearl Mrs	Los Angeles Directory Co.
	LOWE Betty	Los Angeles Directory Co.
	PERRY Clarence J Lulu E shoe repr	Los Angeles Directory Co.
	Weinberg Mary clk	Los Angeles Directory Co.
1929	Allen Bertha F transfer	Los Angeles Directory Co.
	BECKER John L printer	Los Angeles Directory Co.
	Britt Edw L barber	Los Angeles Directory Co.
	BRITT Leo barber	Los Angeles Directory Co.
	CHING May smstrs	Los Angeles Directory Co.
	Kalisky Saml Mae wtchmn	Los Angeles Directory Co.
	MUELLER Edw H ironwkr	Los Angeles Directory Co.
	PERRY Clarence J Lulu shoe repr	Los Angeles Directory Co.
	ROSS S Grant slsmn r	Los Angeles Directory Co.
	Ambrose Frances walter r	Los Angeles Directory Co.
1924	DAWSON Mae wid J W h	Los Angeles Directory Co.
	DRESBACH Roy insp Reo Motor Car Co r	Los Angeles Directory Co.
	HORN Van slsmn r	Los Angeles Directory Co.
	Kalisky Saml watchmn r	Los Angeles Directory Co.
	Macauley Mary waiter r	Los Angeles Directory Co.
	Minnesota Transfer J E and H G Wrangle	Los Angeles Directory Co.
	PERRY Clarence J shoe repr	Los Angeles Directory Co.
	POWERS Ray L trav slsmn h	Los Angeles Directory Co.
	VAN HORN Wm H slsmn Walter M Murphy Motors Co r	Los Angeles Directory Co.
	Wrangle Bros H G and J E transfer	Los Angeles Directory Co.

3068 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	EL NUEVO SANTANECO RESTAURANT Y PANA	Cole Information Services
2008	EL NUEVO SANTANECO RESTAURANT Y PANA	Cole Information Services
2006	ELNUEVO	Haines Company, Inc
	SANTNCO REST Y	Haines Company, Inc
	PNDRIA	Haines Company, Inc
	ELSANTANECO	Haines Company, Inc

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	CYNTHIAS EL SANTA NECO CAFE	Pacific Bell
1986	SINTHIA ELSANTANECO CAFE	Pacific Bell
1976	Cintia El Santaneco restrnt	Pacific Telephone
1971	Compostela Restaurant	Pacific Telephone
1967	Los Canarios Cafe	Pacific Telephone
1962	Los Canarios Cafe	Pacific Telephone
1958	Los Canaries Cafe	Pacific Telephone
1942	CHURCH of Christian Fellowship	Los Angeles Directory Co.
	De Vare K restr	Los Angeles Directory Co.
1929	Tanaka Nathan A Scawano gro	Los Angeles Directory Co.
1924	Hiril Geo gro	Los Angeles Directory Co.

3069 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	EL DANZANTE RESTAURANTE	Cole Information Services
2006	RESTAURANTE	Haines Company, Inc
	FRANCISCO Trinidad	Haines Company, Inc
	VY ANASTACIO Margardto	Haines Company, Inc
	EL DANZANTE	Haines Company, Inc
	Jesus	Haines Company, Inc
	ANASTACIO Merie	Haines Company, Inc
1990	GALAXYS BEAUTY SHOP	Pacific Bell
1986	GALAXY BEAUTY SHOP	Pacific Bell
1976	Fadeley Jas H Jr	Pacific Telephone
1971	Wong Woon	Pacific Telephone
1967	Wong Woon	Pacific Telephone
1962	Wong Woon	Pacific Telephone
1958	Wong Tim	Pacific Telephone
1924	Shane Realty Co	Los Angeles Directory Co.

3070 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	SPUNK INC	Cole Information Services
2008	STUNK	Cole Information Services
2006	MINO CARLOS	Haines Company, Inc
1976	Struhl I Co	Pacific Telephone
1971	Struhl I Co	Pacific Telephone
1967	Struhl I Co	Pacific Telephone
1962	Struhl I Co	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Struhl I Co	Pacific Telephone
1942	Lung On hd Indy	Los Angeles Directory Co.
1937	Lung On Indy	Los Angeles Directory Co.

3071 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	EL NUEVO RINCONCITO OAXAQUENO RESTAU	Cole Information Services
1990	PAN AM KEY & LOCK	Pacific Bell
1986	STAT PLACE	Pacific Bell
1976	Jimenez Manuel	Pacific Telephone
	Rodriguez Lucio	Pacific Telephone
1971	Als Original Hair Styling	Pacific Telephone
1967	United States Mission Inc	Pacific Telephone
1924	Yellin Alex mech hlpr r	Los Angeles Directory Co.
	Yellin Esther G r	Los Angeles Directory Co.
	Yellin Helen B clk r	Los Angeles Directory Co.
	Yellin Henry K tinner r	Los Angeles Directory Co.
	Yellin Morris tailor	Los Angeles Directory Co.

3072 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	CALIFORNIA FASHION CO	Pacific Telephone
1976	Gelos Sportswear	Pacific Telephone
1971	Arian Jack	Pacific Telephone
1967	Broadway Surplus	Pacific Telephone
	Nikko hi fidelity prods	Pacific Telephone
	Para Anchor	Pacific Telephone
	Prentiss Magnifying Glasses & Microscopes	Pacific Telephone
	Transcon Sales Inc	Pacific Telephone
	Transcontinental Sales Inc	Pacific Telephone
1962	Broadway Surplus	Pacific Telephone
	Transcon Sales Inc	Pacific Telephone
	Transcontinental Sales Inc	Pacific Telephone
1958	Transcon Sales Inc	Pacific Telephone
1942	Aguirre Ruben Dolores auto pntr	Los Angeles Directory Co.
1937	WILSON David F Leola auto repr	Los Angeles Directory Co.
1933	MULHOLLAND Albt auto repr	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1929	Kuhlmann Motor Sales Co W H Kuhlmann autos	Los Angeles Directory Co.
1924	SAUER Casper G auto painting	Los Angeles Directory Co.
	Mc ELROY Wm W auto tops and painting	Los Angeles Directory Co.
	Rouch Orval carp r	Los Angeles Directory Co.
	Rouch Wm T carp h	Los Angeles Directory Co.

3073 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	APARTMENTS	Haines Company, Inc
	AGUILAR Maria	Haines Company, Inc
	Rosario	Haines Company, Inc
	BALAM Gustavo	Haines Company, Inc
	BAYARDO Dolores	Haines Company, Inc
	LLANOS Antonio	Haines Company, Inc
	Marco	Haines Company, Inc
	MARCIAL Valente	Haines Company, Inc
	MENDEZAlvaro	Haines Company, Inc
	ORTEGAAgusln	Haines Company, Inc
1990	CASTANON LUCIO	Pacific Bell
	GARCIA CARLOS	Pacific Bell
	GILBERT O RAMIREZ	Pacific Bell
	MANDEVILLE WILLIE	Pacific Bell
	MONTOYA MARIA E	Pacific Bell
	NAVARRO MARIA DEL ROSARIO	Pacific Bell
	OCAMPOS MAXIMO	Pacific Bell
1986	DUARTE MELIDA	Pacific Bell
	HERNANDEZ EDELLA	Pacific Bell
	LOPEZ SYLVIA	Pacific Bell
	MANDEVILLE WILLIE	Pacific Bell
	OCAMPOS MAXIMO	Pacific Bell
1981	AMADOR DANIELA	Pacific Telephone
	ARTIGA DORA A	Pacific Telephone
	CABALLERO ROSA	Pacific Telephone
	HACKING RUBY A	Pacific Telephone
	HARVARD APTS	Pacific Telephone
	HURTADO JOSEPHINE	Pacific Telephone
	MARTINEZ ELISEO	Pacific Telephone
	MELGAR MARIA ELENA	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	OCAMPOS M MAXIMO	Pacific Telephone
	PORTILLO ELUIRA	Pacific Telephone
	ROMER DORA	Pacific Telephone
	WELDON FAY	Pacific Telephone
1976	Brown L F	Pacific Telephone
	Castillo Javier A	Pacific Telephone
	Diaz Rodolfo	Pacific Telephone
	Hacking Ruby A	Pacific Telephone
	Harvard Apts	Pacific Telephone
	Leonard Elizabeth	Pacific Telephone
	Platt Mabel K	Pacific Telephone
	Romera Dora	Pacific Telephone
	Salais Gabriel	Pacific Telephone
	Weldon Fay	Pacific Telephone
1971	Castillo Javier A	Pacific Telephone
	Green Jas	Pacific Telephone
	Harvard Apts	Pacific Telephone
	Kawase Hiroshi	Pacific Telephone
	Koehnke Claus	Pacific Telephone
	Leonard Elizabeth	Pacific Telephone
	Platt Mabel K	Pacific Telephone
	Romera Dora	Pacific Telephone
	Weldon Fay	Pacific Telephone
1967	Ferrin Earl	Pacific Telephone
	Harvard Apts	Pacific Telephone
	Johnston Sally	Pacific Telephone
	Leonard Elizabeth	Pacific Telephone
	Maxie Effie V	Pacific Telephone
	Platt Mabel K	Pacific Telephone
	Richardson Belle Mrs	Pacific Telephone
	Seeley Marian Mrs	Pacific Telephone
	Weldon Fay	Pacific Telephone
1962	Belland H S	Pacific Telephone
	Ferrin Earl	Pacific Telephone
	Harvard Apts	Pacific Telephone
	Nugent L A	Pacific Telephone
	Pittinger Adelalde	Pacific Telephone
	Richardson Belle Mrs	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Harvard Apts	Pacific Telephone
	Holman Manila	Pacific Telephone
	Mass Dolores	Pacific Telephone
	Nugent Los Angeles	Pacific Telephone
	Ogden Jas F	Pacific Telephone
	Stamper Teresa Lapan	Pacific Telephone
	Wilkes Josephine	Pacific Telephone
	Ferrin Earl	Pacific Telephone
1942	BOHAN Nell Mrs	Los Angeles Directory Co.
	BYRNES Jas W Adelaide mgr Harvard Apts	Los Angeles Directory Co.
	Connelly Karl	Los Angeles Directory Co.
	EDWARDS Robt	Los Angeles Directory Co.
	Harvard Apartments	Los Angeles Directory Co.
	HEINZ Henry	Los Angeles Directory Co.
	Le Moyne Florence Mrs	Los Angeles Directory Co.
	Lindal Theo Vivian	Los Angeles Directory Co.
	Mc GILL Arth Mildred	Los Angeles Directory Co.
	Nugent Le Roy Maude	Los Angeles Directory Co.
	PAUL Buford H Margt sta atde	Los Angeles Directory Co.
	WILKES Josephine C Mrs	Los Angeles Directory Co.
1929	Arnold Arth A electn	Los Angeles Directory Co.
	Cooksey Job E Ida barber	Los Angeles Directory Co.
	Corcoran D W police	Los Angeles Directory Co.
	Corcoran Wm D police	Los Angeles Directory Co.
	Courtney Cornelia C wid E E mgr Harvard Apts	Los Angeles Directory Co.
	Dare Viola actor	Los Angeles Directory Co.
	HARVARD Apartments	Los Angeles Directory Co.
	HOFFMAN Bennett	Los Angeles Directory Co.
	Jewel Franj eng	Los Angeles Directory Co.
	Kaser Cath drsmkr	Los Angeles Directory Co.
	Kaser Rose drsmkr	Los Angeles Directory Co.
	MASON Lois Mrs cloftr	Los Angeles Directory Co.
	Mullins Denny	Los Angeles Directory Co.
	Parfet Clark Emma tile str	Los Angeles Directory Co.
	Rapier Thos driver h	Los Angeles Directory Co.
	Schubring Frank C Jessie formn J J Kessler h	Los Angeles Directory Co.
	Schulz Elsie beauty opr r	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1929	Schulz Julius O Elsie meat ctr h	Los Angeles Directory Co.
	Shoebridge Harold Rose slsmn h	Los Angeles Directory Co.
	Shoebring Frank C slsmn h	Los Angeles Directory Co.
	SMITH Anna Mrs beauty opr h	Los Angeles Directory Co.
	SMITH Walter steam shovel opr h	Los Angeles Directory Co.
	THOMAS Mary wid W R r	Los Angeles Directory Co.
	THOMPSON Josephine wid L D h	Los Angeles Directory Co.
	VAN VLECK Ora Mrs drsmkr h	Los Angeles Directory Co.
1924	Gaylord Cassie Mrs h	Los Angeles Directory Co.
	Hansen Edith V steno r	Los Angeles Directory Co.
	Hanson Edith bkpr r	Los Angeles Directory Co.
	Humphrey Karl dentist h	Los Angeles Directory Co.
	r	Los Angeles Directory Co.
	JONES Edwd W h	Los Angeles Directory Co.
	Kaser Cath drsmkr	Los Angeles Directory Co.
	Kaser Rose drsmkr	Los Angeles Directory Co.
	Lumburg H L h	Los Angeles Directory Co.
	PAINE Mary Mrs tchr h	Los Angeles Directory Co.
	SCHULZ Julius O meat ctr h	Los Angeles Directory Co.
	Slinger Frances R clk h	Los Angeles Directory Co.
	SPAULDING Shirley J bkpr h	Los Angeles Directory Co.
	SULLIVAN Nettle bkpr h	Los Angeles Directory Co.
	THOMAS Mary B wid W R r	Los Angeles Directory Co.
	h	Los Angeles Directory Co.
	WILSON Mary S bkpr A A Wilson h	Los Angeles Directory Co.
	ARNOLD Maude E h	Los Angeles Directory Co.
	Brockway Wm trav slsmn h	Los Angeles Directory Co.
	CLARK Chas W baker h	Los Angeles Directory Co.
	CLARK W C h	Los Angeles Directory Co.
	Courtney Cornelia C Mrs apts	Los Angeles Directory Co.
	Cunin Austin E elev opr h	Los Angeles Directory Co.
	Cunin Maud bkpr r	Los Angeles Directory Co.
	Erdman Henry L slsmn Whiting Mead Co h	Los Angeles Directory Co.
	Farr Theresa steno r	Los Angeles Directory Co.
	Farr Viola steno h	Los Angeles Directory Co.
	FLINT Arthur janitor	Los Angeles Directory Co.

FINDINGS

3074 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	West Pico Furniture	Pacific Telephone
1967	Barlows Shoe Shop	Pacific Telephone
1962	Curlys Barber Shop	Pacific Telephone
1942	Goski Harry Julia restr	Los Angeles Directory Co.
1937	Stookey Ida M Mrs smstrs	Los Angeles Directory Co.
1929	Eriksen Chris archt	Los Angeles Directory Co.
	MARTTER & Bock P F Martter G J Bock paving contro	Los Angeles Directory Co.
	JONES Geo Maxine pntr	Los Angeles Directory Co.
1924	Garnet Chas B King Fisher Garnett Co r	Los Angeles Directory Co.

3076 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	MAC SHOES LOCK & KEY SERVICE	Cole Information Services
2008	MAC SHOES & LOCK & KEY SERVICE	Cole Information Services
	MAC SHOES LOCK & KEY SERVICE	Cole Information Services
2006	MAC SHOES LOCK& KEY SERVICE	Haines Company, Inc Haines Company, Inc
1990	RIVERA RAUL H	Pacific Bell
1976	Morales Lope	Pacific Telephone
	Vivar Victoria	Pacific Telephone
1971	Santana Jose	Pacific Telephone
1958	Brewer J	Pacific Telephone
1942	Pico Heights Apartments	Los Angeles Directory Co.
1937	CHRISTENSEN Ellen H typist Dept Water & Power	Los Angeles Directory Co.
	CHRISTENSEN Martin chf examiner Federal Housnig Admin	Los Angeles Directory Co.

3078 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	ZEFERINO GARCIA	Cole Information Services
	EXPRESSION OAXAQUENA	Cole Information Services
	ZEFE RECORDS	Cole Information Services
2006	EXPRESION OAXAQUENA	Haines Company, Inc Haines Company, Inc
1990	BOTANICA LOS ANGELES	Pacific Bell
1986	WEST PICO FURNITURE	Pacific Bell
1981	WEST PICO FURNITURE	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1971	West Pico Furniture	Pacific Telephone
1967	Pico Second Hand Store	Pacific Telephone
1962	Pico Second Hand Store	Pacific Telephone
1958	Pico Second Hand Store	Pacific Telephone
1942	A 1 Ice Cream Co	Los Angeles Directory Co.
1924	Nye Minnie real est h	Los Angeles Directory Co.

3080 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	EL TORO BARBER & BEAUTY SALON	Pacific Bell
1981	LINDA S FASHIONS	Pacific Telephone
1976	Donrays Barber Shop	Pacific Telephone
1971	Master Barber Shop	Pacific Telephone
1967	Master Barber Shop	Pacific Telephone
1962	Master Barber Shop	Pacific Telephone
1958	Master Barber Shop	Pacific Telephone
1924	KING Fisher Garnett Co F B King C P Fisher C B Garnett real est	Los Angeles Directory Co.

3081 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1942	Breitting Carl Bestrice C meatatr	Los Angeles Directory Co.
	Marsh Charlotte F wid L H	Los Angeles Directory Co.
	MARSH Lester C aircrftwkr	Los Angeles Directory Co.
	Schwinn Cora B Mrs drsmkr	Los Angeles Directory Co.
	Schwinn Henry Cora B clk	Los Angeles Directory Co.
1933	BERG Vera maid	Los Angeles Directory Co.
1929	Attebury Jos H driver	Los Angeles Directory Co.
	COMSTOCK Clark Lura actor	Los Angeles Directory Co.
1924	Tuttle Edwd W editor h	Los Angeles Directory Co.

3082 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	SABYS FLOWERS	Cole Information Services
2008	SABYS FLOWERS	Cole Information Services
2006	SABYS FLOWERS	Haines Company, Inc
1990	BOBBY S APPLIANCE SERVICE	Pacific Bell
1986	BOBBY S APPLIANCE SERVICE	Pacific Bell
1981	BOBBY S APPLIANCE SERVICE	Pacific Telephone
1976	Bobbys Wolverine Furniture Supply	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1971	Bobbys Wolverine Furniture Supply	Pacific Telephone
1962	Alberts Liquors	Pacific Telephone
1958	Jacks Liquor & Delicatessen	Pacific Telephone
1942	Dente Dente J Frieda liquors	Los Angeles Directory Co.
1937	Shore Harry A Sadie delicatessen	Los Angeles Directory Co.

3083 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1967	Als Original Hair Styling	Pacific Telephone
1962	Jones Bros Barber Shop	Pacific Telephone
1958	Johnson Jean Pico at Western Salon of Beauty	Pacific Telephone
	Pico at Western Salon of Beauty	Pacific Telephone

3084 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	CAPALITA	Pacific Bell
1981	RESTAURANT	Pacific Telephone
1971	Pico Club	Pacific Telephone
1967	Magnus Clare	Pacific Telephone
1942	JOHNSON Kenneth B Louise restr	Los Angeles Directory Co.
1924	SHANNON J J tailer r	Los Angeles Directory Co.

3085 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1967	Liborio Cigars	Pacific Telephone
1962	Liborio Cigars	Pacific Telephone
1958	Liborio Cigars	Pacific Telephone

3086 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	ALEX SHOE REPAIR	Cole Information Services
2006	HUGO SHOE REPAIR	Haines Company, Inc
1990	EXTRA TERRIFIC PLUMBING	Pacific Bell
1986	EXTRA TERRIFIC PLUMING	Pacific Bell
1981	CANAS E	Pacific Telephone
1971	Bobbys Barber Shop	Pacific Telephone
1967	Bobbys Barber Shop	Pacific Telephone
1942	Loparco Nicola Cath barber	Los Angeles Directory Co.
1937	Laparco Nick Caterino barber	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1929	CENTRAL Commercial Co Edw Mason M S Phillips real est	Los Angeles Directory Co.
1924	MOORE S F paintor r	Los Angeles Directory Co.

3087 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	LD NAILS	Cole Information Services
	ADRIANAS INSURANCE	Cole Information Services
	CASH 4 GOLD	Cole Information Services
	DELICIOUS DONUTS	Cole Information Services
	SAN SIMON BEAUTY SALON	Cole Information Services
	TEXIS RESTAURANT	Cole Information Services
	NIX CHECK CASHING	Cole Information Services
2008	LD NAILS	Cole Information Services
	TEXIS RESTAURANT NO 2	Cole Information Services
	ANGEL TV & COMPUTER REPAIR	Cole Information Services
	ANGEL TV & VCR	Cole Information Services
	THAI PLATE EXPRESS	Cole Information Services
	NAVICERT FINANCIAL INC	Cole Information Services
	NEW MUKTA MINI MARKET	Cole Information Services
	SAN SIMON BEAUTY SALON	Cole Information Services
	DELICIOUS DONUTS	Cole Information Services
	KING BUSINESS SYSTEMS	Cole Information Services
2006	BUILDING	Haines Company, Inc
	ANGELTV	Haines Company, Inc
	ELECTRONIC	Haines Company, Inc
	ANGELS TV	Haines Company, Inc
	COMPUTER REPAIR	Haines Company, Inc
	ANGELSTV	Haines Company, Inc
	ELECTRONIC	Haines Company, Inc
	DELICIOUS DONUTS	Haines Company, Inc
	KINGS BUSINESS	Haines Company, Inc
	SYSTEMS	Haines Company, Inc
	LD NAILS	Haines Company, Inc
	NEW MUKTA MINI	Haines Company, Inc
	MARKET	Haines Company, Inc
	NIX CHECK	Haines Company, Inc
	CASHING	Haines Company, Inc
	SAN SIMON BEAUTY	Haines Company, Inc

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	SALON	Haines Company, Inc
	TEXIS RESTAURANT 2	Haines Company, Inc
	THAI PLATE	Haines Company, Inc
	EXPRESS	Haines Company, Inc
2000	ANGELS TV & ELECTRONICS	Haines & Company
1990	ZULLIMA FASHIONS	Pacific Bell
	DELICIOUS DONUTS	Pacific Bell
	MITRAJ MINI MARKET	Pacific Bell
	NIX CHECK CASHING MYWD	Pacific Bell
	SUB SUPER SANDWICH	Pacific Bell
	URGENTE EXPRESS	Pacific Bell
	VIDEO HOUSE	Pacific Bell
	WESTERN UNION CONSUMER SERVICES NIX CHECK CASHING	Pacific Bell
1986	GOLDEN ROSS CONST CO	Pacific Bell
1981	MR SUBMARINE	Pacific Telephone
1967	Arnolds Beauty Shop L & M	Pacific Telephone
	Arnolds L & M Beauty Shop	Pacific Telephone
	L & M Beauty Shop Arnolds	Pacific Telephone
1962	Arnolds Beauty Shop L & M	Pacific Telephone
	Arnolds L & M Beauty Shop	Pacific Telephone
	L & M Beauty Shop Arnolds	Pacific Telephone
1958	Arnolds Beauty Shop L & M	Pacific Telephone
	L & M Beauty Shop Arnolds	Pacific Telephone
1942	Grasso Marie Mrs beauty shop	Los Angeles Directory Co.
1929	Jolin Jackie E Mrs photog	Los Angeles Directory Co.

3088 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	A & S LIQUOR MARKET	Cole Information Services
2008	ALBERTS LIQUOR	Cole Information Services
	MR S LIQUOR MARTS INC	Cole Information Services
2006	ALBERTS LIQUOR	Haines Company, Inc
1990	MR S LIQUOR MART INC	Pacific Bell
1986	MR S LIQUOR MART INC	Pacific Bell
1981	ALBERT S LIQUORS	Pacific Telephone
1976	ALBERTS LIQUORS	Pacific Telephone
1971	ALBERTS LIQUORS	Pacific Telephone
1967	ALBERTS LIQUORS	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1962	Pico Westre Surplus Stores	Pacific Telephone
1958	Pico Western Surplus Stores	Pacific Telephone
	Saul Sales Co	Pacific Telephone
	Western Pico Surplus Stores	Pacific Telephone
1942	Lederman Siegfried Gisela variety store	Los Angeles Directory Co.
1929	BANK OF ITALY NATIONAL TRUST & SAVINGS ASSOCIATION Western and Pico Branch J F Ranney Mgr	Los Angeles Directory Co.
1924	Loehman Kate Mrs h	Los Angeles Directory Co.
	Loehman Chas C acct r	Los Angeles Directory Co.

3089 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	Seltzer Leo delicatessen	Los Angeles Directory Co.

3090 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	Doriot Herbt A rest	Los Angeles Directory Co.

3091 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1967	Franklin Verni	Pacific Telephone
	Hudson Myrtle	Pacific Telephone
1962	Manning Willie S	Pacific Telephone
	Mc Intyre Alfred	Pacific Telephone
	Wade Julia	Pacific Telephone
1958	Dillahunt Harry E	Pacific Telephone
	Higa Beatrice S	Pacific Telephone
1942	Caywood Saml C Mary R	Los Angeles Directory Co.
	CHAVEZ Salvador V cook	Los Angeles Directory Co.
	FISCHER Ernest Betty	Los Angeles Directory Co.
	Hafner John Jeannette	Los Angeles Directory Co.
	HARTMAN Mildred Mrs	Los Angeles Directory Co.
	LEIGHTON Jos J	Los Angeles Directory Co.
	MORTON Wilson K Helen R auto pk atdt	Los Angeles Directory Co.
	PETRY Petrzal Chas	Los Angeles Directory Co.
	SHARPE J Le Roy clo prsr	Los Angeles Directory Co.
	WADE Gladyce L nurse	Los Angeles Directory Co.
1929	Bonandeer Earl W Zocalias adv slsmn Evening Herald	Los Angeles Directory Co.
	Bonandeer Zocalia Mrs beauty shop	Los Angeles Directory Co.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1929	Bonandeer Zocalia Mrs beauty shop	Los Angeles Directory Co.
	Buck Douglas B dentist Co Health Dept	Los Angeles Directory Co.
	Buck Lorenzo D mgr Sunset Fields Country Club	Los Angeles Directory Co.
	BURNS Mary E osteopath	Los Angeles Directory Co.
	Kirchoff John J phys	Los Angeles Directory Co.
	ROBERTS Harry L Emily actor h	Los Angeles Directory Co.
	ROSE L A Building	Los Angeles Directory Co.
	ROSE Morris G Gertrude L A Rose Tile Co h	Los Angeles Directory Co.
1924	Couts W Bandini r	Los Angeles Directory Co.
	Erb Ray clk h	Los Angeles Directory Co.
	Mernick Liza Mrs clk r	Los Angeles Directory Co.
	Parfet Clark W tilestr h	Los Angeles Directory Co.
	Shingler Lucille W clk r	Los Angeles Directory Co.
	WHITE Albt D Do an & White h	Los Angeles Directory Co.

3100 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1962	Roberts Drive In Roberts Bros Sandwich Shoe Los Angeles	Pacific Telephone
	Los Angeles	Pacific Telephone
	Roberts Bros Sandwich Shops	Pacific Telephone
1958	Roberts Drive In Roberts Bros Sandwich Shops Los Angeles	Pacific Telephone
	Roberts Bros Sandwich Shops Los Angeles	Pacific Telephone
1933	ROBERTS Boliver tel repr	Los Angeles Directory Co.

3101 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1971	Western Pico Chevron	Pacific Telephone
1967	Bobs Chevron Station	Pacific Telephone
1962	Pico & Western	Pacific Telephone
	Standard Stns Inc Continued Los Angeles Continued	Pacific Telephone
1942	Cozens Geo br mgr Standard Stas	Los Angeles Directory Co.

3021 1/2 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	PARK KI-HWAN	Pacific Bell

FINDINGS

3030 1/2 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	RAMIREZ GUILLERMO	Pacific Bell

3036 1/2 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	JUAREZ ROBERTO	Pacific Telephone

3052 1/2 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	ALVARADO CRUZ HERNANDEZ	Pacific Bell

3060 1/2 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	LIM ROBT Y	Pacific Bell
	PIMENTEL RIGOBERTO	Pacific Bell

3066 1/2 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	GALLEGOS CARLOS E	Pacific Bell

3067 1/2 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	AYALA JULIO V	Pacific Bell
	KIM HAK EUN	Pacific Bell

3069 1/2 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	SON KAPOAK	Pacific Bell

3069 1/4 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	FRANCO PEDRO	Pacific Telephone

3069 3/4 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	KIM BYUNG SHIK	Pacific Bell

3076 1/2 W PICO BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	M C BUSINESS & TRAVEL AGCY	Pacific Bell

FINDINGS

W PICO BLVD LOS ANGELES

3101 W PICO BLVD LOS ANGELES

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Standard Oil Company of California Western Operations Inc Standard Stns Inc	Pacific Telephone
	Pica & Western	Pacific Telephone

WESTERN AVE S

1303 WESTERN AVE S

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	PICO SHELL	Haines & Company

1308 WESTERN AVE S

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company

1316 WESTERN AVE S

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	GARWUO William	Haines & Company
	KIM Jung	Haines & Company

1318 WESTERN AVE S

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company

1319 WESTERN AVE S

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company

1320 WESTERN AVE S

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company

1322 WESTERN AVE S

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	a 1/2 DON GOLLO TRAVEL EXPRESS	Haines & Company

1324 WESTERN AVE S

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company

FINDINGS

1325 WESTERN AVE S

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	J J GENL AUTO RPR	Haines & Company
	PICO TRNSMSN SHOP	Haines & Company

FINDINGS

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

Address Researched

3057-3067 Pico Boulevard

Address Not Identified in Research Source

2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

Address Researched

1255 S WESTERN AVE

Address Not Identified in Research Source

2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

1259 S WESTERN AVE

2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

1260 S WESTERN AVE

2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1923, 1921, 1920

1266 S WESTERN AVE

2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920

1268 S WESTERN AVE

2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920

1270 S WESTERN AVE

2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920

1272 S WESTERN AVE

2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920

FINDINGS

Address Researched

3091 W PICO BLVD

3100 W PICO BLVD

3101 W PICO BLVD

3101 W PICO BLVD LOS
ANGELES

Address Not Identified in Research Source

2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920

2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

2013, 2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920



Environmental Database

3057-3067 Pico Boulevard

3057-3067 Pico Boulevard

Los Angeles, CA 90006

Inquiry Number: 4798267.2s

December 06, 2016

The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

3057-3067 PICO BOULEVARD
LOS ANGELES, CA 90006

COORDINATES

Latitude (North):	34.0474630 - 34° 2' 50.86"
Longitude (West):	118.3079380 - 118° 18' 28.57"
Universal Transverse Mercator:	Zone 11
UTM X (Meters):	379275.3
UTM Y (Meters):	3767995.5
Elevation:	203 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5630741 HOLLYWOOD, CA
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140515, 20140513
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
3057-3067 PICO BOULEVARD
LOS ANGELES, CA 90006

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	PFEIFFER F J	3057 W PICO BLVD	EDR Hist Auto		TP
A2	MULHOLLAND ALBT	3072 W PICO BLVD	EDR Hist Auto	Higher	124, 0.023, SW
B3	RHODES WILL	3064 W PICO BLVD	EDR Hist Auto	Higher	165, 0.031, SSW
C4	JOHNSONS HAND LAUNDR	3046 W PICO BLVD	EDR Hist Cleaner	Higher	184, 0.035, SE
B5	ON LUNG	3070 W PICO BLVD	EDR Hist Cleaner	Higher	188, 0.036, SW
C6	JOHNSON ELLEN MRS	3044 W PICO BLVD	EDR Hist Cleaner	Higher	199, 0.038, SE
C7	WARREN HARRY	3040 W PICO BLVD	EDR Hist Cleaner	Higher	205, 0.039, SE
D8	SOL NABATI	3087 W PICO BLVD	SWEEPS UST, CA FID UST	Higher	217, 0.041, West
9	SALL ISRAEL	3030 W PICO BLVD	EDR Hist Cleaner	Higher	311, 0.059, SE
D10	GOODMAN FAYE	1278 S WESTERN AVE	EDR Hist Cleaner	Lower	314, 0.059, West
E11	WESSEN BUICK DEALER	3101 PICO BLVD W	LUST	Higher	344, 0.065, WSW
E12	EUI S CHO	1325 S WESTERN AVE	SWEEPS UST, CA FID UST, EMI	Higher	390, 0.074, WSW
E13	EUI S CHO	1321 S WESTERN AVE	CA FID UST	Higher	390, 0.074, WSW
F14	WESSEN BUICK COMPANY	1234 S WESTERN AVE	SWEEPS UST, CA FID UST	Lower	440, 0.083, NW
F15		1234 S WESTERN AVE	EDR Hist Auto	Lower	440, 0.083, NW
F16	WESTERN MEDICAL GROU	1230 WESTERN	SWEEPS UST, CA FID UST	Lower	449, 0.085, NW
G17	WOOD WOOD	3004 W PICO BLVD	EDR Hist Cleaner	Higher	499, 0.095, ESE
H18	YEM INC	1303 S WESTERN AVE	HAZNET	Higher	503, 0.095, WSW
H19	WESTERN PICO SHELL	1303 S WESTERN AVE	EDR Hist Auto	Higher	503, 0.095, WSW
H20	SHELL SERVICE STATIO	1303 WESTERN AVE. S.	LUST	Higher	503, 0.095, WSW
H21	MILLGAN INC	1303 S WESTERN AVE	HAZNET	Higher	503, 0.095, WSW
H22	WESTERN SHELL	1303 S WESTERN AVE	UST	Higher	503, 0.095, WSW
H23	CAREY WEHRLI	1303 S WESTERN BLVD	SWEEPS UST, HIST UST, CA FID UST	Higher	503, 0.095, WSW
H24	SHELL SERVICE STATIO	1303 S WESTERN AVE	RCRA-SQG, FINDS, HAZNET, ECHO	Higher	503, 0.095, WSW
F25	WESSEN SALE & LEASIN	1233 S WESTERN AVE	SWEEPS UST, CA FID UST	Lower	509, 0.096, NW
F26	WESSEN BUICK CO	1233 S WESTERN AVE	HIST UST	Lower	509, 0.096, NW
H27		1305 S WESTERN AVE	EDR Hist Auto	Higher	537, 0.102, SW
H28	EDELBROCK VICTOR	3122 W PICO BLVD	EDR Hist Auto	Higher	539, 0.102, WSW
G29	MEAD J A	3000 W PICO BLVD	EDR Hist Auto	Higher	564, 0.107, ESE
H30	MAC MILLAN DONALD	3126 W PICO BLVD	EDR Hist Auto	Higher	570, 0.108, WSW
31	VON POSER OTTO	2905 W 14TH ST	EDR Hist Auto	Higher	575, 0.109, SE
I32		1325 S WESTERN AVE	EDR Hist Auto	Higher	584, 0.111, SW
I33	CAL AUTO CENTER	1325 S WESTERN AVE	HAZNET	Higher	584, 0.111, SW
I34	JJ AUTO REPAIR	1325 S WESTERN AVE	HAZNET	Higher	584, 0.111, SW
I35	CENTRAL COLLISION CE	1401 S WESTERN AVE	HAZNET	Higher	604, 0.114, SW
I36		1401 S WESTERN AVE	EDR Hist Auto	Higher	604, 0.114, SW
I37	RDMI INC DBA CAL STA	1401 S WESTERN AVE	HAZNET	Higher	604, 0.114, SW
I38	CAR MASTERS PLUS AUT	1401 SOUTH WESTERN	HAZNET	Higher	604, 0.114, SW
H39	WENDLER A E	3130 W PICO BLVD	EDR Hist Auto	Higher	604, 0.114, WSW

MAPPED SITES SUMMARY

Target Property Address:
3057-3067 PICO BOULEVARD
LOS ANGELES, CA 90006

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
I40		1409 S WESTERN AVE	EDR Hist Auto	Higher	638, 0.121, SW
I41	CA BEST AUTOMOTIVE	1411 S WESTERN AVE	HAZNET	Higher	647, 0.123, SW
I42	LUDFORD FRUIT PRODUC	1411 S WESTERN AVE	CA FID UST	Higher	647, 0.123, SW
J43	GOLDBERG SIMON	1413 S WESTERN AVE	EDR Hist Cleaner	Higher	657, 0.124, SW
44	CHO'S SHELL GROUP	1314 S MANHATTAN PLA	EDR Hist Auto	Higher	685, 0.130, WSW
K45	O.K. AUTO REPAIR	1412 S WESTERN AVE	SWEEPS UST, CA FID UST	Higher	701, 0.133, SSW
J46	LUDFORD FRUIT PRODUC	1421 S WESTERN AVE	SWEEPS UST, CA FID UST	Higher	703, 0.133, SW
J47	DAY NIGHT LAUNDRY	1421 S WESTERN AVE	EDR Hist Cleaner	Higher	703, 0.133, SW
K48	HICKEY E R	1416 S WESTERN AVE	EDR Hist Auto	Higher	710, 0.134, SSW
K49	R BONIFACIO MOTORS	1422 S WESTERN AVE	RCRA-SQG, FINDS, ECHO	Higher	714, 0.135, SSW
K50	R R B ENTERPRISES IN	1422 S WESTERN AVE	SWEEPS UST, CA FID UST, EMI	Higher	714, 0.135, SSW
K51		1422 S WESTERN AVE	EDR Hist Auto	Higher	714, 0.135, SSW
K52	MILLER JACK	1424 S WESTERN AVE	EDR Hist Auto	Higher	715, 0.135, SSW
L53	BAKER B B	3136 W PICO BLVD	EDR Hist Auto	Higher	739, 0.140, WSW
L54	PICO RADIATOR SHOP/C	3131 W PICO BLVD	SWEEPS UST, CA FID UST	Higher	748, 0.142, West
M55	WESTERN AUTOBODY	1201 S WESTERN AVE	SWEEPS UST, CA FID UST	Lower	750, 0.142, NW
M56		1201 S WESTERN AVE	EDR Hist Auto	Lower	750, 0.142, NW
M57	WESTERN AUTO BODY	1201 S WESTERN AVE	RCRA-SQG, FINDS, HAZNET, ECHO	Lower	750, 0.142, NW
L58		3138 W PICO BLVD	EDR Hist Cleaner	Higher	764, 0.145, WSW
59		1148 S WESTERN AVE	EDR Hist Auto	Lower	791, 0.150, NNW
N60	L.A. UNIFIED SCHOOL	2971 W PICO BLVD	SWEEPS UST, CA FID UST	Higher	803, 0.152, East
N61	GOODMAN ROBT	2971 W PICO BLVD	EDR Hist Auto	Higher	803, 0.152, East
62		1147 S SERRANO AVE	EDR Hist Auto	Lower	831, 0.157, NNE
L63		3148 W PICO BLVD	EDR Hist Cleaner	Higher	869, 0.165, West
N64	POLIN ISAAC	2959 W PICO BLVD	EDR Hist Auto	Higher	891, 0.169, East
65	FIFTEENTH WESTERN	3005 W 15TH ST	EDR Hist Auto	Higher	892, 0.169, SW
N66	HOBART DYE WORKS	2960 W PICO BLVD	EDR Hist Cleaner	Higher	896, 0.170, East
N67	WORSLEY H G	2957 W PICO BLVD	EDR Hist Auto	Higher	897, 0.170, East
O68	JEPSEN IVAN	3151 W PICO BLVD	EDR Hist Auto	Lower	921, 0.174, West
N69	JOHNSON R M	2952 W PICO BLVD	EDR Hist Auto	Higher	922, 0.175, East
O70		3166 W PICO BLVD	EDR Hist Cleaner	Higher	967, 0.183, West
71	PENE R L	1120 S WESTERN AVE	EDR Hist Cleaner	Lower	977, 0.185, NNW
O72		3153 W PICO BLVD	EDR Hist Auto	Lower	986, 0.187, West
O73	1 DAY PAINT AND BODY	3153 W PICO BLVD	RCRA-SQG, SWEEPS UST, CA FID UST, FINDS, ECHO	Lower	986, 0.187, West
O74	YOUNGBLOOD W M	3161 W PICO BLVD	EDR Hist Auto	Lower	1000, 0.189, West
P75	HUNGERFORD CLARENCE	3180 W PICO BLVD	EDR Hist Auto	Lower	1048, 0.198, West
P76		1310 S ST ANDREWS PL	EDR Hist Cleaner	Lower	1073, 0.203, WSW
Q77	LAZARUS CHAS	1108 S WESTERN AVE	EDR Hist Cleaner	Lower	1132, 0.214, NNW
R78		1554 S WESTERN AVE	EDR Hist Auto	Higher	1149, 0.218, SSW

MAPPED SITES SUMMARY

Target Property Address:
3057-3067 PICO BOULEVARD
LOS ANGELES, CA 90006

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
R79		2282 CAMBRIDGE ST.	CHMIRS	Higher	1174, 0.222, SSW
R80	PHOTO CITY 3	1535 S WESTERN AVE	RCRA-SQG, FINDS, ECHO	Higher	1195, 0.226, SSW
R81	OSBORNE PASSEY	1555 S WESTERN AVE	EDR Hist Auto	Higher	1195, 0.226, SSW
R82	LEE YUEN	1562 S WESTERN AVE	EDR Hist Cleaner	Higher	1203, 0.228, SSW
S83	DUNCAN L A	2924 W PICO BLVD	EDR Hist Auto	Higher	1209, 0.229, East
Q84	WONG JAS	1104 S WESTERN AVE	EDR Hist Cleaner	Lower	1214, 0.230, NNW
S85		2921 W PICO BLVD	EDR Hist Auto	Higher	1215, 0.230, East
R86	SIMON ISAAC	1558 S WESTERN AVE	EDR Hist Cleaner	Higher	1230, 0.233, SSW
T87	CHEVRON STATION #9-0	1570 S WESTERN AVE	UST	Higher	1318, 0.250, South
T88	MAURO B GARY	1570 S WESTERN AVE	SWEEPS UST, HIST UST, CA FID UST	Higher	1318, 0.250, South
T89	CHEVRON STATIONS	1570 S WESTERN AVE	EDR Hist Auto	Higher	1318, 0.250, South
90	VENICE BATTERY SHOP	2230 VENICE BLVD	SWEEPS UST, CA FID UST, HIST CORTESE	Higher	1494, 0.283, South
91	MISSION RECYCLING	2181 VENICE BLVD	SWRCY	Higher	1530, 0.290, SSE
92	INTERNATIONAL AUTO H	1012 OXFORD	HIST CORTESE	Lower	1744, 0.330, North
93	KINGSLEY-OLYMPIC	3101 WEST OLYMPIC	WMUDS/SWAT	Lower	2416, 0.458, NE
U94	ROTEX DEVELOPMENT/TR	3411 OLYMPIC	HIST CORTESE	Lower	2455, 0.465, NW
U95	ROTEX DEVELOPMENT/TR	3411 OLYMPIC BLVD W	LUST	Lower	2455, 0.465, NW
96	ECONO LUBE-N-TUNE	3451 OLYMPIC BLVD.,	LUST	Lower	2476, 0.469, NW
97	VENICE AUTO CENTER	2000 W. VENICE BLVD	LUST	Higher	2543, 0.482, SE
98	HOBART ELEMENTARY SC	3336 SAN MARINO STRE	ENVIROSTOR, SCH	Lower	2701, 0.512, NNE
99	HOBART/WILTON PRIMAR	SAN MARINO ST/SAINT	ENVIROSTOR, SCH	Lower	2750, 0.521, NNW
V100	HOBART/WILTON PRIMAR	9TH STREET/SAINT AND	ENVIROSTOR, SCH	Lower	3121, 0.591, NNW
V101	HOBART/WILTON PRIMAR	800,820,826 ST. ANDR	ENVIROSTOR, SCH	Lower	3129, 0.593, NNW
102	HOBART/WILTON PRIMAR	SAN MARINO ST/OLYMPI	ENVIROSTOR, SCH	Higher	3753, 0.711, NE
103	MONSEÑOR OSCAR ROMER	1157 SOUTH BERENDO S	ENVIROSTOR, SCH	Higher	4346, 0.823, ENE
104	CENTRAL REGION ES #1	WEST WASHINGTON BLVD	ENVIROSTOR, SCH, DEED	Higher	4382, 0.830, SW
105	CENTRAL REGION ELEME	WEST WASHINGTON BLVD	ENVIROSTOR, SCH	Lower	4469, 0.846, SE
106	HOBART/WILTON PRIMAR	7TH STREET/HOBART BO	ENVIROSTOR, SCH	Higher	4548, 0.861, NNE
107	BELMONT NEW ELEMENTA	WILSHIRE BOULEVARD/H	ENVIROSTOR, SCH	Higher	5244, 0.993, North

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
PFEIFFER F J 3057 W PICO BLVD LOS ANGELES, CA	EDR Hist Auto Database: EDR Hist Auto, Date of Government Version: 02/20/2007	N/A

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY..... Federal Facility Site Information listing
SEMS..... Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators

EXECUTIVE SUMMARY

RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System
US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROL..... Sites with Institutional Controls

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE..... State Response Sites

State and tribal landfill and/or solid waste disposal site lists

SWF/LF..... Solid Waste Information System

State and tribal leaking storage tank lists

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land
SLIC..... Statewide SLIC Cases

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing
AST..... Aboveground Petroleum Storage Tank Facilities
INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing
VCP..... Voluntary Cleanup Program Properties

State and tribal Brownfields sites

BROWNFIELDS..... Considered Brownfields Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

HAULERS..... Registered Waste Tire Haulers Listing
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
ODI..... Open Dump Inventory
IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

AOCONCERN..... San Gabriel Valley Areas of Concern

EXECUTIVE SUMMARY

US HIST CDL.....	Delisted National Clandestine Laboratory Register
HIST Cal-Sites.....	Historical Calsites Database
SCH.....	School Property Evaluation Program
CDL.....	Clandestine Drug Labs
Toxic Pits.....	Toxic Pits Cleanup Act Sites
US CDL.....	National Clandestine Laboratory Register

Local Land Records

LIENS.....	Environmental Liens Listing
LIENS 2.....	CERCLA Lien Information
DEED.....	Deed Restriction Listing

Records of Emergency Release Reports

HMIRS.....	Hazardous Materials Information Reporting System
LDS.....	Land Disposal Sites Listing
MCS.....	Military Cleanup Sites Listing

Other Ascertainable Records

RCRA NonGen / NLR.....	RCRA - Non Generators / No Longer Regulated
FUDS.....	Formerly Used Defense Sites
DOD.....	Department of Defense Sites
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR.....	Financial Assurance Information
EPA WATCH LIST.....	EPA WATCH LIST
2020 COR ACTION.....	2020 Corrective Action Program List
TSCA.....	Toxic Substances Control Act
TRIS.....	Toxic Chemical Release Inventory System
SSTS.....	Section 7 Tracking Systems
ROD.....	Records Of Decision
RMP.....	Risk Management Plans
RAATS.....	RCRA Administrative Action Tracking System
PRP.....	Potentially Responsible Parties
PADS.....	PCB Activity Database System
ICIS.....	Integrated Compliance Information System
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS.....	Material Licensing Tracking System
COAL ASH DOE.....	Steam-Electric Plant Operation Data
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER.....	PCB Transformer Registration Database
RADINFO.....	Radiation Information Database
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS.....	Incident and Accident Data
CONSENT.....	Superfund (CERCLA) Consent Decrees
INDIAN RESERV.....	Indian Reservations
FUSRAP.....	Formerly Utilized Sites Remedial Action Program
UMTRA.....	Uranium Mill Tailings Sites
LEAD SMELTERS.....	Lead Smelter Sites
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
US MINES.....	Mines Master Index File
FINDS.....	Facility Index System/Facility Registry System
DOCKET HWC.....	Hazardous Waste Compliance Docket Listing

EXECUTIVE SUMMARY

UXO.....	Unexploded Ordnance Sites
CA BOND EXP. PLAN.....	Bond Expenditure Plan
Cortese.....	"Cortese" Hazardous Waste & Substances Sites List
CUPA Listings.....	CUPA Resources List
DRYCLEANERS.....	Cleaner Facilities
EMI.....	Emissions Inventory Data
ENF.....	Enforcement Action Listing
Financial Assurance.....	Financial Assurance Information Listing
LOS ANGELES CO. HMS.....	HMS: Street Number List
HWP.....	EnviroStor Permitted Facilities Listing
HWT.....	Registered Hazardous Waste Transporter Database
MINES.....	Mines Site Location Listing
MWMP.....	Medical Waste Management Program Listing
NPDES.....	NPDES Permits Listing
PEST LIC.....	Pesticide Regulation Licenses Listing
PROC.....	Certified Processors Database
Notify 65.....	Proposition 65 Records
LA Co. Site Mitigation.....	Site Mitigation List
UIC.....	UIC Listing
WASTEWATER PITS.....	Oil Wastewater Pits Listing
WDS.....	Waste Discharge System
WIP.....	Well Investigation Program Case List
ICE.....	ICE
ECHO.....	Enforcement & Compliance History Information
FUELS PROGRAM.....	EPA Fuels Program Registered Listing
ABANDONED MINES.....	Abandoned Mines

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
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EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF.....	Recovered Government Archive Solid Waste Facilities List
RGA LUST.....	Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 06/21/2016 has revealed that there are 5 RCRA-SQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SHELL SERVICE STATIO	1303 S WESTERN AVE	WSW 0 - 1/8 (0.095 mi.)	H24	25
R BONIFACIO MOTORS	1422 S WESTERN AVE	SSW 1/8 - 1/4 (0.135 mi.)	K49	43
PHOTO CITY 3	1535 S WESTERN AVE	SSW 1/8 - 1/4 (0.226 mi.)	R80	62
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WESTERN AUTO BODY	1201 S WESTERN AVE	NW 1/8 - 1/4 (0.142 mi.)	M57	50
1 DAY PAINT AND BODY	3153 W PICO BLVD	W 1/8 - 1/4 (0.187 mi.)	O73	56

State- and tribal - equivalent CERCLIS

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 08/01/2016 has revealed that there are 10 ENVIROSTOR sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HOBART/WILTON PRIMAR Facility Id: 19750097 Status: Inactive - Needs Evaluation	SAN MARINO ST/OLYMPI	NE 1/2 - 1 (0.711 mi.)	102	91
MONSEÑOR OSCAR ROMER Facility Id: 60001988 Status: Inactive - Action Required	1157 SOUTH BERENDO S	ENE 1/2 - 1 (0.823 mi.)	103	94
CENTRAL REGION ES #1 Facility Id: 37000008 Status: Active	WEST WASHINGTON BLVD	SW 1/2 - 1 (0.830 mi.)	104	98
HOBART/WILTON PRIMAR	7TH STREET/HOBART BO	NNE 1/2 - 1 (0.861 mi.)	106	130

EXECUTIVE SUMMARY

Facility Id: 19590015
Status: Inactive - Withdrawn

BELMONT NEW ELEMENTA **WILSHIRE BOULEVARD/H** **N 1/2 - 1 (0.993 mi.)** **107** **133**

Facility Id: 19550023
Status: Inactive - Needs Evaluation

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HOBART ELEMENTARY SC Facility Id: 19650013 Status: Certified	3336 SAN MARINO STRE	NNE 1/2 - 1 (0.512 mi.)	98	79
HOBART/WILTON PRIMAR Facility Id: 19880072 Status: Inactive - Withdrawn	SAN MARINO ST/SAINT	NNW 1/2 - 1 (0.521 mi.)	99	83
HOBART/WILTON PRIMAR Facility Id: 19880071 Status: Inactive - Withdrawn	9TH STREET/SAINT AND	NNW 1/2 - 1 (0.591 mi.)	V100	86
HOBART/WILTON PRIMAR Facility Id: 19880073 Status: Inactive - Withdrawn	800,820,826 ST. ANDR	NNW 1/2 - 1 (0.593 mi.)	V101	89
CENTRAL REGION ELEME Facility Id: 60000072 Status: Certified	WEST WASHINGTON BLVD	SE 1/2 - 1 (0.846 mi.)	105	126

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the LUST list, as provided by EDR, has revealed that there are 5 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WESSEN BUICK DEALER Database: LUST, Date of Government Version: 09/12/2016 Database: LUST REG 4, Date of Government Version: 09/07/2004 Status: Completed - Case Closed Facility Id: 900190034 Status: Case Closed Global ID: T0603700613 Global ID: T0603700613	3101 PICO BLVD W	WSW 0 - 1/8 (0.065 mi.)	E11	11
SHELL SERVICE STATIO Database: LUST, Date of Government Version: 09/12/2016 Status: Completed - Case Closed Global Id: T0603708316	1303 WESTERN AVE. S.	WSW 0 - 1/8 (0.095 mi.)	H20	19
VENICE AUTO CENTER Database: LUST, Date of Government Version: 09/12/2016 Status: Completed - Case Closed	2000 W. VENICE BLVD	SE 1/4 - 1/2 (0.482 mi.)	97	77

EXECUTIVE SUMMARY

Global Id: T0603759539

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ROTEX DEVELOPMENT/TR Database: LUST, Date of Government Version: 09/12/2016 Database: LUST REG 4, Date of Government Version: 09/07/2004 Status: Completed - Case Closed Facility Id: 900190016 Status: Case Closed Global ID: T0603700611 Global Id: T0603700611	3411 OLYMPIC BLVD W	NW 1/4 - 1/2 (0.465 mi.)	U95	71
ECONO LUBE-N-TUNE Database: LUST, Date of Government Version: 09/12/2016 Status: Completed - Case Closed Global Id: T0603725149	3451 OLYMPIC BLVD.,	NW 1/4 - 1/2 (0.469 mi.)	96	74

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, has revealed that there are 2 UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WESTERN SHELL Database: UST, Date of Government Version: 09/12/2016 Facility Id: 24793	1303 S WESTERN AVE	WSW 0 - 1/8 (0.095 mi.)	H22	23
CHEVRON STATION #9-0 Database: UST, Date of Government Version: 09/12/2016 Facility Id: 23748	1570 S WESTERN AVE	S 1/8 - 1/4 (0.250 mi.)	T87	65

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: The Waste Management Unit Database System is used for program tracking and inventory of waste management units. The source is the State Water Resources Control Board.

A review of the WMUDS/SWAT list, as provided by EDR, and dated 04/01/2000 has revealed that there is 1 WMUDS/SWAT site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
KINGSLEY-OLYMPIC	3101 WEST OLYMPIC	NE 1/4 - 1/2 (0.458 mi.)	93	70

EXECUTIVE SUMMARY

SWRCY: A listing of recycling facilities in California.

A review of the SWRCY list, as provided by EDR, and dated 09/12/2016 has revealed that there is 1 SWRCY site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MISSION RECYCLING Cert Id: RC219847.001	2181 VENICE BLVD	SSE 1/4 - 1/2 (0.290 mi.)	91	69

Local Lists of Registered Storage Tanks

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 14 SWEEPS UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SOL NABATI Comp Number: 6857	3087 W PICO BLVD	W 0 - 1/8 (0.041 mi.)	D8	10
EUI S CHO Status: A Comp Number: 4451	1325 S WESTERN AVE	WSW 0 - 1/8 (0.074 mi.)	E12	13
CAREY WEHRLI Status: A Tank Status: A Comp Number: 1130	1303 S WESTERN BLVD	WSW 0 - 1/8 (0.095 mi.)	H23	23
O.K. AUTO REPAIR Comp Number: 5628	1412 S WESTERN AVE	SSW 1/8 - 1/4 (0.133 mi.)	K45	41
LUDFORD FRUIT PRODUC Comp Number: 172	1421 S WESTERN AVE	SW 1/8 - 1/4 (0.133 mi.)	J46	41
R R B ENTERPRISES IN Comp Number: 6390	1422 S WESTERN AVE	SSW 1/8 - 1/4 (0.135 mi.)	K50	44
PICO RADIATOR SHOP/C Comp Number: 4419	3131 W PICO BLVD	W 1/8 - 1/4 (0.142 mi.)	L54	47
L.A. UNIFIED SCHOOL Comp Number: 5591	2971 W PICO BLVD	E 1/8 - 1/4 (0.152 mi.)	N60	52
MAURO B GARY Status: A Tank Status: A Comp Number: 3479	1570 S WESTERN AVE	S 1/8 - 1/4 (0.250 mi.)	T88	66
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WESSEN BUICK COMPANY Comp Number: 1535	1234 S WESTERN AVE	NW 0 - 1/8 (0.083 mi.)	F14	15
WESTERN MEDICAL GROU	1230 WESTERN	NW 0 - 1/8 (0.085 mi.)	F16	17

EXECUTIVE SUMMARY

Comp Number: 7762				
WESSEN SALE & LEASIN	1233 S WESTERN AVE	NW 0 - 1/8 (0.096 mi.)	F25	28
Comp Number: 7809				
WESTERN AUTOBODY	1201 S WESTERN AVE	NW 1/8 - 1/4 (0.142 mi.)	M55	48
Status: A				
Comp Number: 4259				
1 DAY PAINT AND BODY	3153 W PICO BLVD	W 1/8 - 1/4 (0.187 mi.)	O73	56
Comp Number: 5592				

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 3 HIST UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CAREY WEHRLI	1303 S WESTERN BLVD	WSW 0 - 1/8 (0.095 mi.)	H23	23
MAURO B GARY	1570 S WESTERN AVE	S 1/8 - 1/4 (0.250 mi.)	T88	66
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WESSEN BUICK CO	1233 S WESTERN AVE	NW 0 - 1/8 (0.096 mi.)	F26	29
Facility Id: 00000021050				

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 16 CA FID UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SOL NABATI	3087 W PICO BLVD	W 0 - 1/8 (0.041 mi.)	D8	10
Facility Id: 19056368				
Status: A				
EUI S CHO	1325 S WESTERN AVE	WSW 0 - 1/8 (0.074 mi.)	E12	13
Facility Id: 19038302				
Status: A				
EUI S CHO	1321 S WESTERN AVE	WSW 0 - 1/8 (0.074 mi.)	E13	15
Facility Id: 19055796				
Status: A				
CAREY WEHRLI	1303 S WESTERN BLVD	WSW 0 - 1/8 (0.095 mi.)	H23	23
Facility Id: 19037873				
Status: A				
LUDFORD FRUIT PRODUC	1411 S WESTERN AVE	SW 0 - 1/8 (0.123 mi.)	I42	40
Facility Id: 19055736				
Status: A				
O.K. AUTO REPAIR	1412 S WESTERN AVE	SSW 1/8 - 1/4 (0.133 mi.)	K45	41
Facility Id: 19056098				
Status: A				
LUDFORD FRUIT PRODUC	1421 S WESTERN AVE	SW 1/8 - 1/4 (0.133 mi.)	J46	41

EXECUTIVE SUMMARY

Facility Id: 19055287

Status: A

R R B ENTERPRISES IN 1422 S WESTERN AVE SSW 1/8 - 1/4 (0.135 mi.) K50 44

Facility Id: 19022506

Status: I

PICO RADIATOR SHOP/C 3131 W PICO BLVD W 1/8 - 1/4 (0.142 mi.) L54 47

Facility Id: 19055787

Status: A

L.A. UNIFIED SCHOOL 2971 W PICO BLVD E 1/8 - 1/4 (0.152 mi.) N60 52

Facility Id: 19054443

Status: I

MAURO B GARY 1570 S WESTERN AVE S 1/8 - 1/4 (0.250 mi.) T88 66

Facility Id: 19007261

Status: A

Lower Elevation	Address	Direction / Distance	Map ID	Page
WESSEN BUICK COMPANY Facility Id: 19054217 Status: I	1234 S WESTERN AVE	NW 0 - 1/8 (0.083 mi.)	F14	15
WESTERN MEDICAL GROU Facility Id: 19014988 Status: I	1230 WESTERN	NW 0 - 1/8 (0.085 mi.)	F16	17
WESSEN SALE & LEASIN Facility Id: 19016674 Status: I	1233 S WESTERN AVE	NW 0 - 1/8 (0.096 mi.)	F25	28
WESTERN AUTOBODY Facility Id: 19032162 Status: A	1201 S WESTERN AVE	NW 1/8 - 1/4 (0.142 mi.)	M55	48
1 DAY PAINT AND BODY Facility Id: 19020499 Status: A	3153 W PICO BLVD	W 1/8 - 1/4 (0.187 mi.)	O73	56

Records of Emergency Release Reports

CHMIRS: The California Hazardous Material Incident Report System contains information on reported hazardous material incidents, i.e., accidental releases or spills. The source is the California Office of Emergency Services.

A review of the CHMIRS list, as provided by EDR, and dated 06/03/2016 has revealed that there is 1 CHMIRS site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
Not reported OES Incident Number: 0-3286	2282 CAMBRIDGE ST.	SSW 1/8 - 1/4 (0.222 mi.)	R79	60

EXECUTIVE SUMMARY

Other Ascertainable Records

HAZNET: The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000-1,000,000 annually, representing approximately 350,000-500,000 shipments. Data from non-California manifests & continuation sheets are not included at the present time. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, & disposal method. The source is the Department of Toxic Substance Control is the agency. This database begins with calendar year 1993.

A review of the HAZNET list, as provided by EDR, and dated 12/31/2014 has revealed that there are 9 HAZNET sites within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
YEM INC GEPAID: CAC002648140	1303 S WESTERN AVE	WSW 0 - 1/8 (0.095 mi.)	H18	18
MILLGAN INC GEPAID: CAC002612122	1303 S WESTERN AVE	WSW 0 - 1/8 (0.095 mi.)	H21	22
SHELL SERVICE STATIO GEPAID: CAR000126326	1303 S WESTERN AVE	WSW 0 - 1/8 (0.095 mi.)	H24	25
CAL AUTO CENTER GEPAID: CAL000028175	1325 S WESTERN AVE	SW 0 - 1/8 (0.111 mi.)	I33	32
JJ AUTO REPAIR GEPAID: CAL000172134	1325 S WESTERN AVE	SW 0 - 1/8 (0.111 mi.)	I34	33
CENTRAL COLLISION CE GEPAID: CAL000179797	1401 S WESTERN AVE	SW 0 - 1/8 (0.114 mi.)	I35	33
RDMI INC DBA CAL STA GEPAID: CAL000297201	1401 S WESTERN AVE	SW 0 - 1/8 (0.114 mi.)	I37	36
CAR MASTERS PLUS AUT GEPAID: CAL000130828	1401 SOUTH WESTERN	SW 0 - 1/8 (0.114 mi.)	I38	37
CA BEST AUTOMOTIVE GEPAID: CAL000326720	1411 S WESTERN AVE	SW 0 - 1/8 (0.123 mi.)	I41	39

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 3 HIST CORTESE sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
VENICE BATTERY SHOP Reg Id: 083000963T Reg Id: 083001594T	2230 VENICE BLVD	S 1/4 - 1/2 (0.283 mi.)	90	68
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
INTERNATIONAL AUTO H Reg Id: 2506	1012 OXFORD	N 1/4 - 1/2 (0.330 mi.)	92	70
ROTEX DEVELOPMENT/TR	3411 OLYMPIC	NW 1/4 - 1/2 (0.465 mi.)	U94	71

EXECUTIVE SUMMARY

Reg Id: 900190016

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 35 EDR Hist Auto sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MULHOLLAND ALBT Database: EDR Hist Auto, Date of Government Version: 02/20/2007	3072 W PICO BLVD	SW 0 - 1/8 (0.023 mi.)	A2	8
RHODES WILL Database: EDR Hist Auto, Date of Government Version: 02/20/2007	3064 W PICO BLVD	SSW 0 - 1/8 (0.031 mi.)	B3	8
WESTERN PICO SHELL Database: EDR Hist Auto, Date of Government Version: 02/20/2007	1303 S WESTERN AVE	WSW 0 - 1/8 (0.095 mi.)	H19	19
Not reported	1305 S WESTERN AVE	SW 0 - 1/8 (0.102 mi.)	H27	29
EDELBROCK VICTOR Database: EDR Hist Auto, Date of Government Version: 02/20/2007	3122 W PICO BLVD	WSW 0 - 1/8 (0.102 mi.)	H28	30
MEAD J A Database: EDR Hist Auto, Date of Government Version: 02/20/2007	3000 W PICO BLVD	ESE 0 - 1/8 (0.107 mi.)	G29	30
MAC MILLAN DONALD Database: EDR Hist Auto, Date of Government Version: 02/20/2007	3126 W PICO BLVD	WSW 0 - 1/8 (0.108 mi.)	H30	31
VON POSER OTTO Database: EDR Hist Auto, Date of Government Version: 02/20/2007	2905 W 14TH ST	SE 0 - 1/8 (0.109 mi.)	31	31
Not reported	1325 S WESTERN AVE	SW 0 - 1/8 (0.111 mi.)	I32	31
Not reported	1401 S WESTERN AVE	SW 0 - 1/8 (0.114 mi.)	I36	35
WENDLER A E Database: EDR Hist Auto, Date of Government Version: 02/20/2007	3130 W PICO BLVD	WSW 0 - 1/8 (0.114 mi.)	H39	38
Not reported	1409 S WESTERN AVE	SW 0 - 1/8 (0.121 mi.)	I40	38
CHO'S SHELL GROUP Database: EDR Hist Auto, Date of Government Version: 02/20/2007	1314 S MANHATTAN PLA	WSW 1/8 - 1/4 (0.130 mi.)	44	40
HICKEY E R Database: EDR Hist Auto, Date of Government Version: 02/20/2007	1416 S WESTERN AVE	SSW 1/8 - 1/4 (0.134 mi.)	K48	42
Not reported	1422 S WESTERN AVE	SSW 1/8 - 1/4 (0.135 mi.)	K51	46
MILLER JACK Database: EDR Hist Auto, Date of Government Version: 02/20/2007	1424 S WESTERN AVE	SSW 1/8 - 1/4 (0.135 mi.)	K52	47
BAKER B B Database: EDR Hist Auto, Date of Government Version: 02/20/2007	3136 W PICO BLVD	WSW 1/8 - 1/4 (0.140 mi.)	L53	47

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GOODMAN ROBT Database: EDR Hist Auto, Date of Government Version: 02/20/2007	2971 W PICO BLVD	E 1/8 - 1/4 (0.152 mi.)	N61	53
POLIN ISAAC Database: EDR Hist Auto, Date of Government Version: 02/20/2007	2959 W PICO BLVD	E 1/8 - 1/4 (0.169 mi.)	N64	54
FIFTEENTH WESTERN Database: EDR Hist Auto, Date of Government Version: 02/20/2007	3005 W 15TH ST	SW 1/8 - 1/4 (0.169 mi.)	65	54
WORSLEY H G Database: EDR Hist Auto, Date of Government Version: 02/20/2007	2957 W PICO BLVD	E 1/8 - 1/4 (0.170 mi.)	N67	54
JOHNSON R M Database: EDR Hist Auto, Date of Government Version: 02/20/2007	2952 W PICO BLVD	E 1/8 - 1/4 (0.175 mi.)	N69	55
Not reported	1554 S WESTERN AVE	SSW 1/8 - 1/4 (0.218 mi.)	R78	60
OSBORNE PASSEY Database: EDR Hist Auto, Date of Government Version: 02/20/2007	1555 S WESTERN AVE	SSW 1/8 - 1/4 (0.226 mi.)	R81	63
DUNCAN L A Database: EDR Hist Auto, Date of Government Version: 02/20/2007	2924 W PICO BLVD	E 1/8 - 1/4 (0.229 mi.)	S83	64
Not reported	2921 W PICO BLVD	E 1/8 - 1/4 (0.230 mi.)	S85	64
CHEVRON STATIONS Database: EDR Hist Auto, Date of Government Version: 02/20/2007	1570 S WESTERN AVE	S 1/8 - 1/4 (0.250 mi.)	T89	68

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	1234 S WESTERN AVE	NW 0 - 1/8 (0.083 mi.)	F15	16
Not reported	1201 S WESTERN AVE	NW 1/8 - 1/4 (0.142 mi.)	M56	49
Not reported	1148 S WESTERN AVE	NNW 1/8 - 1/4 (0.150 mi.)	59	52
Not reported	1147 S SERRANO AVE	NNE 1/8 - 1/4 (0.157 mi.)	62	53
JEPSSEN IVAN Database: EDR Hist Auto, Date of Government Version: 02/20/2007	3151 W PICO BLVD	W 1/8 - 1/4 (0.174 mi.)	O68	55
Not reported	3153 W PICO BLVD	W 1/8 - 1/4 (0.187 mi.)	O72	56
YOUNGBLOOD W M Database: EDR Hist Auto, Date of Government Version: 02/20/2007	3161 W PICO BLVD	W 1/8 - 1/4 (0.189 mi.)	O74	59
HUNGERFORD CLARENCE Database: EDR Hist Auto, Date of Government Version: 02/20/2007	3180 W PICO BLVD	W 1/8 - 1/4 (0.198 mi.)	P75	59

EDR Hist Cleaner: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there are 19 EDR Hist Cleaner sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
JOHNSONS HAND LAUNDR Database: EDR Hist Cleaner, Date of Government Version: 02/20/2007	3046 W PICO BLVD	SE 0 - 1/8 (0.035 mi.)	C4	8
ON LUNG Database: EDR Hist Cleaner, Date of Government Version: 02/20/2007	3070 W PICO BLVD	SW 0 - 1/8 (0.036 mi.)	B5	9

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
JOHNSON ELLEN MRS Database: EDR Hist Cleaner, Date of Government Version: 02/20/2007	3044 W PICO BLVD	SE 0 - 1/8 (0.038 mi.)	C6	9
WARREN HARRY Database: EDR Hist Cleaner, Date of Government Version: 02/20/2007	3040 W PICO BLVD	SE 0 - 1/8 (0.039 mi.)	C7	9
SALL ISRAEL Database: EDR Hist Cleaner, Date of Government Version: 02/20/2007	3030 W PICO BLVD	SE 0 - 1/8 (0.059 mi.)	9	10
WOOD WOOD Database: EDR Hist Cleaner, Date of Government Version: 02/20/2007	3004 W PICO BLVD	ESE 0 - 1/8 (0.095 mi.)	G17	18
GOLDBERG SIMON Database: EDR Hist Cleaner, Date of Government Version: 02/20/2007	1413 S WESTERN AVE	SW 0 - 1/8 (0.124 mi.)	J43	40
DAY NIGHT LAUNDRY Database: EDR Hist Cleaner, Date of Government Version: 02/20/2007	1421 S WESTERN AVE	SW 1/8 - 1/4 (0.133 mi.)	J47	42
Not reported	3138 W PICO BLVD	WSW 1/8 - 1/4 (0.145 mi.)	L58	51
Not reported	3148 W PICO BLVD	W 1/8 - 1/4 (0.165 mi.)	L63	53
HOBART DYE WORKS Database: EDR Hist Cleaner, Date of Government Version: 02/20/2007	2960 W PICO BLVD	E 1/8 - 1/4 (0.170 mi.)	N66	54
Not reported	3166 W PICO BLVD	W 1/8 - 1/4 (0.183 mi.)	O70	55
LEE YUEN Database: EDR Hist Cleaner, Date of Government Version: 02/20/2007	1562 S WESTERN AVE	SSW 1/8 - 1/4 (0.228 mi.)	R82	63
SIMON ISAAC Database: EDR Hist Cleaner, Date of Government Version: 02/20/2007	1558 S WESTERN AVE	SSW 1/8 - 1/4 (0.233 mi.)	R86	65
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GOODMAN FAYE Database: EDR Hist Cleaner, Date of Government Version: 02/20/2007	1278 S WESTERN AVE	W 0 - 1/8 (0.059 mi.)	D10	11
PENE R L Database: EDR Hist Cleaner, Date of Government Version: 02/20/2007	1120 S WESTERN AVE	NNW 1/8 - 1/4 (0.185 mi.)	71	56
Not reported	1310 S ST ANDREWS PL	WSW 1/8 - 1/4 (0.203 mi.)	P76	60
LAZARUS CHAS Database: EDR Hist Cleaner, Date of Government Version: 02/20/2007	1108 S WESTERN AVE	NNW 1/8 - 1/4 (0.214 mi.)	Q77	60
WONG JAS Database: EDR Hist Cleaner, Date of Government Version: 02/20/2007	1104 S WESTERN AVE	NNW 1/8 - 1/4 (0.230 mi.)	Q84	64

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 3 records.

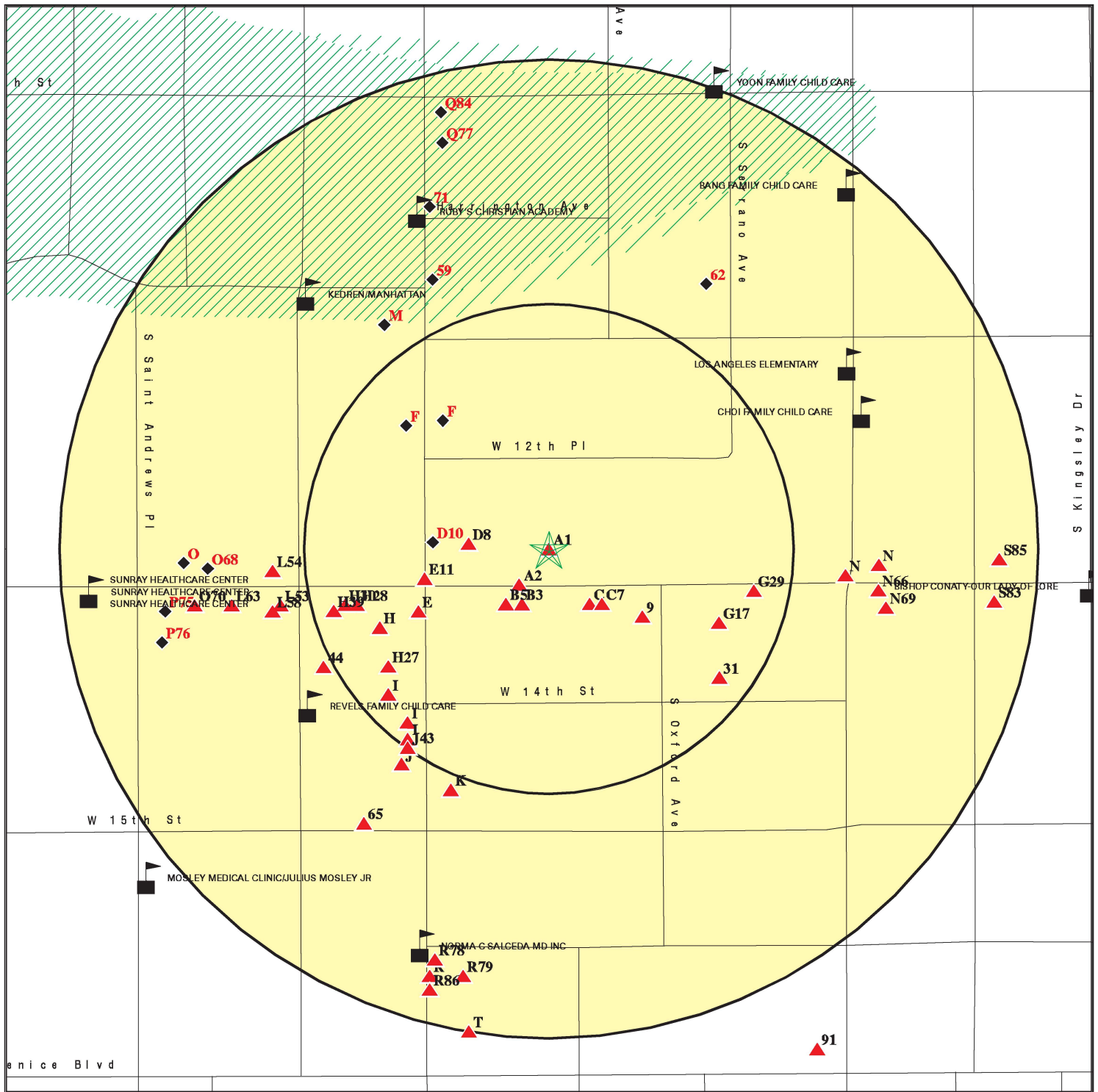
<u>Site Name</u>	<u>Database(s)</u>
MANUAL ARTS NEW ELEMENTARY SCHOOL	ENVIROSTOR, SCH
LOS ANGELES PRIMARY CENTER NO. 5	ENVIROSTOR, SCH
HOBART/WILTON PRIMARY SCHOOL NO. 1	ENVIROSTOR, SCH

This map illustrates the 1968 Democratic National Convention site in Washington, D.C. The central feature is the convention center, a yellow-shaded area bounded by a black circle. Surrounding the center are several streets, including S Western Ave, S Gramercy Pl, S Vermont Ave, S Adams Blvd, S 4th Ave, S 6th Ave, S 8th Ave, S 10th Ave, S 12th Ave, S 14th Ave, S 16th Ave, S 18th Ave, S 20th Ave, S 22nd Ave, S 24th Ave, S 26th Ave, S 28th Ave, S 30th Ave, S 32nd Ave, S 34th Ave, S 36th Ave, S 38th Ave, S 40th Ave, S 42nd Ave, S 44th Ave, S 46th Ave, S 48th Ave, S 50th Ave, S 52nd Ave, S 54th Ave, S 56th Ave, S 58th Ave, S 60th Ave, S 62nd Ave, S 64th Ave, S 66th Ave, S 68th Ave, S 70th Ave, S 72nd Ave, S 74th Ave, S 76th Ave, S 78th Ave, S 80th Ave, S 82nd Ave, S 84th Ave, S 86th Ave, S 88th Ave, S 90th Ave, S 92nd Ave, S 94th Ave, S 96th Ave, S 98th Ave, S 100th Ave, S 102nd Ave, S 104th Ave, S 106th Ave, S 108th Ave, S 110th Ave, S 112nd Ave, S 114th Ave, S 116th Ave, S 118th Ave, S 120th Ave, S 122nd Ave, S 124th Ave, S 126th Ave, S 128th Ave, S 130th Ave, S 132nd Ave, S 134th Ave, S 136th Ave, S 138th Ave, S 140th Ave, S 142nd Ave, S 144th Ave, S 146th Ave, S 148th Ave, S 150th Ave, S 152nd Ave, S 154th Ave, S 156th Ave, S 158th Ave, S 160th Ave, S 162nd Ave, S 164th Ave, S 166th Ave, S 168th Ave, S 170th Ave, S 172nd Ave, S 174th Ave, S 176th Ave, S 178th Ave, S 180th Ave, S 182nd Ave, S 184th Ave, S 186th Ave, S 188th Ave, S 190th Ave, S 192nd Ave, S 194th Ave, S 196th Ave, S 198th Ave, S 200th Ave, S 202nd Ave, S 204th Ave, S 206th Ave, S 208th Ave, S 210th Ave, S 212nd Ave, S 214th Ave, S 216th Ave, S 218th Ave, S 220th Ave, S 222nd Ave, S 224th Ave, S 226th Ave, S 228th Ave, S 230th Ave, S 232nd Ave, S 234th Ave, S 236th Ave, S 238th Ave, S 240th Ave, S 242nd Ave, S 244th Ave, S 246th Ave, S 248th Ave, S 250th Ave, S 252nd Ave, S 254th Ave, S 256th Ave, S 258th Ave, S 260th Ave, S 262nd Ave, S 264th Ave, S 266th Ave, S 268th Ave, S 270th Ave, S 272nd Ave, S 274th Ave, S 276th Ave, S 278th Ave, S 280th Ave, S 282nd Ave, S 284th Ave, S 286th Ave, S 288th Ave, S 290th Ave, S 292nd Ave, S 294th Ave, S 296th Ave, S 298th Ave, S 300th Ave, S 302nd Ave, S 304th Ave, S 306th Ave, S 308th Ave, S 310th Ave, S 312nd Ave, S 314th Ave, S 316th Ave, S 318th Ave, S 320th Ave, S 322nd Ave, S 324th Ave, S 326th Ave, S 328th Ave, S 330th Ave, S 332nd Ave, S 334th Ave, S 336th Ave, S 338th Ave, S 340th Ave, S 342nd Ave, S 344th Ave, S 346th Ave, S 348th Ave, S 350th Ave, S 352nd Ave, S 354th Ave, S 356th Ave, S 358th Ave, S 360th Ave, S 362nd Ave, S 364th Ave, S 366th Ave, S 368th Ave, S 370th Ave, S 372nd Ave, S 374th Ave, S 376th Ave, S 378th Ave, S 380th Ave, S 382nd Ave, S 384th Ave, S 386th Ave, S 388th Ave, S 390th Ave, S 392nd Ave, S 394th Ave, S 396th Ave, S 398th Ave, S 400th Ave, S 402nd Ave, S 404th Ave, S 406th Ave, S 408th Ave, S 410th Ave, S 412nd Ave, S 414th Ave, S 416th Ave, S 418th Ave, S 420th Ave, S 422nd Ave, S 424th Ave, S 426th Ave, S 428th Ave, S 430th Ave, S 432nd Ave, S 434th Ave, S 436th Ave, S 438th Ave, S 440th Ave, S 442nd Ave, S 444th Ave, S 446th Ave, S 448th Ave, S 450th Ave, S 452nd Ave, S 454th Ave, S 456th Ave, S 458th Ave, S 460th Ave, S 462nd Ave, S 464th Ave, S 466th Ave, S 468th Ave, S 470th Ave, S 472nd Ave, S 474th Ave, S 476th Ave, S 478th Ave, S 480th Ave, S 482nd Ave, S 484th Ave, S 486th Ave, S 488th Ave, S 490th Ave, S 492nd Ave, S 494th Ave, S 496th Ave, S 498th Ave, S 500th Ave, S 502nd Ave, S 504th Ave, S 506th Ave, S 508th Ave, S 510th Ave, S 512nd Ave, S 514th Ave, S 516th Ave, S 518th Ave, S 520th Ave, S 522nd Ave, S 524th Ave, S 526th Ave, S 528th Ave, S 530th Ave, S 532nd Ave, S 534th Ave, S 536th Ave, S 538th Ave, S 540th Ave, S 542nd Ave, S 544th Ave, S 546th Ave, S 548th Ave, S 550th Ave, S 552nd Ave, S 554th Ave, S 556th Ave, S 558th Ave, S 560th Ave, S 562nd Ave, S 564th Ave, S 566th Ave, S 568th Ave, S 570th Ave, S 572nd Ave, S 574th Ave, S 576th Ave, S 578th Ave, S 580th Ave, S 582nd Ave, S 584th Ave, S 586th Ave, S 588th Ave, S 590th Ave, S 592nd Ave, S 594th Ave, S 596th Ave, S 598th Ave, S 600th Ave, S 602nd Ave, S 604th Ave, S 606th Ave, S 608th Ave, S 610th Ave, S 612nd Ave, S 614th Ave, S 616th Ave, S 618th Ave, S 620th Ave, S 622nd Ave, S 624th Ave, S 626th Ave, S 628th Ave, S 630th Ave, S 632nd Ave, S 634th Ave, S 636th Ave, S 638th Ave, S 640th Ave, S 642nd Ave, S 644th Ave, S 646th Ave, S 648th Ave, S 650th Ave, S 652nd Ave, S 654th Ave, S 656th Ave, S 658th Ave, S 660th Ave, S 662nd Ave, S 664th Ave, S 666th Ave, S 668th Ave, S 670th Ave, S 672nd Ave, S 674th Ave, S 676th Ave, S 678th Ave, S 680th Ave, S 682nd Ave, S 684th Ave, S 686th Ave, S 688th Ave, S 690th Ave, S 692nd Ave, S 694th Ave, S 696th Ave, S 698th Ave, S 700th Ave, S 702nd Ave, S 704th Ave, S 706th Ave, S 708th Ave, S 710th Ave, S 712nd Ave, S 714th Ave, S 716th Ave, S 718th Ave, S 720th Ave, S 722nd Ave, S 724th Ave, S 726th Ave, S 728th Ave, S 730th Ave, S 732nd Ave, S 734th Ave, S 736th Ave, S 738th Ave, S 740th Ave, S 742nd Ave, S 744th Ave, S 746th Ave, S 748th Ave, S 750th Ave, S 752nd Ave, S 754th Ave, S 756th Ave, S 758th Ave, S 760th Ave, S 762nd Ave, S 764th Ave, S 766th Ave, S 768th Ave, S 770th Ave, S 772nd Ave, S 774th Ave, S 776th Ave, S 778th Ave, S 780th Ave, S 782nd Ave, S 784th Ave, S 786th Ave, S 788th Ave, S 790th Ave, S 792nd Ave, S 794th Ave, S 796th Ave, S 798th Ave, S 800th Ave, S 802nd Ave, S 804th Ave, S 806th Ave, S 808th Ave, S 810th Ave, S 812nd Ave, S 814th Ave, S 816th Ave, S 818th Ave, S 820th Ave, S 822nd Ave, S 824th Ave, S 826th Ave, S 828th Ave, S 830th Ave, S 832nd Ave, S 834th Ave, S 836th Ave, S 838th Ave, S 840th Ave, S 842nd Ave, S 844th Ave, S 846th Ave, S 848th Ave, S 850th Ave, S 852nd Ave, S 854th Ave, S 856th Ave, S 858th Ave, S 860th Ave, S 862nd Ave, S 864th Ave, S 866th Ave, S 868th Ave, S 870th Ave, S 872nd Ave, S 874th Ave, S 876th Ave, S 878th Ave, S 880th Ave, S 882nd Ave, S 884th Ave, S 886th Ave, S 888th Ave, S 890th Ave, S 892nd Ave, S 894th Ave, S 896th Ave, S 898th Ave, S 900th Ave, S 902nd Ave, S 904th Ave, S 906th Ave, S 908th Ave, S 910th Ave, S 912nd Ave, S 914th Ave, S 916th Ave, S 918th Ave, S 920th Ave, S 922nd Ave, S 924th Ave, S 926th Ave, S 928th Ave, S 930th Ave, S 932nd Ave, S 934th Ave, S 936th Ave, S 938th Ave, S 940th Ave, S 942nd Ave, S 944th Ave, S 946th Ave, S 948th Ave, S 950th Ave, S 952nd Ave, S 954th Ave, S 956th Ave, S 958th Ave, S 960th Ave, S 962nd Ave, S 964th Ave, S 966th Ave, S 968th Ave, S 970th Ave, S 972nd Ave, S 974th Ave, S 976th Ave, S 978th Ave, S 980th Ave, S 982nd Ave, S 984th Ave, S 986th Ave, S 988th Ave, S 990th Ave, S 992nd Ave, S 994th Ave, S 996th Ave, S 998th Ave, S 1000th Ave, S 1002nd Ave, S 1004th Ave, S 1006th Ave, S 1008th Ave, S 1010th Ave, S 1012nd

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DETAIL MAP - 4798267.2S



MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	TP		NR	NR	NR	NR	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	TP		NR	NR	NR	NR	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	1.000		0	0	0	0	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site list</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		1	4	NR	NR	NR	5
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent NPL</i>								
RESPONSE	1.000		0	0	0	0	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
ENVIROSTOR	1.000		0	0	0	10	NR	10
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST	0.500		2	0	3	NR	NR	5

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
SLIC	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		1	1	NR	NR	NR	2
AST	TP		NR	NR	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	TP		NR	NR	NR	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	1	NR	NR	1
SWRCY	0.500		0	0	1	NR	NR	1
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	TP		NR	NR	NR	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
AOCONCERN	TP		NR	NR	NR	NR	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	TP		NR	NR	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		6	8	NR	NR	NR	14
HIST UST	0.250		2	1	NR	NR	NR	3
CA FID UST	0.250		8	8	NR	NR	NR	16
Local Land Records								
LIENS	TP		NR	NR	NR	NR	NR	0
LIENS 2	TP		NR	NR	NR	NR	NR	0
DEED	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
CHMIRS	0.250		0	1	NR	NR	NR	1
LDS	TP		NR	NR	NR	NR	NR	0
MCS	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	TP		NR	NR	NR	NR	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	TP		NR	NR	NR	NR	NR	0
DRYCLEANERS	TP		NR	NR	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
HAZNET	0.125		9	NR	NR	NR	NR	9
HIST CORTESE	0.500		0	0	3	NR	NR	3

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LOS ANGELES CO. HMS	TP		NR	NR	NR	NR	NR	0
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
MINES	TP		NR	NR	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
PEST LIC	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
LA Co. Site Mitigation	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
ICE	TP		NR	NR	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	TP		NR	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.250	1	13	22	NR	NR	NR	36
EDR Hist Cleaner	0.250		8	11	NR	NR	NR	19

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF	0.500		0	0	0	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		1	50	56	8	10	0	125

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

A1
Target
Property

PFEIFFER F J
3057 W PICO BLVD
LOS ANGELES, CA

EDR Hist Auto

1009081191
N/A

Site 1 of 2 in cluster A

Actual:
203 ft.

EDR Historical Auto Stations:

Name: PFEIFFER F J
Year: 1937
Type: AUTOMOBILE REPAIRING

Name: PFEIFFER F J
Year: 1942
Type: AUTOMOBILE REPAIRING

A2
SW
< 1/8
0.023 mi.
124 ft.

MULHOLLAND ALBT
3072 W PICO BLVD
LOS ANGELES, CA

EDR Hist Auto

1009079439
N/A

Site 2 of 2 in cluster A

Relative:
Higher

EDR Historical Auto Stations:

Name: MULHOLLAND ALBT
Year: 1933

Actual:
204 ft.

Type: AUTOMOBILE REPAIRING

B3
SSW
< 1/8
0.031 mi.
165 ft.

RHODES WILL
3064 W PICO BLVD
LOS ANGELES, CA

EDR Hist Auto

1009081112
N/A

Site 1 of 2 in cluster B

Relative:
Higher

EDR Historical Auto Stations:

Name: RHODES WILL
Year: 1937

Actual:
204 ft.

Type: AUTOMOBILE REPAIRING

C4
SE
< 1/8
0.035 mi.
184 ft.

JOHNSONS HAND LAUNDRY
3046 W PICO BLVD
LOS ANGELES, CA

EDR Hist Cleaner

1009188054
N/A

Site 1 of 3 in cluster C

Relative:
Higher

EDR Historical Cleaners:

Name: JOHNSONS HAND LAUNDRY
Year: 1929

Actual:
204 ft.

Type: LAUNDRIES HAND

Map ID
Direction
Distance
Elevation

MAP FINDINGS

EDR ID Number
EPA ID Number

B5 SW < 1/8 0.036 mi. 188 ft.	ON LUNG 3070 W PICO BLVD LOS ANGELES, CA Site 2 of 2 in cluster B	EDR Hist Cleaner	1009188697 N/A
---	--	-------------------------	---------------------------------

Relative: Higher	EDR Historical Cleaners:
	Name: ON LUNG
	Year: 1933
	Type: LAUNDRIES CHINESE
Actual: 204 ft.	
	Name: LUNG ON
	Year: 1937
	Type: LAUNDRIES CHINESE
	Name: LUNG ON
	Year: 1942
	Type: LAUNDRIES ORIENTAL

C6 SE < 1/8 0.038 mi. 199 ft.	JOHNSON ELLEN MRS 3044 W PICO BLVD LOS ANGELES, CA Site 2 of 3 in cluster C	EDR Hist Cleaner	1009187408 N/A
---	--	-------------------------	---------------------------------

Relative: Higher	EDR Historical Cleaners:
	Name: JOHNSON B I
	Year: 1924
	Type: LAUNDRIES
Actual: 204 ft.	
	Name: JOHNSON B I
	Year: 1933
	Type: LAUNDRIES HAND
	Name: JOHNSON ELLEN MRS
	Year: 1937
	Type: LAUNDRIES HAND
	Name: JOHNSON ELLIN MRS
	Year: 1942
	Type: LAUNDRIES HAND

C7 SE < 1/8 0.039 mi. 205 ft.	WARREN HARRY 3040 W PICO BLVD LOS ANGELES, CA Site 3 of 3 in cluster C	EDR Hist Cleaner	1009191237 N/A
---	---	-------------------------	---------------------------------

Relative: Higher	EDR Historical Cleaners:
	Name: WARREN HARRY
	Year: 1937
Actual: 204 ft.	Type: CLOTHES PRESSERS AND CLEANERS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

D8
West
< 1/8
0.041 mi.
217 ft.

SOL NABATI
3087 W PICO BLVD
LOS ANGELES, CA 90006

Site 1 of 2 in cluster D

SWEEPS UST
CA FID UST

S101588133
N/A

Relative:
Higher

SWEEPS UST:

Status: Not reported
Comp Number: 6857
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

Actual:
203 ft.

CA FID UST:

Facility ID: 19056368
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2130000000
Mail To: Not reported
Mailing Address: 3087 W PICO BLVD
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900060000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

9
SE
< 1/8
0.059 mi.
311 ft.

SALL ISRAEL
3030 W PICO BLVD
LOS ANGELES, CA

EDR Hist Cleaner
1009192105
N/A

Relative:
Higher

EDR Historical Cleaners:

Name: SALL ISRAEL
Year: 1937
Type: CLOTHES PRESSERS AND CLEANERS

Actual:
204 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

EDR ID Number
EPA ID Number

D10
West
< 1/8
0.059 mi.
314 ft.

GOODMAN FAYE
1278 S WESTERN AVE
LOS ANGELES, CA

EDR Hist Cleaner **1009189865**
N/A

Site 2 of 2 in cluster D

Relative: EDR Historical Cleaners:
Lower

Name: SAMPSON V F
Year: 1929
Type: CLOTHES PRESSERS CLEANERS AND REPAIRERS

Actual:
200 ft.

Name: GOODMAN FAYE
Year: 1933
Type: CLOTHES PRESSERS AND CLEANERS

Name: BITTER SOL
Year: 1937
Type: CLOTHES PRESSERS AND CLEANERS

E11
WSW
< 1/8
0.065 mi.
344 ft.

WESSEN BUICK DEALER (FORMER)
3101 PICO BLVD W
MID CITY, CA 90019

LUST **S102441156**
N/A

Site 1 of 3 in cluster E

Relative: LUST:
Higher

Region: STATE
Global Id: T0603700613
Latitude: 34.047428030259
Longitude: -118.309460878372
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 10/06/1993
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: YR
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 900190034
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Other Solvent or Non-Petroleum Hydrocarbon
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0603700613
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0603700613
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WESSEN BUICK DEALER (FORMER) (Continued)

S102441156

City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Status History:
Global Id: T0603700613
Status: Completed - Case Closed
Status Date: 10/06/1993

Global Id: T0603700613
Status: Open - Case Begin Date
Status Date: 12/06/1991

Regulatory Activities:
Global Id: T0603700613
Action Type: Other
Date: 12/06/1991
Action: Leak Discovery

Global Id: T0603700613
Action Type: Other
Date: 12/06/1991
Action: Leak Reported

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900190034
Status: Case Closed
Substance: Hydrocarbons
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603700613
W Global ID: Not reported
Staff: UNK
Local Agency: 19050
Cross Street: Not reported
Enforcement Type: Not reported
Date Leak Discovered: 12/6/1991
Date Leak First Reported: 12/6/1991
Date Leak Record Entered: 9/17/1993
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 8/4/1993
Date the Case was Closed: 10/6/1993
How Leak Discovered: Tank Closure
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: Tank
Operator: Not reported
Water System: Not reported
Well Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WESSEN BUICK DEALER (FORMER) (Continued)

S102441156

Approx. Dist To Production Well (ft): 8448.278937615320688457404784
Source of Cleanup Funding: Tank
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: Not reported
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: BLANK RP
RP Address: C
Program: LUST
Lat/Long: 34.0472625 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: Not reported

E12
WSW
< 1/8
0.074 mi.
390 ft.

EUI S CHO
1325 S WESTERN AVE
LOS ANGELES, CA 90006

Site 2 of 3 in cluster E

SWEEPS UST
CA FID UST
EMI

S101586100
N/A

Relative:
Higher

SWEEPS UST:

Status: Active
Comp Number: 4451
Number: 9
Board Of Equalization: Not reported
Referral Date: 07-28-93
Action Date: 05-03-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

Actual:
204 ft.

CA FID UST:

Facility ID: 19038302
Regulated By: UTNKA
Regulated ID: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

EUI S CHO (Continued)

S101586100

Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2130000000
Mail To: Not reported
Mailing Address: 1325 S WESTERN AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900060000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

EMI:

Year: 1987
County Code: 19
Air Basin: SC
Facility ID: 37785
Air District Name: SC
SIC Code: 7538
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr:0

Year: 1990
County Code: 19
Air Basin: SC
Facility ID: 37785
Air District Name: SC
SIC Code: 7538
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 2
Reactive Organic Gases Tons/Yr: 2
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr:0

Map ID
Direction
Distance
Elevation

MAP FINDINGS

EDR ID Number
EPA ID Number

E13
WSW
< 1/8
0.074 mi.
390 ft.

EUI S CHO
1321 S WESTERN AVE
LOS ANGELES, CA 90006

Site 3 of 3 in cluster E

CA FID UST **S101587593**
N/A

Relative:
Higher

CA FID UST:
Facility ID: 19055796
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2130000000
Mail To: Not reported
Mailing Address: 1321 S WESTERN AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900060000
Contact: Not reported
Contact Phone: Not reported
DUNS Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

Actual:
204 ft.

F14
NW
< 1/8
0.083 mi.
440 ft.

WESSEN BUICK COMPANY
1234 S WESTERN AVE
LOS ANGELES, CA 90006

Site 1 of 5 in cluster F

SWEEPS UST **S101586619**
CA FID UST **N/A**

Relative:
Lower

SWEEPS UST:
Status: Not reported
Comp Number: 1535
Number: Not reported
Board Of Equalization: 44-011854
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001535-000001
Tank Status: Not reported
Capacity: 1500
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: 3

Status: Not reported
Comp Number: 1535
Number: Not reported
Board Of Equalization: 44-011854
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001535-000002
Tank Status: Not reported
Capacity: Not reported

Actual:
190 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WESSEN BUICK COMPANY (Continued)

S101586619

Active Date: Not reported
Tank Use: OIL
STG: WASTE
Content: WASTE OIL
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 1535
Number: Not reported
Board Of Equalization: 44-011854
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001535-000003
Tank Status: Not reported
Capacity: 1500
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: Not reported

CA FID UST:

Facility ID: 19054217
Regulated By: UTKNI
Regulated ID: 00021050
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2137318311
Mail To: Not reported
Mailing Address: 1233 S WESTERN AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900060000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

**F15
NW
< 1/8
0.083 mi.
440 ft.**

**1234 S WESTERN AVE
LOS ANGELES, CA 90006**

Site 2 of 5 in cluster F

**Relative:
Lower**

EDR Historical Auto Stations:

Name: J K AUTO SERVICES
Year: 1999
Address: 1234 S WESTERN AVE

**Actual:
190 ft.**

Name: JK AUTO SERVICE
Year: 2001
Address: 1234 S WESTERN AVE

**EDR Hist Auto 1015189704
N/A**

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

1015189704

Name: JK AUTO SERVICE
Year: 2002
Address: 1234 S WESTERN AVE

Name: JK AUTO SERVICES
Year: 2003
Address: 1234 S WESTERN AVE

Name: JK AUTO SERVICES
Year: 2004
Address: 1234 S WESTERN AVE

Name: J K AUTO SERVICES
Year: 2005
Address: 1234 S WESTERN AVE

Name: J K AUTO SERVICES
Year: 2006
Address: 1234 S WESTERN AVE

Name: J K AUTO SERVICES
Year: 2007
Address: 1234 S WESTERN AVE

Name: J K AUTO SERVICES
Year: 2008
Address: 1234 S WESTERN AVE

F16
NW
< 1/8
0.085 mi.
449 ft.

WESTERN MEDICAL GROUP
1230 WESTERN
LOS ANGELES, CA 90006

Site 3 of 5 in cluster F

SWEEPS UST
CA FID UST

S101584734
N/A

Relative:
Lower

Actual:
189 ft.

SWEEPS UST:

Status: Not reported
Comp Number: 7762
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

CA FID UST:

Facility ID: 19014988
Regulated By: UTKNI
Regulated ID: Not reported
Cortese Code: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WESTERN MEDICAL GROUP (Continued)

S101584734

SIC Code: Not reported
Facility Phone: 2137349111
Mail To: Not reported
Mailing Address: 1230 S WESTERN AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900060000
Contact: Not reported
Contact Phone: Not reported
DUNS Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

**G17
ESE
< 1/8
0.095 mi.
499 ft.**

**WOOD WOOD
3004 W PICO BLVD
LOS ANGELES, CA**

**EDR Hist Cleaner 1009187893
N/A**

Site 1 of 2 in cluster G

**Relative:
Higher**

EDR Historical Cleaners:

Name: WOOD WOOD
Year: 1924

**Actual:
204 ft.**

Type: CLOTHES CLEANERS PRESSERS AND DYERS

**H18
WSW
< 1/8
0.095 mi.
503 ft.**

**YEM INC
1303 S WESTERN AVE
LOS ANGELES, CA 90006**

**HAZNET S112981345
N/A**

Site 1 of 11 in cluster H

**Relative:
Higher**

HAZNET:

envid: S112981345
Year: 2009
GEPAID: CAC002648140
Contact: MIKE ABDOU
Telephone: 7148930588
Mailing Name: Not reported
Mailing Address: 1303 S WESTERN AVE
Mailing City,St,Zip: LOS ANGELES, CA 900064225
Gen County: Not reported
TSD EPA ID: CAD028409019
TSD County: Not reported
Waste Category: Tank bottom waste
Disposal Method: Discharge To Sewer/Potw Or Npdes(With Prior Storage--With Or Without Treatment)
Tons: 1.77225
Cat Decode: Tank bottom waste
Method Decode: Discharge To Sewer/Potw Or Npdes(With Prior Storage--With Or Without Treatment)
Facility County: Los Angeles

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

H19
WSW
< 1/8
0.095 mi.
503 ft.
WESTERN PICO SHELL
1303 S WESTERN AVE
LOS ANGELES, CA 90000
Site 2 of 11 in cluster H

EDR Hist Auto **1008996113**
N/A

Relative: EDR Historical Auto Stations:
Higher Name: WESTERN PICO SHELL
 Year: 1994
Actual: Type: Not reported
204 ft.

H20
WSW
< 1/8
0.095 mi.
503 ft.
SHELL SERVICE STATION
1303 WESTERN AVE. S.
LOS ANGELES, CA 90006
Site 3 of 11 in cluster H

LUST **S108536606**
N/A

Relative: LUST:
Higher Region: STATE
 Global Id: T0603708316
Actual: Latitude: 34.046926
204 ft. Longitude: -118.309408
 Case Type: LUST Cleanup Site
 Status: Completed - Case Closed
 Status Date: 01/12/2011
 Lead Agency: LOS ANGELES RWQCB (REGION 4)
 Case Worker: JH
 Local Agency: LOS ANGELES, CITY OF
 RB Case Number: 900060134
 LOC Case Number: 30701
 File Location: Regional Board
 Potential Media Affect: Aquifer used for drinking water supply
 Potential Contaminants of Concern: Gasoline, MTBE / TBA / Other Fuel Oxygenates
 Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:
Global Id: T0603708316
Contact Type: Regional Board Caseworker
Contact Name: JAY HUANG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 WEST 4TH STREET, SUITE 200
City: LOS ANGELES
Email: jhuang@waterboards.ca.gov
Phone Number: 2135766711

Global Id: T0603708316
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Status History:
Global Id: T0603708316
Status: Completed - Case Closed
Status Date: 01/12/2011

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHELL SERVICE STATION (Continued)

S108536606

Global Id: T0603708316
Status: Open - Case Begin Date
Status Date: 08/20/2003

Global Id: T0603708316
Status: Open - Site Assessment
Status Date: 08/26/2003

Global Id: T0603708316
Status: Open - Site Assessment
Status Date: 11/14/2007

Global Id: T0603708316
Status: Open - Site Assessment
Status Date: 10/01/2009

Regulatory Activities:

Global Id: T0603708316
Action Type: RESPONSE
Date: 04/15/2008
Action: Soil and Water Investigation Report

Global Id: T0603708316
Action Type: RESPONSE
Date: 07/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603708316
Action Type: RESPONSE
Date: 10/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603708316
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603708316
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603708316
Action Type: REMEDIATION
Date: 08/01/2003
Action: Excavation

Global Id: T0603708316
Action Type: RESPONSE
Date: 10/15/2010
Action: Conceptual Site Model

Global Id: T0603708316
Action Type: RESPONSE
Date: 10/18/2010
Action: Request for Closure

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHELL SERVICE STATION (Continued)

S108536606

Global Id:	T0603708316
Action Type:	ENFORCEMENT
Date:	01/12/2011
Action:	Closure/No Further Action Letter
Global Id:	T0603708316
Action Type:	RESPONSE
Date:	07/05/2007
Action:	Other Report / Document
Global Id:	T0603708316
Action Type:	RESPONSE
Date:	01/15/2008
Action:	Monitoring Report - Quarterly
Global Id:	T0603708316
Action Type:	RESPONSE
Date:	07/15/2008
Action:	Monitoring Report - Quarterly
Global Id:	T0603708316
Action Type:	RESPONSE
Date:	01/15/2009
Action:	Monitoring Report - Quarterly
Global Id:	T0603708316
Action Type:	RESPONSE
Date:	04/15/2010
Action:	Monitoring Report - Semi-Annually
Global Id:	T0603708316
Action Type:	RESPONSE
Date:	04/15/2009
Action:	Monitoring Report - Quarterly
Global Id:	T0603708316
Action Type:	ENFORCEMENT
Date:	12/23/2010
Action:	Notification - Preclosure
Global Id:	T0603708316
Action Type:	RESPONSE
Date:	10/15/2008
Action:	Monitoring Report - Quarterly
Global Id:	T0603708316
Action Type:	Other
Date:	08/20/2003
Action:	Leak Discovery
Global Id:	T0603708316
Action Type:	RESPONSE
Date:	07/15/2009
Action:	Monitoring Report - Semi-Annually
Global Id:	T0603708316
Action Type:	RESPONSE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHELL SERVICE STATION (Continued)

S108536606

Date: 05/11/2009
Action: Well Installation Report

Global Id: T0603708316
Action Type: ENFORCEMENT
Date: 06/04/2007
Action: Staff Letter

Global Id: T0603708316
Action Type: Other
Date: 08/26/2003
Action: Leak Reported

Global Id: T0603708316
Action Type: RESPONSE
Date: 10/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603708316
Action Type: RESPONSE
Date: 11/14/2007
Action: Soil and Water Investigation Workplan

**H21
WSW
< 1/8
0.095 mi.
503 ft.**

**MILLGAN INC
1303 S WESTERN AVE
LOS ANGELES, CA 90006**

**HAZNET S112958654
N/A**

Site 4 of 11 in cluster H

**Relative:
Higher**

HAZNET:

**Actual:
204 ft.**

envid: S112958654
Year: 2007
GEPAID: CAC002612122
Contact: MIKE ABDOU
Telephone: 3237358767
Mailing Name: Not reported
Mailing Address: 1303 S WESTERN AVE
Mailing City,St,Zip: LOS ANGELES, CA 900064225
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Discharge To Sewer/Potw Or Npdes(With Prior Storage--With Or Without Treatment)
Tons: 0.05
Cat Decode: Aqueous solution with total organic residues less than 10 percent
Method Decode: Discharge To Sewer/Potw Or Npdes(With Prior Storage--With Or Without Treatment)
Facility County: Los Angeles

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

H22
WSW
< 1/8
0.095 mi.
503 ft.
WESTERN SHELL
1303 S WESTERN AVE
LOS ANGELES, CA 90006
Site 5 of 11 in cluster H

UST **U003781151**
N/A

Relative: UST:
Higher Facility ID: 24793
Permitting Agency: LOS ANGELES, CITY OF
Actual: Latitude: 34.0483425
204 ft. Longitude: -118.3078771

H23
WSW
< 1/8
0.095 mi.
503 ft.
CAREY WEHRLI
1303 S WESTERN BLVD
LOS ANGELES, CA 90006
Site 6 of 11 in cluster H

SWEEPS UST **S101586083**
HIST UST **N/A**
CA FID UST

Relative: SWEEPS UST:
Higher Status: Active
Comp Number: 1130
Actual: Number: 9
204 ft. Board Of Equalization: 44-000074
Referral Date: 11-18-92
Action Date: 04-11-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001130-000001
Tank Status: A
Capacity: 12000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: 3

Status: Active
Comp Number: 1130
Number: 9
Board Of Equalization: 44-000074
Referral Date: 11-18-92
Action Date: 04-11-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001130-000002
Tank Status: A
Capacity: 12000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Active
Comp Number: 1130
Number: 9
Board Of Equalization: 44-000074
Referral Date: 11-18-92
Action Date: 04-11-94
Created Date: 02-29-88

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CAREY WEHRLI (Continued)

S101586083

Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001130-000003
Tank Status: A
Capacity: 12000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

HIST UST:

File Number: 00028514
URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00028514.pdf>
Region: Not reported
Facility ID: Not reported
Facility Type: Not reported
Other Type: Not reported
Contact Name: Not reported
Telephone: Not reported
Owner Name: Not reported
Owner Address: Not reported
Owner City,St,Zip: Not reported
Total Tanks: Not reported

Tank Num: Not reported
Container Num: Not reported
Year Installed: Not reported
Tank Capacity: Not reported
Tank Used for: Not reported
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Not reported

Click here for Geo Tracker PDF:

CA FID UST:

Facility ID: 19037873
Regulated By: UTNKA
Regulated ID: 00017169
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 7145203342
Mail To: Not reported
Mailing Address: 5850 CANOGA AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900060000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

Map ID
Direction
Distance
Elevation

MAP FINDINGS

EDR ID Number
EPA ID Number

H24
WSW
< 1/8
0.095 mi.
503 ft.

SHELL SERVICE STATION
1303 S WESTERN AVE
LOS ANGELES, CA 90006

Site 7 of 11 in cluster H

RCRA-SQG
FINDS
HAZNET
ECHO

1006805370
CAR000126326

Relative:
Higher

RCRA-SQG:

Date form received by agency: 08/16/2002

Facility name: SHELL SERVICE STATION

Facility address: 1303 S WESTERN AVE

S A P NO 135498

LOS ANGELES, CA 900064225

EPA ID: CAR000126326

Mailing address: P O BOX 2648

HOUSTON, TX 772522648

Contact: SONDRA BIENVENU

Contact address: P O BOX 2648

HOUSTON, TX 772522648

Contact country: US

Contact telephone: (713) 241-5036

Contact email: Not reported

EPA Region: 09

Classification: Small Small Quantity Generator

Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: EQUILON ENTERPRISES LLC DBA

Owner/operator address: P O BOX 2648

HOUSTON, TX 77252

Owner/operator country: Not reported

Owner/operator telephone: (713) 241-5036

Legal status: Private

Owner/Operator Type: Owner

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No

Mixed waste (haz. and radioactive): No

Recycler of hazardous waste: No

Transporter of hazardous waste: No

Treater, storer or disposer of HW: No

Underground injection activity: No

On-site burner exemption: No

Furnace exemption: No

Used oil fuel burner: No

Used oil processor: No

User oil refiner: No

Used oil fuel marketer to burner: No

Used oil Specification marketer: No

Used oil transfer facility: No

Used oil transporter: No

Waste code: D001

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHELL SERVICE STATION (Continued)

1006805370

. Waste name: IGNITABLE WASTE

. Waste code: D018

. Waste name: BENZENE

Violation Status: No violations found

FINDS:

Registry ID: 110013292604

Environmental Interest/Information System

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

STATE MASTER

HAZNET:

envid: 1006805370
Year: 2005
GEPAID: CAR000126326
Contact: N CORTEZ/ENV'T'L DATA ANALYST
Telephone: 2818742224
Mailing Name: Not reported
Mailing Address: 12700 NORTHBOROUGH DRIVE MFT 240-G
Mailing City,St,Zip: Houston, TX 770672508
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Not reported
Tons: 0.1
Cat Decode: Aqueous solution with total organic residues less than 10 percent
Method Decode: Not reported
Facility County: Los Angeles

envid: 1006805370
Year: 2004
GEPAID: CAR000126326
Contact: N CORTEZ/ENV'T'L DATA ANALYST
Telephone: 2818742224
Mailing Name: Not reported
Mailing Address: 12700 NORTHBOROUGH DRIVE MFT 240-G
Mailing City,St,Zip: Houston, TX 770672508
Gen County: Not reported
TSD EPA ID: CAD008364432
TSD County: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHELL SERVICE STATION (Continued)

1006805370

Waste Category: Other organic solids
Disposal Method: Recycler
Tons: 0.02
Cat Decode: Other organic solids
Method Decode: Recycler
Facility County: Los Angeles

envid: 1006805370
Year: 2003
GEPAID: CAR000126326
Contact: N CORTEZ/ENV'T'L DATA ANALYST
Telephone: 2818742224
Mailing Name: Not reported
Mailing Address: 12700 NORTHBOROUGH DRIVE MFT 240-G
Mailing City,St,Zip: Houston, TX 770672508
Gen County: Not reported
TSD EPA ID: CAD982484933
TSD County: Not reported
Waste Category: Other empty containers 30 gallons or more
Disposal Method: Disposal, Other
Tons: 2.25
Cat Decode: Other empty containers 30 gallons or more
Method Decode: Disposal, Other
Facility County: Los Angeles

envid: 1006805370
Year: 2003
GEPAID: CAR000126326
Contact: N CORTEZ/ENV'T'L DATA ANALYST
Telephone: 2818742224
Mailing Name: Not reported
Mailing Address: 12700 NORTHBOROUGH DRIVE MFT 240-G
Mailing City,St,Zip: Houston, TX 770672508
Gen County: Not reported
TSD EPA ID: CAD982444481
TSD County: Not reported
Waste Category: Other organic solids
Disposal Method: Recycler
Tons: 0
Cat Decode: Other organic solids
Method Decode: Recycler
Facility County: Los Angeles

envid: 1006805370
Year: 2002
GEPAID: CAR000126326
Contact: N CORTEZ/ENV'T'L DATA ANALYST
Telephone: 2818742224
Mailing Name: Not reported
Mailing Address: 12700 NORTHBOROUGH DRIVE MFT 240-G
Mailing City,St,Zip: Houston, TX 770672508
Gen County: Not reported
TSD EPA ID: CAD028409019
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Treatment, Tank
Tons: 0.18

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHELL SERVICE STATION (Continued)

1006805370

Cat Decode: Aqueous solution with total organic residues less than 10 percent
Method Decode: Treatment, Tank
Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access
1 additional CA_HAZNET: record(s) in the EDR Site Report.

ECHO:

Envid: 1006805370
Registry ID: 110013292604
DFR URL: http://echo.epa.gov/detailed_facility_report?fid=110013292604

**F25
NW
< 1/8
0.096 mi.
509 ft.**

**WESSEN SALE & LEASING (FORMER)
1233 S WESTERN AVE
LOS ANGELES, CA 90006**

**SWEEPS UST S101617098
CA FID UST N/A**

Site 4 of 5 in cluster F

**Relative:
Lower**

SWEEPS UST:

Status: Not reported
Comp Number: 7809
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

**Actual:
188 ft.**

CA FID UST:

Facility ID: 19016674
Regulated By: UTKI
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2137376003
Mail To: Not reported
Mailing Address: 1233 S WESTERN AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900060000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

F26
NW
< 1/8
0.096 mi.
509 ft.
WESSEN BUICK CO
1233 S WESTERN AVE
LOS ANGELES, CA 90006
Site 5 of 5 in cluster F

HIST UST **U001560369**
N/A

Relative:
Lower

HIST UST:

File Number: 000286E7
URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000286E7.pdf>
Region: STATE
Facility ID: 00000021050
Facility Type: Other
Other Type: AUTO DEALER
Contact Name: ROBERT WESSEN
Telephone: 2137318311
Owner Name: WESSEN BUICK CO.
Owner Address: 1233 S. WESTERN AVE
Owner City,St,Zip: LOS ANGELES, CA 90006
Total Tanks: 0003

Tank Num: 001
Container Num: 001
Year Installed: 1948
Tank Capacity: 00001500
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Visual

Tank Num: 002
Container Num: 002
Year Installed: 1948
Tank Capacity: 00000000
Tank Used for: WASTE
Type of Fuel: WASTE OIL
Container Construction Thickness: Not reported
Leak Detection: None

Tank Num: 003
Container Num: 003
Year Installed: Not reported
Tank Capacity: 00001500
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Visual

[Click here for Geo Tracker PDF:](#)

H27
SW
< 1/8
0.102 mi.
537 ft.
1305 S WESTERN AVE
LOS ANGELES, CA 90006
Site 8 of 11 in cluster H

EDR Hist Auto **1015203295**
N/A

Relative:
Higher

EDR Historical Auto Stations:

Name: J & V TRANSMISSION
Year: 2005
Address: 1305 S WESTERN AVE

Actual:
204 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

1015203295

Name: MAAX TRANSMISSION
Year: 2008
Address: 1305 S WESTERN AVE

Name: MAAX TRANSMISSION
Year: 2009
Address: 1305 S WESTERN AVE

H28
WSW
< 1/8
0.102 mi.
539 ft.

EDELBROCK VICTOR
3122 W PICO BLVD
LOS ANGELES, CA

EDR Hist Auto

1009080775
N/A

Site 9 of 11 in cluster H

Relative:
Higher

EDR Historical Auto Stations:

Name: EDELBROCK VICTOR
Year: 1937

Actual:
203 ft.

Type: AUTOMOBILE REPAIRING

Name: SCHMITT NICOLAS
Year: 1942
Type: AUTOMOBILE REPAIRING

G29
ESE
< 1/8
0.107 mi.
564 ft.

MEAD J A
3000 W PICO BLVD
LOS ANGELES, CA

EDR Hist Auto

1009078031
N/A

Site 2 of 2 in cluster G

Relative:
Higher

EDR Historical Auto Stations:

Name: PFEIFFER F J
Year: 1924

Actual:
203 ft.

Type: AUTOMOBILE REPAIRING

Name: PFEIFFER F J
Year: 1929
Type: AUTOMOBILE REPAIRING AND SERVICE STATIONS

Name: PEIFFER F J
Year: 1933
Type: AUTOMOBILE REPAIRING

Name: MEAD J A
Year: 1937
Type: AUTOMOBILE REPAIRING

Name: MEAD J B
Year: 1942
Type: AUTOMOBILE REPAIRING

Map ID
Direction
Distance
Elevation

MAP FINDINGS

EDR ID Number
EPA ID Number

H30
WSW
< 1/8
0.108 mi.
570 ft.

MAC MILLAN DONALD
3126 W PICO BLVD
LOS ANGELES, CA

Site 10 of 11 in cluster H

EDR Hist Auto 1009078871
N/A

Relative:
Higher

Actual:
203 ft.

EDR Historical Auto Stations:
Name: MAC MILLAN DONALD
Year: 1929
Type: GASOLINE AND OIL SERVICE STATION

31
SE
< 1/8
0.109 mi.
575 ft.

VON POSER OTTO
2905 W 14TH ST
LOS ANGELES, CA

EDR Hist Auto 1009079725
N/A

Relative:
Higher

Actual:
205 ft.

EDR Historical Auto Stations:
Name: VON POSER OTTO
Year: 1924
Type: AUTOMOBILE REPAIRING

Name: VON POSER OTTO
Year: 1937
Type: AUTOMOBILE REPAIRING

Name: VON POSER OTTO
Year: 1942
Type: AUTOMOBILE REPAIRING

I32
SW
< 1/8
0.111 mi.
584 ft.

1325 S WESTERN AVE
LOS ANGELES, CA 90006

Site 1 of 10 in cluster I

EDR Hist Auto 1015208278
N/A

Relative:
Higher

Actual:
205 ft.

EDR Historical Auto Stations:
Name: PICO TRANSMISSION SHOP
Year: 1999
Address: 1325 S WESTERN AVE

Name: PICO TRANSMISSION
Year: 2001
Address: 1325 S WESTERN AVE

Name: PICO TRANSMISSION
Year: 2002
Address: 1325 S WESTERN AVE

Name: JJ GENERAL AUTO REPAIR
Year: 2003
Address: 1325 S WESTERN AVE

Name: JJ GENERAL AUTO REPAIR
Year: 2004
Address: 1325 S WESTERN AVE

Name: J J GENERAL AUTO REPAIR

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

1015208278

Year: 2006
Address: 1325 S WESTERN AVE

Name: J J GENERAL AUTO REPAIR
Year: 2007
Address: 1325 S WESTERN AVE

Name: J J GENERAL AUTO REPAIR
Year: 2008
Address: 1325 S WESTERN AVE

Name: J J GENERAL AUTO REPAIR
Year: 2009
Address: 1325 S WESTERN AVE

Name: J J GENERAL AUTO REPAIR
Year: 2010
Address: 1325 S WESTERN AVE

Name: J J GENERAL AUTO REPAIR
Year: 2011
Address: 1325 S WESTERN AVE

Name: J J GENERAL AUTO REPAIR
Year: 2012
Address: 1325 S WESTERN AVE

I33
SW
< 1/8
0.111 mi.
584 ft.

CAL AUTO CENTER
1325 S WESTERN AVE
LOS ANGELES, CA 90006

HAZNET S113032008
N/A

Site 2 of 10 in cluster I

Relative:
Higher

HAZNET:

Actual:
205 ft.

envid: S113032008
Year: 1996
GEPAID: CAL000028175
Contact: CHO EDWARD
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 1325 S WESTERN AVE
Mailing City,St,Zip: LOS ANGELES, CA 900060000
Gen County: Not reported
TSD EPA ID: CAT000613927
TSD County: Not reported
Waste Category: Liquids with halogenated organic compounds >= 1,000 Mg./L
Disposal Method: Transfer Station
Tons: .2400
Cat Decode: Liquids with halogenated organic compounds >= 1,000 Mg./L
Method Decode: Transfer Station
Facility County: Los Angeles

Map ID
Direction
Distance
Elevation

MAP FINDINGS

EDR ID Number
EPA ID Number

I34
SW
< 1/8
0.111 mi.
584 ft.

JJ AUTO REPAIR
1325 S WESTERN AVE
LOS ANGELES, CA 90006

Site 3 of 10 in cluster I

HAZNET **S113090467**
N/A

Relative: HAZNET:
Higher envid: S113090467
 Year: 1998
Actual: GEPAID: CAL000172134
205 ft. Contact: CHO MUNWON CHARLIE
 Telephone: 2137355288
 Mailing Name: Not reported
 Mailing Address: 1325 S WESTERN AVE
 Mailing City,St,Zip: LOS ANGELES, CA 900060000
 Gen County: Not reported
 TSD EPA ID: CAT000613893
 TSD County: Not reported
 Waste Category: Unspecified organic liquid mixture
 Disposal Method: Transfer Station
 Tons: .0125
 Cat Decode: Unspecified organic liquid mixture
 Method Decode: Transfer Station
 Facility County: Los Angeles

I35
SW
< 1/8
0.114 mi.
604 ft.

CENTRAL COLLISION CENTER
1401 S WESTERN AVE
LOS ANGELES, CA 90006

Site 4 of 10 in cluster I

HAZNET **S113095207**
N/A

Relative: HAZNET:
Higher envid: S113095207
 Year: 2004
Actual: GEPAID: CAL000179797
205 ft. Contact: JAMES PARK
 Telephone: 3237370196
 Mailing Name: Not reported
 Mailing Address: 1401 S WESTERN AVE
 Mailing City,St,Zip: LOS ANGELES, CA 900060000
 Gen County: Not reported
 TSD EPA ID: CAD008252405
 TSD County: Not reported
 Waste Category: Other organic solids
 Disposal Method: Transfer Station
 Tons: 0.1
 Cat Decode: Other organic solids
 Method Decode: Transfer Station
 Facility County: Los Angeles

envid: S113095207
Year: 2003
GEPAID: CAL000179797
Contact: JAMES PARK
Telephone: 3237370196
Mailing Name: Not reported
Mailing Address: 1401 S WESTERN AVE
Mailing City,St,Zip: LOS ANGELES, CA 900060000
Gen County: Not reported
TSD EPA ID: CAD008252405

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL COLLISION CENTER (Continued)

S113095207

TSD County: Not reported
Waste Category: Unspecified solvent mixture
Disposal Method: Recycler
Tons: 0.45
Cat Decode: Unspecified solvent mixture
Method Decode: Recycler
Facility County: Los Angeles

envid: S113095207
Year: 2003
GEPAID: CAL000179797
Contact: JAMES PARK
Telephone: 3237370196
Mailing Name: Not reported
Mailing Address: 1401 S WESTERN AVE
Mailing City,St,Zip: LOS ANGELES, CA 900060000
Gen County: Not reported
TSD EPA ID: CAD008252405
TSD County: Not reported
Waste Category: Other organic solids
Disposal Method: Transfer Station
Tons: 0.12
Cat Decode: Other organic solids
Method Decode: Transfer Station
Facility County: Los Angeles

envid: S113095207
Year: 2002
GEPAID: CAL000179797
Contact: JAMES PARK
Telephone: 3237370196
Mailing Name: Not reported
Mailing Address: 1401 S WESTERN AVE
Mailing City,St,Zip: LOS ANGELES, CA 900060000
Gen County: Not reported
TSD EPA ID: CAD008252405
TSD County: Not reported
Waste Category: Unspecified solvent mixture
Disposal Method: Recycler
Tons: 0.22
Cat Decode: Unspecified solvent mixture
Method Decode: Recycler
Facility County: Los Angeles

envid: S113095207
Year: 2001
GEPAID: CAL000179797
Contact: JAMES PARK
Telephone: 3237370196
Mailing Name: Not reported
Mailing Address: 1401 S WESTERN AVE
Mailing City,St,Zip: LOS ANGELES, CA 900060000
Gen County: Not reported
TSD EPA ID: CAD008252405
TSD County: Not reported
Waste Category: Unspecified solvent mixture
Disposal Method: Recycler

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL COLLISION CENTER (Continued)

S113095207

Tons: 0.2
Cat Decode: Unspecified solvent mixture
Method Decode: Recycler
Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access
9 additional CA_HAZNET: record(s) in the EDR Site Report.

I36
SW
< 1/8
0.114 mi.
604 ft.

**1401 S WESTERN AVE
LOS ANGELES, CA 90006**

**EDR Hist Auto 1015220658
N/A**

Site 5 of 10 in cluster I

**Relative:
Higher**

EDR Historical Auto Stations:

Name: CENTRAL COLLISION CENTER
Year: 1999
Address: 1401 S WESTERN AVE

**Actual:
205 ft.**

Name: CENTRAL COLLISION CTR
Year: 2001
Address: 1401 S WESTERN AVE

Name: CENTRAL COLLISION CTR
Year: 2003
Address: 1401 S WESTERN AVE

Name: CENTRAL COLLISION CTR
Year: 2004
Address: 1401 S WESTERN AVE

Name: CENTRAL COLLISION CENTER
Year: 2005
Address: 1401 S WESTERN AVE

Name: CENTRAL COLLISION CENTER
Year: 2006
Address: 1401 S WESTERN AVE

Name: CAL STATE AUTO BODY & REPAIR
Year: 2008
Address: 1401 S WESTERN AVE

Name: CALIFORNIA STATE AUTO BODY & REPAIR
Year: 2009
Address: 1401 S WESTERN AVE

Name: CALSTATE AUTOBODY & REPAIR
Year: 2010
Address: 1401 S WESTERN AVE

Name: CALSTATE AUTOBODY & REPAIR
Year: 2011
Address: 1401 S WESTERN AVE

Name: CALSTATE AUTOBODY & REPAIR
Year: 2012
Address: 1401 S WESTERN AVE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

EDR ID Number
EPA ID Number

	Site	Database(s)	EPA ID Number
I37 SW < 1/8 0.114 mi. 604 ft.	RDMI INC DBA CAL STATE AUTO BODY & REPAIR 1401 S WESTERN AVE LOS ANGELES, CA 90006 Site 6 of 10 in cluster I	HAZNET	S113138495 N/A
Relative: Higher	HAZNET: envid: S113138495 Year: 2012 GEPAID: CAL000297201 Contact: DANIEL KYUNG Telephone: 3237333900 Mailing Name: Not reported Mailing Address: 1976 WALTONIA DR APT G Mailing City,St,Zip: MONTROSE, CA 910201647 Gen County: Los Angeles TSD EPA ID: CAD008252405 TSD County: Los Angeles Waste Category: Not reported Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site Tons: 0.2919 Cat Decode: Not reported Method Decode: Fuel Blending Prior To Energy Recovery At Another Site Facility County: Los Angeles		
Actual: 205 ft.	envid: S113138495 Year: 2012 GEPAID: CAL000297201 Contact: DANIEL KYUNG Telephone: 3237333900 Mailing Name: Not reported Mailing Address: 1976 WALTONIA DR APT G Mailing City,St,Zip: MONTROSE, CA 910201647 Gen County: Los Angeles TSD EPA ID: CAD008252405 TSD County: Los Angeles Waste Category: Not reported Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site Tons: 0.234 Cat Decode: Not reported Method Decode: Fuel Blending Prior To Energy Recovery At Another Site Facility County: Los Angeles		
	envid: S113138495 Year: 2012 GEPAID: CAL000297201 Contact: DANIEL KYUNG Telephone: 3237333900 Mailing Name: Not reported Mailing Address: 1976 WALTONIA DR APT G Mailing City,St,Zip: MONTROSE, CA 910201647 Gen County: Los Angeles TSD EPA ID: CAD008252405 TSD County: Los Angeles Waste Category: Not reported Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site Tons: 0.114 Cat Decode: Not reported Method Decode: Fuel Blending Prior To Energy Recovery At Another Site		

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RDMI INC DBA CAL STATE AUTO BODY & REPAIR (Continued)

S113138495

Facility County: Los Angeles

envid: S113138495
Year: 2010
GEPAID: CAL000297201
Contact: DANIEL KYUNG
Telephone: 3237333900
Mailing Name: Not reported
Mailing Address: 1976 WALTONIA DR APT G
Mailing City,St,Zip: MONTROSE, CA 910201647
Gen County: Not reported
TSD EPA ID: CAD008252405
TSD County: Not reported
Waste Category: Other organic solids
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Recovery (H010-H129) Or (H131-H135)
Tons: 0.05
Cat Decode: Other organic solids
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Recovery (H010-H129) Or (H131-H135)
Facility County: Los Angeles

envid: S113138495
Year: 2010
GEPAID: CAL000297201
Contact: DANIEL KYUNG
Telephone: 3237333900
Mailing Name: Not reported
Mailing Address: 1976 WALTONIA DR APT G
Mailing City,St,Zip: MONTROSE, CA 910201647
Gen County: Not reported
TSD EPA ID: CAD008252405
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues 10 percent or more
Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site
Tons: 0.06255
Cat Decode: Aqueous solution with total organic residues 10 percent or more
Method Decode: Fuel Blending Prior To Energy Recovery At Another Site
Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access
10 additional CA_HAZNET: record(s) in the EDR Site Report.

I38 **CAR MASTERS PLUS AUTOBODY**
SW **1401 SOUTH WESTERN**
< 1/8 **LOS ANGELES, CA 90006**

HAZNET **S113074221**
N/A

0.114 mi.
604 ft. **Site 7 of 10 in cluster I**

Relative: HAZNET:
Higher envid: S113074221
Year: 1995
Actual: GEPAID: CAL000130828
205 ft. Contact: DANNY DEL ROSARIO
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 1401 SOUTH WESTERN
Mailing City,St,Zip: LOS ANGELES, CA 900060000

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CAR MASTERS PLUS AUTOBODY (Continued)

S113074221

Gen County: Not reported
TSD EPA ID: CAT000613893
TSD County: Not reported
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Transfer Station
Tons: .1280
Cat Decode: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Method Decode: Transfer Station
Facility County: Los Angeles

**H39
WSW
< 1/8
0.114 mi.
604 ft.**

**WENDLER A E
3130 W PICO BLVD
LOS ANGELES, CA
Site 11 of 11 in cluster H**

**EDR Hist Auto 1009082007
N/A**

**Relative:
Higher**

EDR Historical Auto Stations:

Name: DEINARIA JAS
Year: 1937

**Actual:
203 ft.**

Type: GASOLINE AND OIL SERVICE STATIONS

Name: WENDLER A E
Year: 1942
Type: GASOLINE AND OIL SERVICE STATIONS

**I40
SW
< 1/8
0.121 mi.
638 ft.**

**1409 S WESTERN AVE
LOS ANGELES, CA 90006
Site 8 of 10 in cluster I**

**EDR Hist Auto 1015222567
N/A**

**Relative:
Higher**

EDR Historical Auto Stations:

Name: TWINS AUTO REPAIR CENTER
Year: 1999
Address: 1409 S WESTERN AVE

**Actual:
205 ft.**

Name: DENKER AUTO CTR
Year: 2001
Address: 1409 S WESTERN AVE

Name: JUNG'S AUTO REPAIR CTR
Year: 2002
Address: 1409 S WESTERN AVE

Name: CHUNG'S AUTO REPAIR & MUFFLER
Year: 2003
Address: 1409 S WESTERN AVE

Name: TWINS AUTO REPAIR CTR
Year: 2004
Address: 1409 S WESTERN AVE

Name: CHUNG'S AUTO REPAIR & MUFFLER
Year: 2006
Address: 1409 S WESTERN AVE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

1015222567

Name: CHOI AUTO REPAIR
Year: 2011
Address: 1409 S WESTERN AVE

Name: CHOI AUTO REPAIR
Year: 2012
Address: 1409 S WESTERN AVE

I41 CA BEST AUTOMOTIVE
SW 1411 S WESTERN AVE
< 1/8 LOS ANGELES, CA 90006
0.123 mi.
647 ft. Site 9 of 10 in cluster I

HAZNET S113797770
N/A

Relative:
Higher

HAZNET:
envid: S113797770
Year: 2012
GEPAID: CAL000326720
Contact: TED KIM
Telephone: 2132164748
Mailing Name: Not reported
Mailing Address: 1411 S WESTERN AVE
Mailing City,St,Zip: LOS ANGELES, CA 900064227
Gen County: Los Angeles
TSD EPA ID: CAD008302903
TSD County: Los Angeles
Waste Category: Not reported
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Recovery
(H010-H129) Or (H131-H135)
Tons: 0.798
Cat Decode: Not reported
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Recovery
(H010-H129) Or (H131-H135)
Facility County: Los Angeles

Actual:
205 ft.

envid: S113797770
Year: 2012
GEPAID: CAL000326720
Contact: TED KIM
Telephone: 2132164748
Mailing Name: Not reported
Mailing Address: 1411 S WESTERN AVE
Mailing City,St,Zip: LOS ANGELES, CA 900064227
Gen County: Los Angeles
TSD EPA ID: AZR000509950
TSD County: Not reported
Waste Category: Not reported
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect
Tons: 0.57
Cat Decode: Not reported
Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect
Facility County: Los Angeles

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

I42
SW
< 1/8
0.123 mi.
647 ft.
LUDFORD FRUIT PRODUCTS
1411 S WESTERN AVE
LOS ANGELES, CA 90006
Site 10 of 10 in cluster I

CA FID UST **S101587537**
N/A

Relative:
Higher

CA FID UST:
Facility ID: 19055736
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2130000000
Mail To: Not reported
Mailing Address: 1411 S WESTERN AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900060000
Contact: Not reported
Contact Phone: Not reported
DUNS Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

Actual:
205 ft.

J43
SW
< 1/8
0.124 mi.
657 ft.
GOLDBERG SIMON
1413 S WESTERN AVE
LOS ANGELES, CA
Site 1 of 3 in cluster J

EDR Hist Cleaner **1009188178**
N/A

Relative:
Higher

EDR Historical Cleaners:
Name: GOLDBERG SIMON
Year: 1929
Type: CLOTHES PRESSERS CLEANERS AND REPAIRERS

Actual:
205 ft.

44
WSW
1/8-1/4
0.130 mi.
685 ft.
CHO'S SHELL GROUP
1314 S MANHATTAN PLACE
LOS ANGELES, CA 90000

EDR Hist Auto **1008996177**
N/A

Relative:
Higher

EDR Historical Auto Stations:
Name: CHO'S SHELL GROUP
Year: 1994
Type: Not reported

Actual:
204 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

EDR ID Number
EPA ID Number

K45
SSW
1/8-1/4
0.133 mi.
701 ft.

O.K. AUTO REPAIR
1412 S WESTERN AVE
LA, CA 90006
Site 1 of 6 in cluster K

SWEEPS UST
CA FID UST

S101587880
N/A

Relative:
Higher

SWEEPS UST:

Status: Not reported
Comp Number: 5628
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

Actual:
206 ft.

CA FID UST:

Facility ID: 19056098
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2137313550
Mail To: Not reported
Mailing Address: 1412 S WESTERN AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: LA 900060000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

J46
SW
1/8-1/4
0.133 mi.
703 ft.

LUDFORD FRUIT PRODUCTS, INC
1421 S WESTERN AVE
LOS ANGELES, CA 90006
Site 2 of 3 in cluster J

SWEEPS UST
CA FID UST

S101617094
N/A

Relative:
Higher

SWEEPS UST:

Status: Not reported
Comp Number: 172
Number: Not reported
Board Of Equalization: 44-011017
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-000172-000001

Actual:
205 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LUDFORD FRUIT PRODUCTS, INC (Continued)

S101617094

Tank Status: Not reported
Capacity: 280
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: REG UNLEADED
Number Of Tanks: 1

CA FID UST:

Facility ID: 19055287
Regulated By: UTNKA
Regulated ID: 00003229
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2139661193
Mail To: Not reported
Mailing Address: 1421 S WESTERN AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900060000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

**J47
SW
1/8-1/4
0.133 mi.
703 ft.**

**DAY NIGHT LAUNDRY
1421 S WESTERN AVE
LOS ANGELES, CA**

**EDR Hist Cleaner 1009192400
N/A**

Site 3 of 3 in cluster J

**Relative:
Higher**

EDR Historical Cleaners:

Name: DAY NIGHT LAUNDRY
Year: 1937
Type: LAUNDRIES STEAM

**Actual:
205 ft.**

**K48
SSW
1/8-1/4
0.134 mi.
710 ft.**

**HICKEY E R
1416 S WESTERN AVE
LOS ANGELES, CA**

**EDR Hist Auto 1009079754
N/A**

Site 2 of 6 in cluster K

**Relative:
Higher**

EDR Historical Auto Stations:

Name: HICKEY E R
Year: 1942
Type: AUTOMOBILE REPAIRING

**Actual:
206 ft.**

Map ID
Direction
Distance
Elevation

MAP FINDINGS

EDR ID Number
EPA ID Number

K49
SSW
1/8-1/4
0.135 mi.
714 ft.

R BONIFACIO MOTORS
1422 S WESTERN AVE
LOS ANGELES, CA 90006

Site 3 of 6 in cluster K

RCRA-SQG
FINDS
ECHO

1000339120
CAD981624026

Relative:
Higher

RCRA-SQG:

Date form received by agency: 01/02/1987

Facility name: R BONIFACIO MOTORS

Facility address: 1422 S WESTERN AVE
LOS ANGELES, CA 90006

EPA ID: CAD981624026

Mailing address: S WESTERN AVE
LOS ANGELES, CA 90006

Contact: ENVIRONMENTAL MANAGER

Contact address: 1422 S WESTERN AVE
LOS ANGELES, CA 90006

Contact country: US

Contact telephone: (213) 732-3777

Contact email: Not reported

EPA Region: 09

Classification: Small Small Quantity Generator

Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: RUDY BONIFACIO

Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999

Owner/operator country: Not reported

Owner/operator telephone: (415) 555-1212

Legal status: Private

Owner/Operator Type: Owner

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED

Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999

Owner/operator country: Not reported

Owner/operator telephone: (415) 555-1212

Legal status: Private

Owner/Operator Type: Operator

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No

Mixed waste (haz. and radioactive): No

Recycler of hazardous waste: No

Transporter of hazardous waste: No

Treater, storer or disposer of HW: No

Underground injection activity: No

On-site burner exemption: No

Furnace exemption: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

R BONIFACIO MOTORS (Continued)

1000339120

Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002727880

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

ECHO:

Envid: 1000339120
Registry ID: 110002727880
DFR URL: http://echo.epa.gov/detailed_facility_report?fid=110002727880

K50
SSW
1/8-1/4
0.135 mi.
714 ft.

R R B ENTERPRISES INC
1422 S WESTERN AVE
LOS ANGELES, CA 90006

Site 4 of 6 in cluster K

SWEEPS UST
CA FID UST
EMI

S101585308
N/A

Relative:
Higher

SWEEPS UST:

Status: Not reported
Comp Number: 6390
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

Actual:
206 ft.

CA FID UST:

Facility ID: 19022506
Regulated By: UTKNI
Regulated ID: Not reported
Cortese Code: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

R R B ENTERPRISES INC (Continued)

S101585308

SIC Code: Not reported
Facility Phone: 2137323777
Mail To: Not reported
Mailing Address: 1422 S WESTERN AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900060000
Contact: Not reported
Contact Phone: Not reported
DUNS Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

EMI:

Year: 1987
County Code: 19
Air Basin: SC
Facility ID: 51539
Air District Name: SC
SIC Code: 9999
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 4
Reactive Organic Gases Tons/Yr: 4
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smlr Tons/Yr:0

Year: 1990
County Code: 19
Air Basin: SC
Facility ID: 51539
Air District Name: SC
SIC Code: 7538
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 2
Reactive Organic Gases Tons/Yr: 2
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smlr Tons/Yr:0

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

K51
SSW
1/8-1/4
0.135 mi.
714 ft.

1422 S WESTERN AVE
LOS ANGELES, CA 90006

Site 5 of 6 in cluster K

EDR Hist Auto **1015225894**
N/A

Relative:
Higher

EDR Historical Auto Stations:

Actual:
206 ft.

Name:	O K AUTO CARE
Year:	1999
Address:	1422 S WESTERN AVE
Name:	A & R BODY SHOP
Year:	2001
Address:	1422 S WESTERN AVE
Name:	CENTRAL AUTO SERVICE
Year:	2002
Address:	1422 S WESTERN AVE
Name:	CENTURYS TIRES & AUTO RPR
Year:	2003
Address:	1422 S WESTERN AVE
Name:	CENTURYS TIRES & AUTO RPR
Year:	2004
Address:	1422 S WESTERN AVE
Name:	CENTURYS TIRES & AUTO REPAIR
Year:	2005
Address:	1422 S WESTERN AVE
Name:	CENTURYS TIRES & AUTO REPAIR
Year:	2006
Address:	1422 S WESTERN AVE
Name:	G & R AUTO K & N INSTALLED
Year:	2007
Address:	1422 S WESTERN AVE
Name:	G & T JR AUTO REPAIR & MUFFLERS
Year:	2008
Address:	1422 S WESTERN AVE
Name:	CENTURYS TIRES & AUTO REPAIR
Year:	2009
Address:	1422 S WESTERN AVE
Name:	CENTURY TIRES & AUTO REPAIR
Year:	2010
Address:	1422 S WESTERN AVE
Name:	PARKS AUTO REPAIR
Year:	2011
Address:	1422 S WESTERN AVE
Name:	PARKS AUTO REPAIR
Year:	2012
Address:	1422 S WESTERN AVE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

K52
SSW
1/8-1/4
0.135 mi.
715 ft.

MILLER JACK
1424 S WESTERN AVE
LOS ANGELES, CA

Site 6 of 6 in cluster K

Relative:
Higher

EDR Historical Auto Stations:

Name: MILLER JACK

Year: 1942

Type: GASOLINE AND OIL SERVICE STATIONS

Actual:
206 ft.

EDR Hist Auto

1009083602
N/A

L53
WSW
1/8-1/4
0.140 mi.
739 ft.

BAKER B B
3136 W PICO BLVD
LOS ANGELES, CA

Site 1 of 4 in cluster L

Relative:
Higher

EDR Historical Auto Stations:

Name: BAKER B B

Year: 1942

Type: GASOLINE AND OIL SERVICE STATIONS

Actual:
203 ft.

EDR Hist Auto

1009082318
N/A

L54
West
1/8-1/4
0.142 mi.
748 ft.

PICO RADIATOR SHOP/CAR WASH
3131 W PICO BLVD
LOS ANGELES, CA 90019

Site 2 of 4 in cluster L

Relative:
Higher

SWEEPS UST:

Status: Not reported

Comp Number: 4419

Number: Not reported

Board Of Equalization: Not reported

Referral Date: Not reported

Action Date: Not reported

Created Date: Not reported

Owner Tank Id: Not reported

SWRCB Tank Id: Not reported

Tank Status: Not reported

Capacity: Not reported

Active Date: Not reported

Tank Use: Not reported

STG: Not reported

Content: Not reported

Number Of Tanks: 0

Actual:
203 ft.

SWEEPS UST
CA FID UST

S101587584
N/A

CA FID UST:

Facility ID: 19055787

Regulated By: UTNKA

Regulated ID: Not reported

Cortese Code: Not reported

SIC Code: Not reported

Facility Phone: 2130000000

Mail To: Not reported

Mailing Address: 3131 W PICO BLVD

Mailing Address 2: Not reported

Mailing City,St,Zip: LOS ANGELES 900190000

Contact: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PICO RADIATOR SHOP/CAR WASH (Continued)

S101587584

Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

M55
NW
1/8-1/4
0.142 mi.
750 ft.
WESTERN AUTOBODY
1201 S WESTERN AVE
LOS ANGELES, CA 90006
Site 1 of 3 in cluster M

SWEEPS UST
CA FID UST
S101585884
N/A

Relative:
Lower

SWEEPS UST:

Status: Active
Comp Number: 4259
Number: 2
Board Of Equalization: Not reported
Referral Date: 07-14-93
Action Date: 07-14-93
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

Actual:
182 ft.

CA FID UST:

Facility ID: 19032162
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2137344881
Mail To: Not reported
Mailing Address: 1201 S WESTERN AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900060000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

M56
NW
1/8-1/4
0.142 mi.
750 ft.

1201 S WESTERN AVE
LOS ANGELES, CA 90006

Site 2 of 3 in cluster M

EDR Hist Auto

1015180290
N/A

Relative:
Lower

EDR Historical Auto Stations:

Name: NARA AUTO INC
Year: 2001
Address: 1201 S WESTERN AVE

Actual:
182 ft.

Name: NARA AUTO INC
Year: 2002
Address: 1201 S WESTERN AVE

Name: NARA AUTO INC
Year: 2003
Address: 1201 S WESTERN AVE

Name: NARA AUTO
Year: 2004
Address: 1201 S WESTERN AVE

Name: NARA AUTO INC
Year: 2005
Address: 1201 S WESTERN AVE

Name: NARA AUTO
Year: 2006
Address: 1201 S WESTERN AVE

Name: NARA AUTO
Year: 2007
Address: 1201 S WESTERN AVE

Name: NARA AUTO INC
Year: 2008
Address: 1201 S WESTERN AVE

Name: NARA AUTO INC
Year: 2010
Address: 1201 S WESTERN AVE

Name: NARA AUTO
Year: 2011
Address: 1201 S WESTERN AVE

Name: NARA AUTO
Year: 2012
Address: 1201 S WESTERN AVE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

EDR ID Number
EPA ID Number

M57
NW
1/8-1/4
0.142 mi.
750 ft.

WESTERN AUTO BODY
1201 S WESTERN AVE
LOS ANGELES, CA 90006

Site 3 of 3 in cluster M

RCRA-SQG
FINDS
HAZNET
ECHO

1000403100
CAD982320822

Relative:
Lower

RCRA-SQG:

Date form received by agency: 03/16/1988
Facility name: WESTERN AUTO BODY
Facility address: 1201 S WESTERN AVE
LOS ANGELES, CA 90006
EPA ID: CAD982320822
Mailing address: S WESTERN AVE
LOS ANGELES, CA 90006
Contact: ENVIRONMENTAL MANAGER
Contact address: 1201 S WESTERN AVE
LOS ANGELES, CA 90006
Contact country: US
Contact telephone: (213) 734-4881
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Actual:
182 ft.

Owner/Operator Summary:

Owner/operator name: HYONG PAK
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999

Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WESTERN AUTO BODY (Continued)

1000403100

Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002793549

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

HAZNET:

envid: 1000403100
Year: 1993
GEPAID: CAD982320822
Contact: CHANG SIK YI
Telephone: 2137344881
Mailing Name: Not reported
Mailing Address: 1201 S WESTERN AVE
Mailing City,St,Zip: LOS ANGELES, CA 900063107
Gen County: Not reported
TSD EPA ID: CAD008302903
TSD County: Not reported
Waste Category: Paint sludge
Disposal Method: Recycler
Tons: 0.18759999999
Cat Decode: Paint sludge
Method Decode: Recycler
Facility County: Los Angeles

ECHO:

Envid: 1000403100
Registry ID: 110002793549
DFR URL: http://echo.epa.gov/detailed_facility_report?fid=110002793549

L58
WSW
1/8-1/4
0.145 mi.
764 ft.

3138 W PICO BLVD
LOS ANGELES, CA 90019

Site 3 of 4 in cluster L

EDR Hist Cleaner 1015041186
N/A

Relative:
Higher

EDR Historical Cleaners:
Name: KENSCO COIN LAUNDRY INC
Year: 2006

Actual:
203 ft.

Address: 3138 W PICO BLVD

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

59
NNW
1/8-1/4
0.150 mi.
791 ft.

1148 S WESTERN AVE
LOS ANGELES, CA 90006

EDR Hist Auto 1015167372
N/A

Relative:
Lower

EDR Historical Auto Stations:

Name: MOTOR TOWN
Year: 1999
Address: 1148 S WESTERN AVE

Actual:
180 ft.

Name: MOTOR TOWN
Year: 2001
Address: 1148 S WESTERN AVE

Name: MOTOR TOWN
Year: 2002
Address: 1148 S WESTERN AVE

N60
East
1/8-1/4
0.152 mi.
803 ft.

L.A. UNIFIED SCHOOL DISTRICT
2971 W PICO BLVD
LA, CA 90018

SWEEPS UST S101586766
CA FID UST N/A

Site 1 of 6 in cluster N

Relative:
Higher

SWEEPS UST:

Status: Not reported
Comp Number: 5591
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

Actual:
204 ft.

CA FID UST:

Facility ID: 19054443
Regulated By: UTKNI
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2137427371
Mail To: Not reported
Mailing Address: 2971 W PICO BLVD
Mailing Address 2: Not reported
Mailing City,St,Zip: LA 900180000
Contact: Not reported
Contact Phone: Not reported
DUNS Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

L.A. UNIFIED SCHOOL DISTRICT (Continued)

S101586766

Comments: Not reported
Status: Inactive

N61
East
1/8-1/4
0.152 mi.
803 ft.

GOODMAN ROBT
2971 W PICO BLVD
LOS ANGELES, CA

Site 2 of 6 in cluster N

EDR Hist Auto **1009079912**
N/A

Relative:
Higher

EDR Historical Auto Stations:

Name: DAWSON GOODMAN
Year: 1933
Type: GASOLINE AND OIL SERVICE STATIONS

Actual:
204 ft.

Name: GOODMAN ROBT
Year: 1937
Type: GASOLINE AND OIL SERVICE STATIONS

Name: GOODMAN ROBT
Year: 1942
Type: GASOLINE AND OIL SERVICE STATIONS

62
NNE
1/8-1/4
0.157 mi.
831 ft.

1147 S SERRANO AVE
LOS ANGELES, CA 90006

EDR Hist Auto **1015167259**
N/A

Relative:
Lower

EDR Historical Auto Stations:

Name: ST JOHNS AUTO PARK
Year: 2004

Actual:
192 ft.

Address: 1147 S SERRANO AVE

L63
West
1/8-1/4
0.165 mi.
869 ft.

3148 W PICO BLVD
LOS ANGELES, CA 90019

EDR Hist Cleaner **1015041371**
N/A

Site 4 of 4 in cluster L

Relative:
Higher

EDR Historical Cleaners:

Name: KENSCO COIN LAUNDRY
Year: 2006
Address: 3148 W PICO BLVD

Actual:
203 ft.

Name: KENSCO COIN LAUNDRY
Year: 2007
Address: 3148 W PICO BLVD

Name: KENSCO COIN LAUNDRY
Year: 2009
Address: 3148 W PICO BLVD

Name: KENSCO COIN LAUNDRY
Year: 2010
Address: 3148 W PICO BLVD

Map ID
Direction
Distance
Elevation

MAP FINDINGS

EDR ID Number
EPA ID Number

N64 **POLIN ISAAC** **EDR Hist Auto** **1009077179**
East **2959 W PICO BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.169 mi.
891 ft. **Site 3 of 6 in cluster N**

Relative: EDR Historical Auto Stations:
Higher Name: POLIN ISAAC
Year: 1929
Actual: Type: GASOLINE AND OIL SERVICE STATION
205 ft.

65 **FIFTEENTH WESTERN GARAGE** **EDR Hist Auto** **1009081740**
SW **3005 W 15TH ST** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.169 mi.
892 ft.

Relative: EDR Historical Auto Stations:
Higher Name: FIFTEENTH WESTERN GARAGE
Year: 1942
Actual: Type: AUTOMOBILE REPAIRING
205 ft.

N66 **HOBART DYE WORKS** **EDR Hist Cleaner** **1009189818**
East **2960 W PICO BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.170 mi.
896 ft. **Site 4 of 6 in cluster N**

Relative: EDR Historical Cleaners:
Higher Name: KARAGOZIAN CHAS
Year: 1924
Actual: Type: CLOTHES CLEANERS PRESSERS AND DYERS
205 ft.
Name: HOBART DYE WORKS
Year: 1929
Type: CLEANERS AND DYERS

N67 **WORSLEY H G** **EDR Hist Auto** **1009080609**
East **2957 W PICO BLVD** **N/A**
1/8-1/4 **LOS ANGELES, CA**
0.170 mi.
897 ft. **Site 5 of 6 in cluster N**

Relative: EDR Historical Auto Stations:
Higher Name: SPENCER LEE
Year: 1933
Actual: Type: AUTOMOBILE REPAIRING
205 ft.
Name: WORSLEY H G
Year: 1933
Type: GASOLINE AND OIL SERVICE STATIONS
Name: WORSLEY H N
Year: 1937
Type: GASOLINE AND OIL SERVICE STATIONS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

EDR ID Number
EPA ID Number

	Site	Database(s)	EDR ID Number EPA ID Number
O68 West 1/8-1/4 0.174 mi. 921 ft.	JEPSEN IVAN 3151 W PICO BLVD LOS ANGELES, CA Site 1 of 5 in cluster O	EDR Hist Auto	1009081878 N/A
Relative: Lower	EDR Historical Auto Stations: Name: JEPSEN IVAN Year: 1942 Type: GASOLINE AND OIL SERVICE STATIONS		
Actual: 202 ft.			

N69 East 1/8-1/4 0.175 mi. 922 ft.	JOHNSON R M 2952 W PICO BLVD LOS ANGELES, CA Site 6 of 6 in cluster N	EDR Hist Auto	1009080718 N/A
Relative: Higher	EDR Historical Auto Stations: Name: JOHNSON R M Year: 1933 Type: AUTOMOBILE REPAIRING		
Actual: 205 ft.			

O70 West 1/8-1/4 0.183 mi. 967 ft.	3166 W PICO BLVD LOS ANGELES, CA 90019 Site 2 of 5 in cluster O	EDR Hist Cleaner	1015041760 N/A
Relative: Higher	EDR Historical Cleaners: Name: VALENTINE CLEANERS Year: 2002 Address: 3166 W PICO BLVD		
Actual: 203 ft.	Name: VALENTINE CLEANERS Year: 2004 Address: 3166 W PICO BLVD		
	Name: VALENTINE DRY CLEANERS Year: 2006 Address: 3166 W PICO BLVD		
	Name: VALENTINE DRY CLEANERS Year: 2007 Address: 3166 W PICO BLVD		
	Name: VALENTINE CLEANERS Year: 2010 Address: 3166 W PICO BLVD		

Map ID
Direction
Distance
Elevation

MAP FINDINGS

EDR ID Number
EPA ID Number

	Site	Database(s)	EDR ID Number EPA ID Number
71 NNW 1/8-1/4 0.185 mi. 977 ft.	PENE R L 1120 S WESTERN AVE LOS ANGELES, CA	EDR Hist Cleaner	1009190837 N/A
Relative: Lower	EDR Historical Cleaners: Name: PENE R L Year: 1933 Type: CLOTHES PRESSERS AND CLEANERS		
Actual: 179 ft.	Name: PENE R L Year: 1937 Type: LAUNDRIES HAND		
O72 West 1/8-1/4 0.187 mi. 986 ft.	3153 W PICO BLVD LOS ANGELES, CA 90019 Site 3 of 5 in cluster O	EDR Hist Auto	1015418270 N/A
Relative: Lower	EDR Historical Auto Stations: Name: GRAND PRIX AUTO BODY Year: 2011 Address: 3153 W PICO BLVD		
Actual: 202 ft.	Name: ACN AUTO REPAIR Year: 2012 Address: 3153 W PICO BLVD		
O73 West 1/8-1/4 0.187 mi. 986 ft.	1 DAY PAINT AND BODY CENTERS INC 3153 W PICO BLVD LOS ANGELES, CA 90019 Site 4 of 5 in cluster O	RCRA-SQG SWEEPS UST CA FID UST FINDS ECHO	1000161041 CAD981399983
Relative: Lower	RCRA-SQG: Date form received by agency: 09/01/1996 Facility name: 1-DAY PAINT AND BODY CENTERS INC Facility address: 3153 W PICO BLVD LOS ANGELES, CA 90019 EPA ID: CAD981399983 Mailing address: PO BOX 3037 TORRANCE, CA 90510 Contact: Not reported Contact address: Not reported Not reported Contact country: US Contact telephone: Not reported Contact email: Not reported EPA Region: 09 Land type: Facility is not located on Indian land. Additional information is not known. Classification: Small Small Quantity Generator Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time		

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

1 DAY PAINT AND BODY CENTERS INC (Continued)

1000161041

Owner/Operator Summary:

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: 1-DAY PAINT AND BODY CENTERS INC
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 04/25/1986
Site name: 1-DAY PAINT AND BODY CENTERS INC
Classification: Large Quantity Generator

Facility Has Received Notices of Violations:

Regulation violated: FR - 262.10-12.A
Area of violation: Generators - General
Date violation determined: 07/14/1993
Date achieved compliance: 07/14/1998
Violation lead agency: State
Enforcement action: Not reported
Enforcement action date: Not reported
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: Not reported
Proposed penalty amount: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

1 DAY PAINT AND BODY CENTERS INC (Continued)

1000161041

Final penalty amount: Not reported
Paid penalty amount: Not reported

Evaluation Action Summary:

Evaluation date: 07/14/1993
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Generators - General
Date achieved compliance: 07/14/1998
Evaluation lead agency: State Contractor/Grantee

SWEEPS UST:

Status: Not reported
Comp Number: 5592
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

CA FID UST:

Facility ID: 19020499
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2138917197
Mail To: Not reported
Mailing Address: 3153 W PICO BLVD
Mailing Address 2: Not reported
Mailing City,St,Zip: LA 900190000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

FINDS:

Registry ID: 110002694219

Environmental Interest/Information System

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART)
provides California with information on hazardous waste shipments for
generators, transporters, and treatment, storage, and disposal
facilities.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

1 DAY PAINT AND BODY CENTERS INC (Continued)

1000161041

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

HAZARDOUS AIR POLLUTANT MAJOR

ECHO:

Envid: 1000161041
Registry ID: 110002694219
DFR URL: http://echo.epa.gov/detailed_facility_report?fid=110002694219

O74
West
1/8-1/4
0.189 mi.
1000 ft.

YOUNGBLOOD W M
3161 W PICO BLVD
LOS ANGELES, CA

EDR Hist Auto **1009080614**
N/A

Site 5 of 5 in cluster O

Relative:
Lower

EDR Historical Auto Stations:

Name: YOUNGBLOOD W M
Year: 1933
Type: GASOLINE AND OIL SERVICE STATIONS

Actual:
202 ft.

Name: CRISWELL J L
Year: 1937
Type: GASOLINE AND OIL SERVICE STATIONS

P75
West
1/8-1/4
0.198 mi.
1048 ft.

HUNGERFORD CLARENCE
3180 W PICO BLVD
LOS ANGELES, CA

EDR Hist Auto **1009080291**
N/A

Site 1 of 2 in cluster P

Relative:
Lower

EDR Historical Auto Stations:

Name: HUNGERFORD CLARENCE
Year: 1937
Type: GASOLINE AND OIL SERVICE STATIONS

Actual:
202 ft.

Name: CRAMMATO W W
Year: 1942
Type: GASOLINE AND OIL SERVICE STATIONS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

EDR ID Number
EPA ID Number

	Site	Database(s)	EDR ID Number EPA ID Number
P76 WSW 1/8-1/4 0.203 mi. 1073 ft.	1310 S ST ANDREWS PL LOS ANGELES, CA 90019 Site 2 of 2 in cluster P	EDR Hist Cleaner	1014987727 N/A
Relative: Lower	EDR Historical Cleaners: Name: A & B CARPET CLEANING Year: 2004		
Actual: 202 ft.	Address: 1310 S ST ANDREWS PL		

Q77 NNW 1/8-1/4 0.214 mi. 1132 ft.	LAZARUS CHAS 1108 S WESTERN AVE LOS ANGELES, CA Site 1 of 2 in cluster Q	EDR Hist Cleaner	1009187668 N/A
Relative: Lower	EDR Historical Cleaners: Name: LAZARUS CHAS Year: 1924		
Actual: 179 ft.	Type: CLOTHES CLEANERS PRESSERS AND DYERS		
	Name: LAZARUS CHAS Year: 1933 Type: CLOTHES PRESSERS AND CLEANERS		

R78 SSW 1/8-1/4 0.218 mi. 1149 ft.	1554 S WESTERN AVE LOS ANGELES, CA 90006 Site 1 of 6 in cluster R	EDR Hist Auto	1015247153 N/A
Relative: Higher	EDR Historical Auto Stations: Name: MONEY TRANSMISSION INC Year: 2005		
Actual: 206 ft.	Address: 1554 S WESTERN AVE		

R79 SSW 1/8-1/4 0.222 mi. 1174 ft.	2282 CAMBRIDGE ST. LOS ANGELES, CA 90031 Site 2 of 6 in cluster R	CHMIRS	S105666503 N/A
Relative: Higher	CHMIRS: OES Incident Number: 0-3286 OES notification: 07/24/2000		
Actual: 207 ft.	OES Date: Not reported OES Time: Not reported Date Completed: Not reported Property Use: Not reported Agency Id Number: Not reported Agency Incident Number: Not reported Time Notified: Not reported Time Completed: Not reported Surrounding Area: Not reported Estimated Temperature: Not reported Property Management: Not reported		

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

S105666503

More Than Two Substances Involved?:	Not reported
Resp Agency Personel # Of Decontaminated:	Not reported
Responding Agency Personel # Of Injuries:	Not reported
Responding Agency Personel # Of Fatalities:	Not reported
Others Number Of Decontaminated:	Not reported
Others Number Of Injuries:	Not reported
Others Number Of Fatalities:	Not reported
Vehicle Make/year:	Not reported
Vehicle License Number:	Not reported
Vehicle State:	Not reported
Vehicle Id Number:	Not reported
CA DOT PUC/ICC Number:	Not reported
Company Name:	Not reported
Reporting Officer Name/ID:	Not reported
Report Date:	Not reported
Facility Telephone:	Not reported
Waterway Involved:	No
Waterway:	Not reported
Spill Site:	Not reported
Cleanup By:	Reporting Party
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Not reported
Other:	Not reported
Date/Time:	Not reported
Year:	2000
Agency:	City of Los Angeles
Incident Date:	7/24/2000 12:00:00 AM
Admin Agency:	Los Angeles City Fire Department
Amount:	Not reported
Contained:	Yes
Site Type:	Residence
E Date:	Not reported
Substance:	sewage
Gallons:	2166
Unknown:	0
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	0
Number of Injuries:	0
Number of Fatalities:	0
#1 Pipeline:	Not reported
#2 Pipeline:	Not reported
#3 Pipeline:	Not reported
#1 Vessel >= 300 Tons:	Not reported
#2 Vessel >= 300 Tons:	Not reported
#3 Vessel >= 300 Tons:	Not reported
Evacs:	Not reported
Injuries:	Not reported
Fatals:	Not reported
Comments:	Not reported
Description:	A grease blockage in an 8" caused sewage to bakout in a house connection, into the basement.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

EDR ID Number
EPA ID Number

R80
SSW
1/8-1/4
0.226 mi.
1195 ft.

PHOTO CITY 3
1535 S WESTERN AVE
LOS ANGELES, CA 90006

Site 3 of 6 in cluster R

RCRA-SQG
FINDS
ECHO

1000415246
CAD982361040

Relative:
Higher

RCRA-SQG:

Actual:
206 ft.

Date form received by agency: 09/01/1996
Facility name: PHOTO CITY 3
Facility address: 1535 S WESTERN AVE
LOS ANGELES, CA 90006
EPA ID: CAD982361040
Mailing address: 1535 SO WESTERN AVE
LOS ANGELES, CA 90006
Contact: Not reported
Contact address: Not reported
Contact country: US
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: YIM PONG C
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PHOTO CITY 3 (Continued)

1000415246

Used oil fuel burner: No
Used oil processor: No
Used oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 08/08/1989
Site name: PHOTO CITY 3
Classification: Large Quantity Generator

Violation Status: No violations found

FINDS:

Registry ID: 110002801219

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

ECHO:

Envid: 1000415246
Registry ID: 110002801219
DFR URL: http://echo.epa.gov/detailed_facility_report?fid=110002801219

**R81
SSW
1/8-1/4
0.226 mi.
1195 ft.**

**OSBORNE PASSEY
1555 S WESTERN AVE
LOS ANGELES, CA**

**EDR Hist Auto 1009082920
N/A**

Site 4 of 6 in cluster R

**Relative:
Higher**

EDR Historical Auto Stations:

Name: OSBORNE PASSEY
Year: 1942
Type: GASOLINE AND OIL SERVICE STATIONS

**Actual:
206 ft.**

**R82
SSW
1/8-1/4
0.228 mi.
1203 ft.**

**LEE YUEN
1562 S WESTERN AVE
LOS ANGELES, CA**

**EDR Hist Cleaner 1009189700
N/A**

Site 5 of 6 in cluster R

**Relative:
Higher**

EDR Historical Cleaners:

Name: YUEN LEE
Year: 1933
Type: LAUNDRIES CHINESE

**Actual:
206 ft.**

Name: LEE YUEN

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LEE YUEN (Continued)

1009189700

Year: 1937
Type: LAUNDRIES CHINESE

Name: QUONG LEW
Year: 1942
Type: LAUNDRIES ORIENTAL

S83
East
1/8-1/4
0.229 mi.
1209 ft.

DUNCAN L A
2924 W PICO BLVD
LOS ANGELES, CA

EDR Hist Auto

1009079362
N/A

Site 1 of 2 in cluster S

Relative:
Higher

EDR Historical Auto Stations:

Name: DUNCAN L A
Year: 1924

Actual:
208 ft.

Type: AUTOMOBILE SERVICE STATIONS

Q84
NNW
1/8-1/4
0.230 mi.
1214 ft.

WONG JAS
1104 S WESTERN AVE
LOS ANGELES, CA

EDR Hist Cleaner

1009191061
N/A

Site 2 of 2 in cluster Q

Relative:
Lower

EDR Historical Cleaners:

Name: WONG JAS
Year: 1942
Type: LAUNDRIES ORIENTAL

Actual:
180 ft.

S85
East
1/8-1/4
0.230 mi.
1215 ft.

2921 W PICO BLVD
LOS ANGELES, CA 90006

EDR Hist Auto

1015394285
N/A

Site 2 of 2 in cluster S

Relative:
Higher

EDR Historical Auto Stations:

Name: HARVARD AUTO REPAIR
Year: 1999
Address: 2921 W PICO BLVD

Name: HARVARD AUTO REPAIR
Year: 2001
Address: 2921 W PICO BLVD

Name: HARVARD AUTO REPAIR
Year: 2003
Address: 2921 W PICO BLVD

Name: HARVARD AUTO REPAIR
Year: 2004
Address: 2921 W PICO BLVD

Name: HARVARD AUTO REPAIR
Year: 2005
Address: 2921 W PICO BLVD

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

1015394285

Name: HARVARD AUTO REPAIR
Year: 2006
Address: 2921 W PICO BLVD

Name: HARVARD AUTO REPAIR
Year: 2007
Address: 2921 W PICO BLVD

Name: HARVARD AUTO REPAIR
Year: 2008
Address: 2921 W PICO BLVD

Name: HARVARD AUTO REPAIR
Year: 2009
Address: 2921 W PICO BLVD

Name: HARVARD AUTO REPAIR
Year: 2010
Address: 2921 W PICO BLVD

Name: HARVARD AUTO REPAIR
Year: 2011
Address: 2921 W PICO BLVD

Name: HARVARD AUTO REPAIR
Year: 2012
Address: 2921 W PICO BLVD

R86
SSW
1/8-1/4
0.233 mi.
1230 ft.

SIMON ISAAC
1558 S WESTERN AVE
LOS ANGELES, CA
Site 6 of 6 in cluster R

EDR Hist Cleaner 1009191312
N/A

Relative:
Higher

EDR Historical Cleaners:

Name: REGINA CLEANERS DYERS
Year: 1933
Type: CLOTHES PRESSERS AND CLEANERS

Actual:
206 ft.

Name: SIMON ISAAC
Year: 1937
Type: CLOTHES PRESSERS AND CLEANERS

T87
South
1/8-1/4
0.250 mi.
1318 ft.

CHEVRON STATION #9-0926
1570 S WESTERN AVE
LOS ANGELES, CA 90006
Site 1 of 3 in cluster T

UST U003938934
N/A

Relative:
Higher

UST:

Facility ID: 23748
Permitting Agency: LOS ANGELES, CITY OF
Latitude: 34.045238
Longitude: -118.307299

Actual:
207 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

T88
South
1/8-1/4
0.250 mi.
1318 ft.
MAURO B GARY
1570 S WESTERN AVE
LOS ANGELES, CA 90006
Site 2 of 3 in cluster T

SWEEPS UST
HIST UST
CA FID UST
S101583910
N/A

Relative:
Higher

SWEEPS UST:

Actual:
207 ft.

Status: Active
Comp Number: 3479
Number: 9
Board Of Equalization: 44-013026
Referral Date: 07-14-93
Action Date: 04-19-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-003479-000001
Tank Status: A
Capacity: 9942
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: 4

Status: Active
Comp Number: 3479
Number: 9
Board Of Equalization: 44-013026
Referral Date: 07-14-93
Action Date: 04-19-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-003479-000002
Tank Status: A
Capacity: 9942
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Active
Comp Number: 3479
Number: 9
Board Of Equalization: 44-013026
Referral Date: 07-14-93
Action Date: 04-19-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-003479-000003
Tank Status: A
Capacity: 9942
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Active

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MAURO B GARY (Continued)

S101583910

Comp Number: 3479
Number: 9
Board Of Equalization: 44-013026
Referral Date: 07-14-93
Action Date: 04-19-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-003479-000004
Tank Status: A
Capacity: 9942
Active Date: 04-20-88
Tank Use: OIL
STG: W
Content: WASTE OIL
Number Of Tanks: Not reported

HIST UST:

File Number: 00026C29
URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026C29.pdf>
Region: Not reported
Facility ID: Not reported
Facility Type: Not reported
Other Type: Not reported
Contact Name: Not reported
Telephone: Not reported
Owner Name: Not reported
Owner Address: Not reported
Owner City,St,Zip: Not reported
Total Tanks: Not reported

Tank Num: Not reported
Container Num: Not reported
Year Installed: Not reported
Tank Capacity: Not reported
Tank Used for: Not reported
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Not reported

[Click here for Geo Tracker PDF:](#)

CA FID UST:

Facility ID: 19007261
Regulated By: UTNKA
Regulated ID: 00061943
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2137379412
Mail To: Not reported
Mailing Address: P O BOX
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900060000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MAURO B GARY (Continued)

S101583910

EPA ID: Not reported
Comments: Not reported
Status: Active

T89
South
1/8-1/4
0.250 mi.
1318 ft.

CHEVRON STATIONS
1570 S WESTERN AVE
LOS ANGELES, CA 90000

EDR Hist Auto

1008994416
N/A

Site 3 of 3 in cluster T

Relative:
Higher

EDR Historical Auto Stations:

Name: CHEVRON STATIONS
Year: 1999
Type: Not reported

Actual:
207 ft.

Name: CHEVRON STATIONS LOS ANGELES
Year: 1999
Address: 1570 S WESTERN AVE

Name: GARYS CHEVRON SERVICE STN
Year: 2001
Address: 1570 S WESTERN AVE

Name: GARYS CHEVRON
Year: 2002
Address: 1570 S WESTERN AVE

Name: GARYS CHEVRON SERVICE STN
Year: 2003
Address: 1570 S WESTERN AVE

Name: GARYS CHEVRON SERVICE STATION
Year: 2004
Address: 1570 S WESTERN AVE

Name: CHEVRON
Year: 2007
Address: 1570 S WESTERN AVE

90
South
1/4-1/2
0.283 mi.
1494 ft.

VENICE BATTERY SHOP
2230 VENICE BLVD
LA, CA 90006

SWEEPS UST
CA FID UST
HIST CORTESE

S101586280
N/A

Relative:
Higher

SWEEPS UST:

Status: Not reported
Comp Number: 5606
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported

Actual:
208 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VENICE BATTERY SHOP (Continued)

S101586280

Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

CA FID UST:

Facility ID: 19043330
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2137352958
Mail To: Not reported
Mailing Address: 2230 VENICE BLVD
Mailing Address 2: Not reported
Mailing City,St,Zip: LA 900060000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

HIST CORTESE:

Region: CORTESE
Facility County Code: 30
Reg By: LTNKA
Reg Id: 083000963T

Region: CORTESE
Facility County Code: 30
Reg By: LTNKA
Reg Id: 083001594T

91
SSE
1/4-1/2
0.290 mi.
1530 ft.

MISSION RECYCLING
2181 VENICE BLVD
LOS ANGELES, CA 90006

SWRCY S117654802
N/A

Relative:
Higher

SWRCY:
Reg Id: 219847
Cert Id: RC219847.001
Mailing Address: 2181 Venice Blvd
Mailing City: Los Angeles
Mailing State: CA
Mailing Zip Code: 90006
Website: Not reported
Email: chae2lawn@yahoo.com
Phone Number: (323) 731-0186
Grand Father: N
Rural: N
Operation Begin Date: 02/02/2015
Aluminium: Y

Actual:
209 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MISSION RECYCLING (Continued)

S117654802

Glass: Y
Plastic: Y
Bimetal: Y
Agency: N/A
Monday Hours Of Operation: 6:00 am - 5:00 pm
Tuesday Hours Of Operation: 6:00 am - 5:00 pm
Wednesday Hours Of Operation: 6:00 am - 5:00 pm
Thursday Hours Of Operation: 6:00 am - 5:00 pm
Friday Hours Of Operation: 6:00 am - 5:00 pm
Saturday Hours Of Operation: 6:00 am - 1:00 pm
Sunday Hours Of Operation: CLOSED
Organization ID: 219847
Organization Name: Mission Recycle Center

92
North
1/4-1/2
0.330 mi.
1744 ft.

INTERNATIONAL AUTO HAUS
1012 OXFORD
LOS ANGELES, CA 90006

HIST CORTESE **S105024668**
N/A

Relative:
Lower

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 2506

Actual:
191 ft.

93
NE
1/4-1/2
0.458 mi.
2416 ft.

KINGSLEY-OLYMPIC
3101 WEST OLYMPIC
HOLLYWOOD, CA

WMUDS/SWAT **S104156346**
N/A

Relative:
Lower

WMUDS/SWAT:
Edit Date: Not reported
Complexity: Not reported
Primary Waste: Not reported
Primary Waste Type: Not reported
Secondary Waste: Not reported
Secondary Waste Type: Not reported
Base Meridian: Not reported
NPID: Not reported
Tonnage: 0
Regional Board ID: Not reported
Municipal Solid Waste: False
Superorder: False
Open To Public: False
Waste List: False
Agency Type: Not reported
Agency Name: Not reported
Agency Department: Not reported
Agency Address: Not reported
Agency City,St,Zip: Not reported
Agency Contact: Not reported
Agency Telephone: Not reported
Land Owner Name: Not reported
Land Owner Address: Not reported

Actual:
186 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

KINGSLEY-OLYMPIC (Continued)

S104156346

Land Owner City,St,Zip: CA
Land Owner Contact: Not reported
Land Owner Phone: Not reported
Region: 4
Facility Type: Not reported
Facility Description: Not reported
Facility Telephone: Not reported
SWAT Facility Name: Not reported
Primary SIC: Not reported
Secondary SIC: Not reported
Comments: Not reported
Last Facility Editors: Not reported
Waste Discharge System: False
Solid Waste Assessment Test Program: True
Toxic Pits Cleanup Act Program: False
Resource Conservation Recovery Act: False
Department of Defence: False
Solid Waste Assessment Test Program: Not reported
Threat to Water Quality: Not reported
Sub Chapter 15: False
Regional Board Project Officer: LT
Number of WMUDS at Facility: 1
Section Range: Not reported
RCRA Facility: Not reported
Waste Discharge Requirements: Not reported
Self-Monitoring Rept. Frequency: Not reported
Waste Discharge System ID: 4 190230NUR
Solid Waste Information ID: Not reported

U94
NW
1/4-1/2
0.465 mi.
2455 ft.
ROTEX DEVELOPMENT/TRANSAM
3411 OLYMPIC
LOS ANGELES, CA 90019
Site 1 of 2 in cluster U

HIST CORTESE **S105024662**
N/A

Relative: HIST CORTESE:
Lower Region: CORTESE
Facility County Code: 19
Actual: Reg By: LTNKA
196 ft. Reg Id: 900190016

U95
NW
1/4-1/2
0.465 mi.
2455 ft.
ROTEX DEVELOPMENT/TRANSAM CONS
3411 OLYMPIC BLVD W
MID CITY, CA 90019
Site 2 of 2 in cluster U

LUST **S101297198**
N/A

Relative: LUST:
Lower Region: STATE
Global Id: T0603700611
Actual: Latitude: 34.0526952
196 ft. Longitude: -118.3124021
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 05/22/1996
Lead Agency: LOS ANGELES, CITY OF

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ROTEX DEVELOPMENT/TRANSAM CONS (Continued)

S101297198

Case Worker: EL
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 900190016
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0603700611
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0603700611
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Status History:

Global Id: T0603700611
Status: Completed - Case Closed
Status Date: 05/22/1996

Global Id: T0603700611
Status: Open - Case Begin Date
Status Date: 03/22/1987

Global Id: T0603700611
Status: Open - Remediation
Status Date: 07/31/1987

Global Id: T0603700611
Status: Open - Remediation
Status Date: 08/03/1987

Global Id: T0603700611
Status: Open - Site Assessment
Status Date: 08/18/1987

Global Id: T0603700611
Status: Open - Site Assessment
Status Date: 04/25/1988

Regulatory Activities:

Global Id: T0603700611

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ROTEX DEVELOPMENT/TRANSAM CONS (Continued)

S101297198

Action Type: Other
Date: 07/31/1987
Action: Leak Stopped

Global Id: T0603700611
Action Type: Other
Date: 07/31/1987
Action: Leak Discovery

Global Id: T0603700611
Action Type: Other
Date: 03/22/1987
Action: Leak Reported

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900190016
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: EDET
Global ID: T0603700611
W Global ID: Not reported
Staff: UNK
Local Agency: 19050
Cross Street: GRAMERCY DR
Enforcement Type: Not reported
Date Leak Discovered: 7/31/1987
Date Leak First Reported: 3/22/1987
Date Leak Record Entered: 9/9/1987
Date Confirmation Began: 8/18/1987
Date Leak Stopped: 7/31/1987
Date Case Last Changed on Database: 4/27/1993
Date the Case was Closed: 5/22/1996
How Leak Discovered: Tank Closure
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: CLOSED CASE STORED WITH 'R'
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 6708.2981300117281258893466545
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 4/25/1988
Remediation Plan Submitted: 7/31/1987
Remedial Action Underway: 8/3/1987
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ROTEX DEVELOPMENT/TRANSAM CONS (Continued)

S101297198

Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Yes
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: TRANSAM CONSTRUCTION COMPANY
RP Address: 1319 WEST EL SELGUNDO BLVD, GARDENA, CA 90247
Program: LUST
Lat/Long: 34.0526952 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: SAP REQUESTED @ 3/23/87 OFFICE MEETING & OTHER TIMES. NO SAPREC'D.
CLEANUP STARTED 8/87 W/O RWQCB APPROVAL. CLOSED BY LA CITY
WITH EO'S (RPG) APPROVAL. STORE WITH CLOSED CASES.

**96
NW
1/4-1/2
0.469 mi.
2476 ft.**

**ECONO LUBE-N-TUNE
3451 OLYMPIC BLVD., WEST
LOS ANGELES, CA 90019**

**LUST S108723461
N/A**

**Relative:
Lower**

LUST:

**Actual:
188 ft.**

Region: STATE
Global Id: T0603725149
Latitude: 34.052849
Longitude: -118.313773
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 07/15/2016
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: DPP
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 900190216
LOC Case Number: 0002047
File Location: Regional Board
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id: T0603725149
Contact Type: Regional Board Caseworker
Contact Name: DANIEL PIROTON
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: Not reported
City: R4 UNKNOWN
Email: dpiroton@waterboards.ca.gov
Phone Number: 2135766714

Global Id: T0603725149
Contact Type: Local Agency Caseworker

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ECONO LUBE-N-TUNE (Continued)

S108723461

Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Status History:

Global Id: T0603725149
Status: Completed - Case Closed
Status Date: 07/15/2016

Global Id: T0603725149
Status: Open - Case Begin Date
Status Date: 08/29/2007

Global Id: T0603725149
Status: Open - Eligible for Closure
Status Date: 08/27/2015

Global Id: T0603725149
Status: Open - Site Assessment
Status Date: 08/29/2007

Global Id: T0603725149
Status: Open - Site Assessment
Status Date: 01/05/2011

Regulatory Activities:

Global Id: T0603725149
Action Type: RESPONSE
Date: 04/23/2012
Action: Soil and Water Investigation Workplan - Regulator Responded

Global Id: T0603725149
Action Type: RESPONSE
Date: 03/01/2013
Action: Soil and Water Investigation Workplan - Regulator Responded

Global Id: T0603725149
Action Type: RESPONSE
Date: 07/15/2014
Action: Request for Closure - Regulator Responded

Global Id: T0603725149
Action Type: RESPONSE
Date: 01/31/2008
Action: Other Report / Document

Global Id: T0603725149
Action Type: ENFORCEMENT
Date: 04/05/2016
Action: Notification - Preclosure

Global Id: T0603725149
Action Type: ENFORCEMENT

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ECONO LUBE-N-TUNE (Continued)

S108723461

Date:	07/15/2016
Action:	Closure/No Further Action Letter
Global Id:	T0603725149
Action Type:	RESPONSE
Date:	07/15/2014
Action:	Other Report / Document
Global Id:	T0603725149
Action Type:	RESPONSE
Date:	04/15/2015
Action:	Other Report / Document
Global Id:	T0603725149
Action Type:	RESPONSE
Date:	01/15/2015
Action:	Other Report / Document
Global Id:	T0603725149
Action Type:	RESPONSE
Date:	10/15/2015
Action:	Other Report / Document
Global Id:	T0603725149
Action Type:	ENFORCEMENT
Date:	01/05/2011
Action:	Staff Letter
Global Id:	T0603725149
Action Type:	ENFORCEMENT
Date:	04/11/2012
Action:	Health and Safety Code Section 25296.10(c)
Global Id:	T0603725149
Action Type:	ENFORCEMENT
Date:	06/02/2014
Action:	Staff Letter
Global Id:	T0603725149
Action Type:	RESPONSE
Date:	10/15/2013
Action:	Other Report / Document
Global Id:	T0603725149
Action Type:	RESPONSE
Date:	01/15/2014
Action:	Other Report / Document
Global Id:	T0603725149
Action Type:	RESPONSE
Date:	07/31/2013
Action:	Soil and Water Investigation Report
Global Id:	T0603725149
Action Type:	RESPONSE
Date:	07/15/2013
Action:	Other Report / Document

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ECONO LUBE-N-TUNE (Continued)

S108723461

Global Id: T0603725149
Action Type: ENFORCEMENT
Date: 05/07/2013
Action: Staff Letter

Global Id: T0603725149
Action Type: ENFORCEMENT
Date: 01/29/2013
Action: Staff Letter

Global Id: T0603725149
Action Type: Other
Date: 08/29/2007
Action: Leak Discovery

Global Id: T0603725149
Action Type: ENFORCEMENT
Date: 12/12/2007
Action: Staff Letter

Global Id: T0603725149
Action Type: Other
Date: 10/02/2007
Action: Leak Reported

Global Id: T0603725149
Action Type: ENFORCEMENT
Date: 09/16/2008
Action: Notice to Comply

Global Id: T0603725149
Action Type: RESPONSE
Date: 01/15/2016
Action: Other Report / Document

Global Id: T0603725149
Action Type: RESPONSE
Date: 06/04/2016
Action: Other Report / Document

97
SE
1/4-1/2
0.482 mi.
2543 ft.

**VENICE AUTO CENTER
2000 W. VENICE BLVD
LOS ANGELES, CA 90006**

**LUST S107473116
N/A**

**Relative:
Higher**

LUST:

**Actual:
213 ft.**

Region: STATE
Global Id: T0603759539
Latitude: 34.0434973559
Longitude: -118.300955310779
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 05/06/2016
Lead Agency: SWRCB
Case Worker: MC
Local Agency: LOS ANGELES, CITY OF

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VENICE AUTO CENTER (Continued)

S107473116

RB Case Number: Not reported
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline, Waste Oil / Motor / Hydraulic / Lubricating
Site History: There is a State Water Board closure Order for this case issued 4/30/2015. The State Water Board needs confirmation that the corrective action wells and wastes have been removed from the site in order to close the case. Once confirmation has been received State Water Board can issue a Uniform Closure Letter and close the case. Attempts to reach the RP have failed. gwl 4/14/2016.

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0603759539
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0603759539
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Global Id: T0603759539
Contact Type: Regional Board Caseworker
Contact Name: MATTHEW COHEN
Organization Name: SWRCB
Address: 1001 I Street
City: SACRAMENTO
Email: mcohen@waterboards.ca.gov
Phone Number: 9163415751

Status History:

Global Id: T0603759539
Status: Completed - Case Closed
Status Date: 05/06/2016

Global Id: T0603759539
Status: Open - Case Begin Date
Status Date: 03/15/2000

Global Id: T0603759539
Status: Open - Eligible for Closure
Status Date: 07/14/2014

Global Id: T0603759539
Status: Open - Remediation

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VENICE AUTO CENTER (Continued)

S107473116

Status Date: 01/22/2008

Global Id: T0603759539
Status: Open - Site Assessment
Status Date: 11/08/2004

Regulatory Activities:

Global Id: T0603759539
Action Type: ENFORCEMENT
Date: 05/02/2016
Action: Closure/No Further Action Letter

Global Id: T0603759539
Action Type: ENFORCEMENT
Date: 10/24/2014
Action: Notification - Public Notice of Case Closure

Global Id: T0603759539
Action Type: Other
Date: 03/15/2000
Action: Leak Discovery

Global Id: T0603759539
Action Type: Other
Date: 08/31/2000
Action: Leak Reported

Global Id: T0603759539
Action Type: ENFORCEMENT
Date: 04/30/2015
Action: State Water Board Closure Order

Global Id: T0603759539
Action Type: ENFORCEMENT
Date: 09/20/2014
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)

98
NNE
1/2-1
0.512 mi.
2701 ft.

HOBART ELEMENTARY SCHOOL ADDITION
3336 SAN MARINO STREET
LOS ANGELES, CA 90006

ENVIROSTOR S105628524
SCH N/A

Relative:
Lower

ENVIROSTOR:

Facility ID: 19650013
Status: Certified
Status Date: 02/04/2002
Site Code: 304261
Site Type: School Cleanup
Site Type Detailed: School
Acres: .44
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Javier Hinojosa

Actual:
202 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOBART ELEMENTARY SCHOOL ADDITION (Continued)

S105628524

Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 53
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.0482
Longitude: -118.2942
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: Lead
Confirmed COC: Lead
Potential Description: SOIL
Alias Name: 3336 SAN MARINO STREET
Alias Type: Alternate Name
Alias Name: HOBART ELEMENTARY SCHOOL ADDITION
Alias Type: Alternate Name
Alias Name: LA USD/HOBART ELEMENTARY ADDITION/VCA
Alias Type: Alternate Name
Alias Name: LAUSD-3336 SAN MARINO ST
Alias Type: Alternate Name
Alias Name: LAUSD-3336 SAN MARINO ST/VCA
Alias Type: Alternate Name
Alias Name: LAUSD-HOBART ES ADDITION
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 110033614890
Alias Type: EPA (FRS #)
Alias Name: 304037
Alias Type: Project Code (Site Code)
Alias Name: 304130
Alias Type: Project Code (Site Code)
Alias Name: 304202
Alias Type: Project Code (Site Code)
Alias Name: 304261
Alias Type: Project Code (Site Code)
Alias Name: 19650013
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 02/04/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * CEQA
Completed Date: 11/26/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 02/04/2002

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOBART ELEMENTARY SCHOOL ADDITION (Continued)

S105628524

Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 10/09/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/04/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 02/04/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 11/26/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Facility ID: 19650013
Site Type: School Cleanup
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: .44
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304261

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOBART ELEMENTARY SCHOOL ADDITION (Continued)

S105628524

Assembly: 53
Senate: 24
Special Program Status: Not reported
Status: Certified
Status Date: 02/04/2002
Restricted Use: NO
Funding: School District
Latitude: 34.0482
Longitude: -118.2942
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: Lead
Confirmed COC: Lead
Potential Description: SOIL
Alias Name: 3336 SAN MARINO STREET
Alias Type: Alternate Name
Alias Name: HOBART ELEMENTARY SCHOOL ADDITION
Alias Type: Alternate Name
Alias Name: LA USD/HOBART ELEMENTARY ADDITION/VCA
Alias Type: Alternate Name
Alias Name: LAUSD-3336 SAN MARINO ST
Alias Type: Alternate Name
Alias Name: LAUSD-3336 SAN MARINO ST/VCA
Alias Type: Alternate Name
Alias Name: LAUSD-HOBART ES ADDITION
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 110033614890
Alias Type: EPA (FRS #)
Alias Name: 304037
Alias Type: Project Code (Site Code)
Alias Name: 304130
Alias Type: Project Code (Site Code)
Alias Name: 304202
Alias Type: Project Code (Site Code)
Alias Name: 304261
Alias Type: Project Code (Site Code)
Alias Name: 19650013
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 02/04/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * CEQA
Completed Date: 11/26/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 02/04/2002

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOBART ELEMENTARY SCHOOL ADDITION (Continued)

S105628524

Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 10/09/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/04/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 02/04/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 11/26/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

99
NNW
1/2-1
0.521 mi.
2750 ft.

**HOBART/WILTON PRIMARY SCHOOL NO. 2
SAN MARINO ST/SAINT ANDREWS PLACE/GRAMERCY DR
LOS ANGELES, CA 90019**

**ENVIROSTOR S107736462
SCH N/A**

**Relative:
Lower**

ENVIROSTOR:
Facility ID: 19880072
Status: Inactive - Withdrawn
Status Date: 08/20/2002
Site Code: 304150
Site Type: School Investigation
Site Type Detailed: School
Acres: 1.5
NPL: NO
Regulatory Agencies: SMBRP

**Actual:
180 ft.**

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOBART/WILTON PRIMARY SCHOOL NO. 2 (Continued)

S107736462

Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 53
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.05445
Longitude: -118.3114
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: HOBART/WILTON PRIMARY SCHOOL #2
Alias Type: Alternate Name
Alias Name: LAUSD-HOBART/WILTON PRIMARY #2/CDE
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 304071
Alias Type: Project Code (Site Code)
Alias Name: 304150
Alias Type: Project Code (Site Code)
Alias Name: 19880072
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOBART/WILTON PRIMARY SCHOOL NO. 2 (Continued)

S107736462

SCH:

Facility ID: 19880072
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 1.5
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304150
Assembly: 53
Senate: 24
Special Program Status: Not reported
Status: Inactive - Withdrawn
Status Date: 08/20/2002
Restricted Use: NO
Funding: School District
Latitude: 34.05445
Longitude: -118.3114
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: HOBART/WILTON PRIMARY SCHOOL #2
Alias Type: Alternate Name
Alias Name: LAUSD-HOBART/WILTON PRIMARY #2/CDE
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 304071
Alias Type: Project Code (Site Code)
Alias Name: 304150
Alias Type: Project Code (Site Code)
Alias Name: 19880072
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOBART/WILTON PRIMARY SCHOOL NO. 2 (Continued)

S107736462

Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

V100 HOBART/WILTON PRIMARY SCHOOL NO. 1
NNW 9TH STREET/SAINT ANDREWS PLACE/MANHATTAN PLACE
1/2-1 LOS ANGELES, CA 90019

ENVIROSTOR S107736456
SCH N/A

0.591 mi.
3121 ft.

Site 1 of 2 in cluster V

Relative:
Lower

ENVIROSTOR:

Facility ID: 19880071
Status: Inactive - Withdrawn
Status Date: 08/20/2002
Site Code: 304147
Site Type: School Investigation
Site Type Detailed: School
Acres: 1.5
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 53
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.05583
Longitude: -118.3102
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: HOBART/WILTON PRIMARY SCHOOL #1
Alias Type: Alternate Name
Alias Name: LAUSD-HOBART/WILTON PRIMARY #1/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-HOBART/WILTON PRIMARY #1/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 304070
Alias Type: Project Code (Site Code)
Alias Name: 304147

Actual:
180 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOBART/WILTON PRIMARY SCHOOL NO. 1 (Continued)

S107736456

Alias Type: Project Code (Site Code)
Alias Name: 19880071
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/04/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Facility ID: 19880071
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 1.5
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304147
Assembly: 53
Senate: 24
Special Program Status: Not reported
Status: Inactive - Withdrawn
Status Date: 08/20/2002
Restricted Use: NO
Funding: School District
Latitude: 34.05583
Longitude: -118.3102

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOBART/WILTON PRIMARY SCHOOL NO. 1 (Continued)

S107736456

APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: HOBART/WILTON PRIMARY SCHOOL #1
Alias Type: Alternate Name
Alias Name: LAUSD-HOBART/WILTON PRIMARY #1/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-HOBART/WILTON PRIMARY #1/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 304070
Alias Type: Project Code (Site Code)
Alias Name: 304147
Alias Type: Project Code (Site Code)
Alias Name: 19880071
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/04/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

V101 HOBART/WILTON PRIMARY SCHOOL NO. 3
NNW 800,820,826 ST. ANDREWS PLACE/EIGHT ST/MANHATTAN PLACE
1/2-1 LOS ANGELES, CA 90019

ENVIROSTOR S107736463
SCH N/A

0.593 mi.
3129 ft.

Site 2 of 2 in cluster V

Relative:
Lower

ENVIROSTOR:

Actual:
181 ft.

Facility ID: 19880073
Status: Inactive - Withdrawn
Status Date: 08/20/2002
Site Code: 304152
Site Type: School Investigation
Site Type Detailed: School
Acres: 2
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 53
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.05587
Longitude: -118.3101
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: 19880073
Alias Type: Envirostor ID Number
Alias Name: HOBART/WILTON PRIMARY SCHOOL #3
Alias Type: Alternate Name
Alias Name: LAUSD-HOBART/WILTON PRIMARY #3/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-HOBART/WILTON PRIMARY #3/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 304072
Alias Type: Project Code (Site Code)
Alias Name: 304152
Alias Type: Project Code (Site Code)

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOBART/WILTON PRIMARY SCHOOL NO. 3 (Continued)

S107736463

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Facility ID: 19880073
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 2
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304152
Assembly: 53
Senate: 24
Special Program Status: Not reported
Status: Inactive - Withdrawn
Status Date: 08/20/2002
Restricted Use: NO
Funding: School District
Latitude: 34.05587
Longitude: -118.3101
APN: NONE SPECIFIED
Past Use: RESIDENTIAL AREA
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: 19880073
Alias Type: Envirostor ID Number
Alias Name: HOBART/WILTON PRIMARY SCHOOL #3
Alias Type: Alternate Name
Alias Name: LAUSD-HOBART/WILTON PRIMARY #3/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-HOBART/WILTON PRIMARY #3/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 304072
Alias Type: Project Code (Site Code)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOBART/WILTON PRIMARY SCHOOL NO. 3 (Continued)

S107736463

Alias Name: 304152
Alias Type: Project Code (Site Code)

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

102
NE
1/2-1
0.711 mi.
3753 ft.

HOBART/WILTON PRIMARY SCHOOL NO. 4
SAN MARINO ST/OLYMPIC BLVD/MARIPOSA AVE/NORMANDIE AVE
LOS ANGELES, CA 90006

ENVIROSTOR S107736464
SCH N/A

Relative:
Higher

ENVIROSTOR:

Actual:
215 ft.

Facility ID: 19750097
Status: Inactive - Needs Evaluation
Status Date: 08/20/2002
Site Code: 304153
Site Type: School Investigation
Site Type Detailed: School
Acres: Not reported
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 53
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOBART/WILTON PRIMARY SCHOOL NO. 4 (Continued)

S107736464

Latitude: 34.05452
Longitude: -118.2989
APN: NONE SPECIFIED
Past Use: VEHICLE MAINTENANCE
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: HOBART/WILTON PRIMARY SCHOOL #4
Alias Type: Alternate Name
Alias Name: LAUSD-HOBART/WILTON PRIMARY #4/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-HOBART/WILTON PRIMARY #4/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 304073
Alias Type: Project Code (Site Code)
Alias Name: 304153
Alias Type: Project Code (Site Code)
Alias Name: 19750097
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Facility ID: 19750097
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOBART/WILTON PRIMARY SCHOOL NO. 4 (Continued)

S107736464

Acres: Not reported
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304153
Assembly: 53
Senate: 24
Special Program Status: Not reported
Status: Inactive - Needs Evaluation
Status Date: 08/20/2002
Restricted Use: NO
Funding: School District
Latitude: 34.05452
Longitude: -118.2989
APN: NONE SPECIFIED
Past Use: VEHICLE MAINTENANCE
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: HOBART/WILTON PRIMARY SCHOOL #4
Alias Type: Alternate Name
Alias Name: LAUSD-HOBART/WILTON PRIMARY #4/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-HOBART/WILTON PRIMARY #4/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 304073
Alias Type: Project Code (Site Code)
Alias Name: 304153
Alias Type: Project Code (Site Code)
Alias Name: 19750097
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOBART/WILTON PRIMARY SCHOOL NO. 4 (Continued)

S107736464

Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

**103
ENE
1/2-1
0.823 mi.
4346 ft.**

**MONSEÑOR OSCAR ROMERO CHARTER SCHOOL
1157 SOUTH BERENDO ST
LOS ANGELES, CA 90006**

**ENVIROSTOR S116490702
SCH N/A**

**Relative:
Higher**

ENVIROSTOR:

**Actual:
222 ft.**

Facility ID: 60001988
Status: Inactive - Action Required
Status Date: 01/28/2016
Site Code: 404896
Site Type: School Cleanup
Site Type Detailed: School
Acres: 2.36
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Johnson Abraham
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 53
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.04948
Longitude: -118.2954
APN: 5078-024-916
Past Use: AGRICULTURAL - ORCHARD, SCHOOL - MIDDLE
Potential COC: Arsenic DDD DDE DDT Lead
Confirmed COC: 30001-NO 30006-NO 30007-NO 30008-NO 30013-NO
Potential Description: SOIL
Alias Name: Berendo Middle School
Alias Type: Alternate Name
Alias Name: OSCAR ROMERO
Alias Type: Alternate Name
Alias Name: OSCAR ROMERO CHARTER
Alias Type: Alternate Name
Alias Name: 5078-024-916
Alias Type: APN
Alias Name: 404896
Alias Type: Project Code (Site Code)
Alias Name: 60001988
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MONSEÑOR OSCAR ROMERO CHARTER SCHOOL (Continued)

S116490702

Completed Document Type: Phase 1
Completed Date: 04/08/2014
Comments: DTSC concurred with the recommendation that a Phase I Addendum is required.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1 Addendum
Completed Date: 09/11/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 02/05/2015
Comments: DTSC approved the PEA with a further action recommendation.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Tech Memo
Completed Date: 12/17/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 02/20/2015
Comments: DTSC determined that further investigation/removal is needed at the Site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: 4.15 Request
Completed Date: 03/11/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 11/18/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/17/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: School Cleanup Agreement
Completed Date: 11/07/2014
Comments: Fully executed SCA sent to RP via overnight mail 11/07/14.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Partial Site Approval

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MONSEÑOR OSCAR ROMERO CHARTER SCHOOL (Continued)

S116490702

Completed Date: 03/11/2015
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Supplemental Site Investigation Report
Schedule Due Date: 09/30/2016
Schedule Revised Date: Not reported

SCH:

Facility ID: 60001988
Site Type: School Cleanup
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 2.36
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Johnson Abraham
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 404896
Assembly: 53
Senate: 24
Special Program Status: Not reported
Status: Inactive - Action Required
Status Date: 01/28/2016
Restricted Use: NO
Funding: School District
Latitude: 34.04948
Longitude: -118.2954
APN: 5078-024-916
Past Use: AGRICULTURAL - ORCHARD, SCHOOL - MIDDLE
Potential COC: Arsenic, DDD, DDE, DDT, Lead
Confirmed COC: 30001-NO, 30006-NO, 30007-NO, 30008-NO, 30013-NO
Potential Description: SOIL
Alias Name: Berendo Middle School
Alias Type: Alternate Name
Alias Name: OSCAR ROMERO
Alias Type: Alternate Name
Alias Name: OSCAR ROMERO CHARTER
Alias Type: Alternate Name
Alias Name: 5078-024-916
Alias Type: APN
Alias Name: 404896
Alias Type: Project Code (Site Code)
Alias Name: 60001988
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MONSEÑOR OSCAR ROMERO CHARTER SCHOOL (Continued)

S116490702

Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 04/08/2014
Comments: DTSC concurred with the recommendation that a Phase I Addendum is required.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1 Addendum
Completed Date: 09/11/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 02/05/2015
Comments: DTSC approved the PEA with a further action recommendation.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Tech Memo
Completed Date: 12/17/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 02/20/2015
Comments: DTSC determined that further investigation/removal is needed at the Site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: 4.15 Request
Completed Date: 03/11/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 11/18/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/17/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: School Cleanup Agreement
Completed Date: 11/07/2014
Comments: Fully executed SCA sent to RP via overnight mail 11/07/14.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MONSEÑOR OSCAR ROMERO CHARTER SCHOOL (Continued)

S116490702

Completed Document Type: Partial Site Approval
Completed Date: 03/11/2015
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Supplemental Site Investigation Report
Schedule Due Date: 09/30/2016
Schedule Revised Date: Not reported

104
SW
1/2-1
0.830 mi.
4382 ft.

CENTRAL REGION ES #13, SITE #7
WEST WASHINGTON BLVD./ARLINGTON AVENUE/21ST STREET/3RD AVENUE
LOS ANGELES, CA 90018

ENVIROSTOR S107736107
SCH N/A
DEED

Relative:
Higher

ENVIROSTOR:

Facility ID: 37000008
Status: Active
Status Date: 01/20/2005
Site Code: 304490
Site Type: School Cleanup
Site Type Detailed: School
Acres: 3.6
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Amit Pathak
Supervisor: Yolanda Garza
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 54
Senate: 30
Special Program: Not reported
Restricted Use: YES
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.0396
Longitude: -118.3189
APN: 5060-030-001-009, 5060-030-23-24, 5060-031-029-031
Past Use: UNDERGROUND STORAGE TANKS, UNDERGROUND STORAGE TANKS
Potential COC: Benzene Methyl tertbutyl ether (MTBE Tetrachloroethylene (PCE TPH-diesel TPH-gas Trichloroethylene (TCE Vinyl chloride Benzene Tetrachloroethylene (PCE TPH-diesel TPH-gas Acetone Benzoic acid Beryllium and compounds Ethylbenzene Naphthalene 1,2,4-Trimethylbenzene
Confirmed COC: Benzene Methyl tertbutyl ether (MTBE Tetrachloroethylene (PCE TPH-diesel TPH-gas Trichloroethylene (TCE Vinyl chloride Benzene Tetrachloroethylene (PCE 30024-NO 30025-NO 30032-NO 30076-NO Naphthalene Ethylbenzene 1,2,4-Trimethylbenzene 30080-NO
Potential Description: AQUI, SV, AQUI, SOIL, SV
Alias Name: CRES #13
Alias Type: Alternate Name
Alias Name: CRES#13
Alias Type: Alternate Name

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL REGION ES #13, SITE #7 (Continued)

S107736107

Alias Name: Carson - Gore Academy of Environmental Studies
Alias Type: Alternate Name
Alias Name: Carson-Gore Academy of Environmental Studies
Alias Type: Alternate Name
Alias Name: Central #13 Elementary
Alias Type: Alternate Name
Alias Name: Central #13 Elementary School
Alias Type: Alternate Name
Alias Name: LAUSD-CENTRAL L.A. REGION ELEM SCL #13
Alias Type: Alternate Name
Alias Name: Rachel Carson - Al Gore Academy of Environmental Studies
Alias Type: Alternate Name
Alias Name: 5060-030-001-009
Alias Type: APN
Alias Name: 5060-030-23-24
Alias Type: APN
Alias Name: 5060-031-029-031
Alias Type: APN
Alias Name: 110033619396
Alias Type: EPA (FRS #)
Alias Name: 304490
Alias Type: Project Code (Site Code)
Alias Name: 37000008
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/22/2015
Comments: Annual Cost Estimate emailed and mailed to LAUSD.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 05/13/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 03/07/2005
Comments: Concurred with SOW.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 12/27/2005
Comments: PCE and arsenic require further delineation in soil vapor and soil, respectively. Pb-based paint required.

Completed Area Name: PROJECT WIDE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL REGION ES #13, SITE #7 (Continued)

S107736107

Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Workplan
Completed Date: 04/19/2006
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 11/20/2006
Comments: Approved with minor comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 12/05/2006
Comments: Approved with comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: 4.15 Request
Completed Date: 10/30/2007
Comments: SFPD FORM 4.15 for Conditional approval of Draft RAP

Completed Area Name: Area A
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 05/01/2008
Comments: final raw approval issued to the rp on 5/1/2008

Completed Area Name: Area A
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 08/08/2008
Comments: Not reported

Completed Area Name: OU-2 Groundwater
Completed Sub Area Name: Area B
Completed Document Type: Technical Workplan
Completed Date: 04/24/2009
Comments: Document not approved as the document was revised and bifurcated into different elements.

Completed Area Name: OU-2 Groundwater
Completed Sub Area Name: Area B
Completed Document Type: Fieldwork
Completed Date: 02/09/2009
Comments: - DTSC understood that GW well installation would not commence; RP was out at site.

Completed Area Name: OU-2 Groundwater
Completed Sub Area Name: Area B
Completed Document Type: Fieldwork
Completed Date: 02/11/2009
Comments: - fieldwork completed

Completed Area Name: Area B
Completed Sub Area Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL REGION ES #13, SITE #7 (Continued)

S107736107

Completed Document Type: Supplemental Site Investigation Report
Completed Date: 03/22/2010
Comments: Further action required for remediating soil and continue ongoing groundwater investigation followed by cleanup for OU2 below 45 feet below ground surface.

Completed Area Name: OU-2 Groundwater
Completed Sub Area Name: Area B
Completed Document Type: Supplemental Site Investigation Tech Memo
Completed Date: 05/21/2009
Comments: vapor intrusion evaluation approved 5/21/2009

Completed Area Name: Area B
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 05/29/2009
Comments: Not reported

Completed Area Name: OU-2 Groundwater
Completed Sub Area Name: Area B
Completed Document Type: Fieldwork
Completed Date: 06/02/2009
Comments: Groundwater well installation oversight provided by R. Grutzmacher

Completed Area Name: Area B
Completed Sub Area Name: Area B-2
Completed Document Type: Risk Assessment Report
Completed Date: 10/01/2009
Comments: Not reported

Completed Area Name: Area B
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Plan
Completed Date: 03/18/2010
Comments: RAP for Operable Unit 1 approved for public comment on 11/24/2009; public comment period extends from 11/24/2009 through 01/11/2010.

Completed Area Name: Area B
Completed Sub Area Name: Area B-2
Completed Document Type: Tank Removal Report
Completed Date: 10/15/2009
Comments: Approved.

Completed Area Name: OU-2 Groundwater
Completed Sub Area Name: Area B
Completed Document Type: Other Report
Completed Date: 11/30/2009
Comments: Not reported

Completed Area Name: OU-2 Groundwater
Completed Sub Area Name: Area B
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 02/06/2012
Comments: Not reported

Completed Area Name: Area B
Completed Sub Area Name: Area B-2

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL REGION ES #13, SITE #7 (Continued)

S107736107

Completed Document Type: Design/Implementation Workplan
Completed Date: 04/08/2010
Comments: Not reported

Completed Area Name: OU-2 Groundwater
Completed Sub Area Name: Area B
Completed Document Type: Pilot Study/Treatability Workplan
Completed Date: 06/10/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: *Correspondence - Received
Completed Date: 10/01/2010
Comments: Not reported

Completed Area Name: Area B
Completed Sub Area Name: Area B-2
Completed Document Type: Fieldwork
Completed Date: 04/19/2010
Comments: The Summary and Air Monitoring Data are uploaded.

Completed Area Name: Area B
Completed Sub Area Name: Area B-2
Completed Document Type: Fieldwork
Completed Date: 04/26/2010
Comments: Field Activities are updated with air quality monitoring and health and safety measures.

Completed Area Name: Area B
Completed Sub Area Name: Area B-2
Completed Document Type: Fieldwork
Completed Date: 05/04/2010
Comments: Remedial Field Activities updated from April 22 to April 28, 2010.

Completed Area Name: Area B
Completed Sub Area Name: Area B-2
Completed Document Type: Fieldwork
Completed Date: 05/10/2010
Comments: Not reported

Completed Area Name: Area B
Completed Sub Area Name: Area B-2
Completed Document Type: Fieldwork
Completed Date: 05/17/2010
Comments: Field Activities Summary uploaded for Area B2 OU1.

Completed Area Name: Area B
Completed Sub Area Name: Area B-2
Completed Document Type: Fieldwork
Completed Date: 05/24/2010
Comments: Field Activities Summary uploaded for public information.

Completed Area Name: Area B
Completed Sub Area Name: Area B-2
Completed Document Type: Fieldwork
Completed Date: 06/01/2010

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL REGION ES #13, SITE #7 (Continued)

S107736107

Comments:	Not reported
Completed Area Name:	Area B
Completed Sub Area Name:	Not reported
Completed Document Type:	Fieldwork
Completed Date:	06/07/2010
Comments:	Not reported
Completed Area Name:	Area B
Completed Sub Area Name:	Area B-2
Completed Document Type:	Fieldwork
Completed Date:	06/22/2010
Comments:	Not reported
Completed Area Name:	Area B
Completed Sub Area Name:	Area B-2
Completed Document Type:	Fieldwork
Completed Date:	06/22/2010
Comments:	Not reported
Completed Area Name:	Area B
Completed Sub Area Name:	Area B-2
Completed Document Type:	Fieldwork
Completed Date:	06/25/2010
Comments:	Remediation activities are summarized for Area B2.
Completed Area Name:	Area B
Completed Sub Area Name:	Area B-2
Completed Document Type:	Fieldwork
Completed Date:	07/02/2010
Comments:	Filed Activities Summary include backfilling with Clay.
Completed Area Name:	Area B
Completed Sub Area Name:	Area B-2
Completed Document Type:	Fieldwork
Completed Date:	07/12/2010
Comments:	Not reported
Completed Area Name:	Area B
Completed Sub Area Name:	Area B-2
Completed Document Type:	Fieldwork
Completed Date:	07/19/2010
Comments:	Not reported
Completed Area Name:	Area B
Completed Sub Area Name:	Not reported
Completed Document Type:	Fieldwork
Completed Date:	08/06/2010
Comments:	Field Activities from July 22 to July 28, 2010.
Completed Area Name:	Area B
Completed Sub Area Name:	Area B-2
Completed Document Type:	Fieldwork
Completed Date:	08/23/2010
Comments:	Field Activities are for excavation for Area B2.
Completed Area Name:	Area B

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL REGION ES #13, SITE #7 (Continued)

S107736107

Completed Sub Area Name: Area B-2
Completed Document Type: Fieldwork
Completed Date: 09/13/2010
Comments: Field Activities for Area B2.

Completed Area Name: Area B
Completed Sub Area Name: Area B-2
Completed Document Type: Fieldwork
Completed Date: 09/13/2010
Comments: Not reported

Completed Area Name: Area B
Completed Sub Area Name: Area B-2
Completed Document Type: Fieldwork
Completed Date: 09/13/2010
Comments: Not reported

Completed Area Name: Area B
Completed Sub Area Name: Area B-2
Completed Document Type: Fieldwork
Completed Date: 09/13/2010
Comments: Not reported

Completed Area Name: Area B
Completed Sub Area Name: Area B-2
Completed Document Type: Other Report
Completed Date: 08/23/2010
Comments: Photos from 04/10/10 through 08/23/2010.

Completed Area Name: Area B
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Plan
Completed Date: 09/19/2011
Comments: Not reported

Completed Area Name: Area A
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Plan
Completed Date: 08/08/2011
Comments: Not reported

Completed Area Name: Area B
Completed Sub Area Name: Area B-2
Completed Document Type: Remedial Action Completion Report
Completed Date: 03/29/2011
Comments: DTSC conditionally approved the RACR. The conditions are included in DTSC letter dated March 10, 2011.

Completed Area Name: OU-2 Groundwater
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Tech Memo
Completed Date: 11/19/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL REGION ES #13, SITE #7 (Continued)

S107736107

Completed Date: 01/31/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 02/01/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 03/15/2011
Comments: Approved the 2010 Summary Report Site-Wide Soil Vapor Sampling.

Completed Area Name: Area A
Completed Sub Area Name: Groundwater
Completed Document Type: Well Installation Workplan
Completed Date: 04/12/2011
Comments: Not reported

Completed Area Name: OU-2 Groundwater
Completed Sub Area Name: Not reported
Completed Document Type: Pilot Study/Treatability Workplan
Completed Date: 06/21/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 05/10/2011
Comments: Concurred with the Report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 06/08/2011
Comments: Concurred with the Report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 08/01/2011
Comments: Approval of Q1 GW Monitoring and Sampling Report letter completed.

Completed Area Name: OU-2 Groundwater
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 08/26/2011
Comments: The WDR Modification was granted prior to the ozone injection pilot test.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 09/07/2011
Comments: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL REGION ES #13, SITE #7 (Continued)

S107736107

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 09/08/2011
Comments: Report considered Final; comments were included to be incorporated in future field work/reports.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 11/15/2011
Comments: Approved with comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 01/04/2012
Comments: DTSC concurred with comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 01/26/2012
Comments: Concurred with the Report with comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 01/26/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pilot/Treatability Study Report
Completed Date: 02/27/2012
Comments: Approved with Comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Participation Plan / Community Relations Plan
Completed Date: 06/24/2013
Comments: Not reported

Completed Area Name: Area B
Completed Sub Area Name: Area B-2
Completed Document Type: Other Report
Completed Date: 03/01/2012
Comments: DTSC does not have any comments for the geotechnical issue of depression at the Site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Feasibility Study Report
Completed Date: 04/19/2013
Comments: Feasibility Study is approved.

Completed Area Name: PROJECT WIDE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL REGION ES #13, SITE #7 (Continued)

S107736107

Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 05/31/2012
Comments: Concurred with the Reports. Comments were included to be addressed in future.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 07/24/2012
Comments: Approved with a comment.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 08/28/2012
Comments: Concurred with the project

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 08/29/2012
Comments: Approved the Report with comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 10/24/2012
Comments: Concurred with the Comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 11/29/2012
Comments: Concurred with the Report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 03/19/2013
Comments: Concurred with the Report and continuation of the monitoring.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 02/01/2013
Comments: DTSC concurred with the Report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Plan
Completed Date: 06/28/2013
Comments: Not reported

Completed Area Name: Area B
Completed Sub Area Name: Area B-1
Completed Document Type: Other Report

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL REGION ES #13, SITE #7 (Continued)

S107736107

Completed Date: 03/29/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 03/29/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 06/12/2013
Comments: Concurred with comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 07/16/2013
Comments: Concurred with comments

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 05/02/2013
Comments: Final

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 05/02/2013
Comments: Final

Completed Area Name: OU-2 Groundwater
Completed Sub Area Name: Not reported
Completed Document Type: Design/Implementation Workplan
Completed Date: 07/09/2013
Comments: Not reported

Completed Area Name: OU-2 Groundwater
Completed Sub Area Name: Area B
Completed Document Type: Work Notice
Completed Date: 06/21/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 06/28/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 09/18/2013
Comments: DTSC concurred with the Report.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL REGION ES #13, SITE #7 (Continued)

S107736107

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 11/06/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: 5 Year Review Reports
Completed Date: 09/18/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 12/02/2013
Comments: Not reported

Completed Area Name: OU-2 Groundwater
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report
Completed Date: 02/12/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 03/04/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Plan
Completed Date: 07/30/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 04/07/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 05/28/2014
Comments: Trend Analysis was completed by DTSC Toxicologist.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 12/03/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL REGION ES #13, SITE #7 (Continued)

S107736107

Completed Date: 12/11/2014
Comments: Concurred with the comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 12/17/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 12/18/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 02/19/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 09/17/2015
Comments: Concurred with the Report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 04/08/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 03/16/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 02/17/2005
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 07/20/2005
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 03/07/2005
Comments: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL REGION ES #13, SITE #7 (Continued)

S107736107

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: School Cleanup Agreement
Completed Date: 10/29/2007
Comments: Rec'd signed signature page to amend Master Agreement to Master SCA

Completed Area Name: Area A
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Notice of Exemption
Completed Date: 05/02/2008
Comments: Not reported

Completed Area Name: Area B
Completed Sub Area Name: Not reported
Completed Document Type: Operation & Maintenance Order/Agreement
Completed Date: 02/10/2012
Comments: Not reported

Completed Area Name: Area B
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction
Completed Date: 03/21/2012
Comments: Area B will be used for school outdoor playground.

Completed Area Name: Area B
Completed Sub Area Name: Area B-2
Completed Document Type: CEQA - Initial Study/ Neg. Declaration
Completed Date: 03/18/2010
Comments: Not reported

Completed Area Name: Area B
Completed Sub Area Name: Area B-1
Completed Document Type: Correspondence
Completed Date: 09/02/2010
Comments: Area B1, OU 1 - No Further Action Request and Determination

Completed Area Name: Area A
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 08/11/2010
Comments: Area "A" Soil Gas Sampling Technical Memorandum and Determination

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 09/17/2012
Comments: Concurred with the Request.

Completed Area Name: OU-2 Groundwater
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Neg. Declaration
Completed Date: 05/01/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Neg. Declaration

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL REGION ES #13, SITE #7 (Continued)

S107736107

Completed Date: 06/28/2013
Comments: RAP Approved; ND, NOD, IS sent to CEQA for filing.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/08/2014
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Operations and Maintenance Report
Schedule Due Date: 11/14/2016
Schedule Revised Date: Not reported

SCH:

Facility ID: 37000008
Site Type: School Cleanup
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 3.6
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Amit Pathak
Supervisor: Yolanda Garza
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304490
Assembly: 54
Senate: 30
Special Program Status: Not reported
Status: Active
Status Date: 01/20/2005
Restricted Use: YES
Funding: School District
Latitude: 34.0396
Longitude: -118.3189
APN: 5060-030-001-009, 5060-030-23-24, 5060-031-029-031
Past Use: UNDERGROUND STORAGE TANKS, UNDERGROUND STORAGE TANKS
Potential COC: Benzene, Methyl tertbutyl ether (MTBE, Tetrachloroethylene (PCE, TPH-diesel, TPH-gas, Trichloroethylene (TCE, Vinyl chloride, Benzene, Tetrachloroethylene (PCE, TPH-diesel, TPH-gas, Acetone, Benzoic acid, Beryllium and compounds, Ethylbenzene, Naphthalene, 1,2,4-Trimethylbenzene
Confirmed COC: Benzene, Methyl tertbutyl ether (MTBE, Tetrachloroethylene (PCE, TPH-diesel, TPH-gas, Trichloroethylene (TCE, Vinyl chloride, , Benzene, Benzene, Tetrachloroethylene (PCE, 30024-NO, 30025-NO, 30032-NO, 30076-NO, Naphthalene, Ethylbenzene, 1,2,4-Trimethylbenzene, 30080-NO
Potential Description: AQUI, SV, AQUI, SOIL, SV
Alias Name: CRES #13

Map ID
Direction
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Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL REGION ES #13, SITE #7 (Continued)

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Alias Type:	Alternate Name
Alias Name:	CRES#13
Alias Type:	Alternate Name
Alias Name:	Carson - Gore Academy of Environmental Studies
Alias Type:	Alternate Name
Alias Name:	Carson-Gore Academy of Environmental Studies
Alias Type:	Alternate Name
Alias Name:	Central #13 Elementary
Alias Type:	Alternate Name
Alias Name:	Central #13 Elementary School
Alias Type:	Alternate Name
Alias Name:	LAUSD-CENTRAL L.A. REGION ELEM SCL #13
Alias Type:	Alternate Name
Alias Name:	Rachel Carson - Al Gore Academy of Environmental Studies
Alias Type:	Alternate Name
Alias Name:	5060-030-001-009
Alias Type:	APN
Alias Name:	5060-030-23-24
Alias Type:	APN
Alias Name:	5060-031-029-031
Alias Type:	APN
Alias Name:	110033619396
Alias Type:	EPA (FRS #)
Alias Name:	304490
Alias Type:	Project Code (Site Code)
Alias Name:	37000008
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/10/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Annual Oversight Cost Estimate
Completed Date:	09/22/2015
Comments:	Annual Cost Estimate emailed and mailed to LAUSD.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Correspondence
Completed Date:	05/13/2016
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Workplan
Completed Date:	03/07/2005
Comments:	Concurred with SOW.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Report
Completed Date:	12/27/2005
Comments:	PCE and arsenic require further delineation in soil vapor and soil,

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL REGION ES #13, SITE #7 (Continued)

S107736107

respectively. Pb-based paint required.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Workplan
Completed Date: 04/19/2006
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 11/20/2006
Comments: Approved with minor comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 12/05/2006
Comments: Approved with comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: 4.15 Request
Completed Date: 10/30/2007
Comments: SFPD FORM 4.15 for Conditional approval of Draft RAP

Completed Area Name: Area A
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 05/01/2008
Comments: final raw approval issued to the rp on 5/1/2008

Completed Area Name: Area A
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 08/08/2008
Comments: Not reported

Completed Area Name: OU-2 Groundwater
Completed Sub Area Name: Area B
Completed Document Type: Technical Workplan
Completed Date: 04/24/2009
Comments: Document not approved as the document was revised and bifurcated into different elements.

Completed Area Name: OU-2 Groundwater
Completed Sub Area Name: Area B
Completed Document Type: Fieldwork
Completed Date: 02/09/2009
Comments: - DTSC understood that GW well installation would not commence; RP was out at site.

Completed Area Name: OU-2 Groundwater
Completed Sub Area Name: Area B
Completed Document Type: Fieldwork
Completed Date: 02/11/2009
Comments: - fieldwork completed

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL REGION ES #13, SITE #7 (Continued)

S107736107

Completed Area Name: Area B
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 03/22/2010
Comments: Further action required for remediation of soil and continue ongoing groundwater investigation followed by cleanup for OU2 below 45 feet below ground surface.

Completed Area Name: OU-2 Groundwater
Completed Sub Area Name: Area B
Completed Document Type: Supplemental Site Investigation Tech Memo
Completed Date: 05/21/2009
Comments: vapor intrusion evaluation approved 5/21/2009

Completed Area Name: Area B
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 05/29/2009
Comments: Not reported

Completed Area Name: OU-2 Groundwater
Completed Sub Area Name: Area B
Completed Document Type: Fieldwork
Completed Date: 06/02/2009
Comments: Groundwater well installation oversight provided by R. Grutzmacher

Completed Area Name: Area B
Completed Sub Area Name: Area B-2
Completed Document Type: Risk Assessment Report
Completed Date: 10/01/2009
Comments: Not reported

Completed Area Name: Area B
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Plan
Completed Date: 03/18/2010
Comments: RAP for Operable Unit 1 approved for public comment on 11/24/2009; public comment period extends from 11/24/2009 through 01/11/2010.

Completed Area Name: Area B
Completed Sub Area Name: Area B-2
Completed Document Type: Tank Removal Report
Completed Date: 10/15/2009
Comments: Approved.

Completed Area Name: OU-2 Groundwater
Completed Sub Area Name: Area B
Completed Document Type: Other Report
Completed Date: 11/30/2009
Comments: Not reported

Completed Area Name: OU-2 Groundwater
Completed Sub Area Name: Area B
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 02/06/2012
Comments: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL REGION ES #13, SITE #7 (Continued)

S107736107

Completed Area Name: Area B
Completed Sub Area Name: Area B-2
Completed Document Type: Design/Implementation Workplan
Completed Date: 04/08/2010
Comments: Not reported

Completed Area Name: OU-2 Groundwater
Completed Sub Area Name: Area B
Completed Document Type: Pilot Study/Treatability Workplan
Completed Date: 06/10/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: *Correspondence - Received
Completed Date: 10/01/2010
Comments: Not reported

Completed Area Name: Area B
Completed Sub Area Name: Area B-2
Completed Document Type: Fieldwork
Completed Date: 04/19/2010
Comments: The Summary and Air Monitoring Data are uploaded.

Completed Area Name: Area B
Completed Sub Area Name: Area B-2
Completed Document Type: Fieldwork
Completed Date: 04/26/2010
Comments: Field Activities are updated with air quality monitoring and health and safety measures.

Completed Area Name: Area B
Completed Sub Area Name: Area B-2
Completed Document Type: Fieldwork
Completed Date: 05/04/2010
Comments: Remedial Field Activities updated from April 22 to April 28, 2010.

Completed Area Name: Area B
Completed Sub Area Name: Area B-2
Completed Document Type: Fieldwork
Completed Date: 05/10/2010
Comments: Not reported

Completed Area Name: Area B
Completed Sub Area Name: Area B-2
Completed Document Type: Fieldwork
Completed Date: 05/17/2010
Comments: Field Activities Summary uploaded for Area B2 OU1.

Completed Area Name: Area B
Completed Sub Area Name: Area B-2
Completed Document Type: Fieldwork
Completed Date: 05/24/2010
Comments: Field Activities Summary uploaded for public information.

Completed Area Name: Area B
Completed Sub Area Name: Area B-2

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL REGION ES #13, SITE #7 (Continued)

S107736107

Completed Document Type: Fieldwork
Completed Date: 06/01/2010
Comments: Not reported

Completed Area Name: Area B
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 06/07/2010
Comments: Not reported

Completed Area Name: Area B
Completed Sub Area Name: Area B-2
Completed Document Type: Fieldwork
Completed Date: 06/22/2010
Comments: Not reported

Completed Area Name: Area B
Completed Sub Area Name: Area B-2
Completed Document Type: Fieldwork
Completed Date: 06/22/2010
Comments: Not reported

Completed Area Name: Area B
Completed Sub Area Name: Area B-2
Completed Document Type: Fieldwork
Completed Date: 06/25/2010
Comments: Remediation activities are summarized for Area B2.

Completed Area Name: Area B
Completed Sub Area Name: Area B-2
Completed Document Type: Fieldwork
Completed Date: 07/02/2010
Comments: Filed Activities Summary include backfilling with Clay.

Completed Area Name: Area B
Completed Sub Area Name: Area B-2
Completed Document Type: Fieldwork
Completed Date: 07/12/2010
Comments: Not reported

Completed Area Name: Area B
Completed Sub Area Name: Area B-2
Completed Document Type: Fieldwork
Completed Date: 07/19/2010
Comments: Not reported

Completed Area Name: Area B
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 08/06/2010
Comments: Field Activities from July 22 to July 28, 2010.

Completed Area Name: Area B
Completed Sub Area Name: Area B-2
Completed Document Type: Fieldwork
Completed Date: 08/23/2010
Comments: Field Activities are for excavation for Area B2.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL REGION ES #13, SITE #7 (Continued)

S107736107

Completed Area Name: Area B
Completed Sub Area Name: Area B-2
Completed Document Type: Fieldwork
Completed Date: 09/13/2010
Comments: Field Activities for Area B2.

Completed Area Name: Area B
Completed Sub Area Name: Area B-2
Completed Document Type: Fieldwork
Completed Date: 09/13/2010
Comments: Not reported

Completed Area Name: Area B
Completed Sub Area Name: Area B-2
Completed Document Type: Fieldwork
Completed Date: 09/13/2010
Comments: Not reported

Completed Area Name: Area B
Completed Sub Area Name: Area B-2
Completed Document Type: Fieldwork
Completed Date: 09/13/2010
Comments: Not reported

Completed Area Name: Area B
Completed Sub Area Name: Area B-2
Completed Document Type: Other Report
Completed Date: 08/23/2010
Comments: Photos from 04/10/10 through 08/23/2010.

Completed Area Name: Area B
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Plan
Completed Date: 09/19/2011
Comments: Not reported

Completed Area Name: Area A
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Plan
Completed Date: 08/08/2011
Comments: Not reported

Completed Area Name: Area B
Completed Sub Area Name: Area B-2
Completed Document Type: Remedial Action Completion Report
Completed Date: 03/29/2011
Comments: DTSC conditionally approved the RACR. The conditions are included in DTSC letter dated March 10, 2011.

Completed Area Name: OU-2 Groundwater
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Tech Memo
Completed Date: 11/19/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL REGION ES #13, SITE #7 (Continued)

S107736107

Completed Document Type: Other Report
Completed Date: 01/31/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 02/01/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 03/15/2011
Comments: Approved the 2010 Summary Report Site-Wide Soil Vapor Sampling.

Completed Area Name: Area A
Completed Sub Area Name: Groundwater
Completed Document Type: Well Installation Workplan
Completed Date: 04/12/2011
Comments: Not reported

Completed Area Name: OU-2 Groundwater
Completed Sub Area Name: Not reported
Completed Document Type: Pilot Study/Treatability Workplan
Completed Date: 06/21/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 05/10/2011
Comments: Concurred with the Report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 06/08/2011
Comments: Concurred with the Report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 08/01/2011
Comments: Approval of Q1 GW Monitoring and Sampling Report letter completed.

Completed Area Name: OU-2 Groundwater
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 08/26/2011
Comments: The WDR Modification was granted prior to the ozone injection pilot test.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 09/07/2011

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL REGION ES #13, SITE #7 (Continued)

S107736107

Comments: Not reported

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

Completed Document Type: Other Report

Completed Date: 09/08/2011

Comments: Report considered Final; comments were included to be incorporated in future field work/reports.

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

Completed Document Type: Other Report

Completed Date: 11/15/2011

Comments: Approved with comments.

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

Completed Document Type: Operations and Maintenance Report

Completed Date: 01/04/2012

Comments: DTSC concurred with comments.

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

Completed Document Type: Other Report

Completed Date: 01/26/2012

Comments: Concurred with the Report with comments.

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

Completed Document Type: Other Report

Completed Date: 01/26/2012

Comments: Not reported

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

Completed Document Type: Pilot/Treatability Study Report

Completed Date: 02/27/2012

Comments: Approved with Comments.

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

Completed Document Type: Public Participation Plan / Community Relations Plan

Completed Date: 06/24/2013

Comments: Not reported

Completed Area Name: Area B

Completed Sub Area Name: Area B-2

Completed Document Type: Other Report

Completed Date: 03/01/2012

Comments: DTSC does not have any comments for the geotechnical issue of depression at the Site.

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

Completed Document Type: Feasibility Study Report

Completed Date: 04/19/2013

Comments: Feasibility Study is approved.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL REGION ES #13, SITE #7 (Continued)

S107736107

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 05/31/2012
Comments: Concurred with the Reports. Comments were included to be addressed in future.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 07/24/2012
Comments: Approved with a comment.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 08/28/2012
Comments: Concurred with the project

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 08/29/2012
Comments: Approved the Report with comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 10/24/2012
Comments: Concurred with the Comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 11/29/2012
Comments: Concurred with the Report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 03/19/2013
Comments: Concurred with the Report and continuation of the monitoring.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 02/01/2013
Comments: DTSC concurred with the Report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Plan
Completed Date: 06/28/2013
Comments: Not reported

Completed Area Name: Area B
Completed Sub Area Name: Area B-1

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL REGION ES #13, SITE #7 (Continued)

S107736107

Completed Document Type: Other Report
Completed Date: 03/29/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 03/29/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 06/12/2013
Comments: Concurred with comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 07/16/2013
Comments: Concurred with comments

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 05/02/2013
Comments: Final

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 05/02/2013
Comments: Final

Completed Area Name: OU-2 Groundwater
Completed Sub Area Name: Not reported
Completed Document Type: Design/Implementation Workplan
Completed Date: 07/09/2013
Comments: Not reported

Completed Area Name: OU-2 Groundwater
Completed Sub Area Name: Area B
Completed Document Type: Work Notice
Completed Date: 06/21/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 06/28/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 09/18/2013
Comments: DTSC concurred with the Report.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL REGION ES #13, SITE #7 (Continued)

S107736107

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 11/06/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: 5 Year Review Reports
Completed Date: 09/18/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 12/02/2013
Comments: Not reported

Completed Area Name: OU-2 Groundwater
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report
Completed Date: 02/12/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 03/04/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Plan
Completed Date: 07/30/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 04/07/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 05/28/2014
Comments: Trend Analysis was completed by DTSC Toxicologist.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 12/03/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL REGION ES #13, SITE #7 (Continued)

S107736107

Completed Date: 12/11/2014
Comments: Concurred with the comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 12/17/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 12/18/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 02/19/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 09/17/2015
Comments: Concurred with the Report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 04/08/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 03/16/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 02/17/2005
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 07/20/2005
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 03/07/2005
Comments: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL REGION ES #13, SITE #7 (Continued)

S107736107

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: School Cleanup Agreement
Completed Date: 10/29/2007
Comments: Rec'd signed signature page to amend Master Agreement to Master SCA

Completed Area Name: Area A
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Notice of Exemption
Completed Date: 05/02/2008
Comments: Not reported

Completed Area Name: Area B
Completed Sub Area Name: Not reported
Completed Document Type: Operation & Maintenance Order/Agreement
Completed Date: 02/10/2012
Comments: Not reported

Completed Area Name: Area B
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction
Completed Date: 03/21/2012
Comments: Area B will be used for school outdoor playground.

Completed Area Name: Area B
Completed Sub Area Name: Area B-2
Completed Document Type: CEQA - Initial Study/ Neg. Declaration
Completed Date: 03/18/2010
Comments: Not reported

Completed Area Name: Area B
Completed Sub Area Name: Area B-1
Completed Document Type: Correspondence
Completed Date: 09/02/2010
Comments: Area B1, OU 1 - No Further Action Request and Determination

Completed Area Name: Area A
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 08/11/2010
Comments: Area "A" Soil Gas Sampling Technical Memorandum and Determination

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 09/17/2012
Comments: Concurred with the Request.

Completed Area Name: OU-2 Groundwater
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Neg. Declaration
Completed Date: 05/01/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Neg. Declaration

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL REGION ES #13, SITE #7 (Continued)

S107736107

Completed Date: 06/28/2013
Comments: RAP Approved; ND, NOD, IS sent to CEQA for filing.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/08/2014
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Operations and Maintenance Report
Schedule Due Date: 11/14/2016
Schedule Revised Date: Not reported

DEED:

Envirostor ID: 37000008
Area: AREA B
Sub Area: Not reported
Site Type: SCHOOL CLEANUP
Status: ACTIVE
Agency: Not reported
Covenant Uploaded: Not reported
Deed Date(s): 03/21/2012

**105
SE
1/2-1
0.846 mi.
4469 ft.**

**CENTRAL REGION ELEMENTARY SCHOOL #15
WEST WASHINGTON BLVD/BUDLONG AVENUE/WEST CORDOVA STREET
LOS ANGELES, CA 90007**

**ENVIROSTOR S107736105
SCH N/A**

**Relative:
Lower**

ENVIROSTOR:

**Actual:
193 ft.**

Facility ID: 60000072
Status: Certified
Status Date: 01/11/2008
Site Code: 304489
Site Type: School Cleanup
Site Type Detailed: School
Acres: 2.7
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 53
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.039
Longitude: -118.2947

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL REGION ELEMENTARY SCHOOL #15 (Continued)

S107736105

APN: 5075-035-004-009, 5075-035-013-020
Past Use: MANUFACTURING - OTHER
Potential COC: Lead
Confirmed COC: 30013-NO
Potential Description: SOIL
Alias Name: LAUSD-CENTRAL L.A. REGION ELEM SCL #15
Alias Type: Alternate Name
Alias Name: 5075-035-004-009
Alias Type: APN
Alias Name: 5075-035-013-020
Alias Type: APN
Alias Name: 110033619387
Alias Type: EPA (FRS #)
Alias Name: 304489
Alias Type: Project Code (Site Code)
Alias Name: 60000072
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 02/17/2005
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 01/11/2008
Comments: final certification approved by management on Jan. 11, 2008.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 03/22/2005
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 12/30/2008
Comments: The project has now been completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 03/22/2005
Comments: Concurred with SOW.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 10/20/2005
Comments: SSI required for delineation of lead impacts and LBP - PEA recommentd removal of 1.5 cy of lead impacted soil

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL REGION ELEMENTARY SCHOOL #15 (Continued)

S107736105

Completed Document Type: Supplemental Site Investigation Report
Completed Date: 10/30/2006
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 03/23/2007
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 04/29/2007
Comments: field work - completed on weekends. Over 3 weeks.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report
Completed Date: 09/14/2007
Comments: Based on the review of the documents submitted, the RACR Report was approved on 9/14/2007.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Facility ID: 60000072
Site Type: School Cleanup
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 2.7
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304489
Assembly: 53
Senate: 24
Special Program Status: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL REGION ELEMENTARY SCHOOL #15 (Continued)

S107736105

Status: Certified
Status Date: 01/11/2008
Restricted Use: NO
Funding: School District
Latitude: 34.039
Longitude: -118.2947
APN: 5075-035-004-009, 5075-035-013-020
Past Use: MANUFACTURING - OTHER
Potential COC: Lead
Confirmed COC: 30013-NO
Potential Description: SOIL
Alias Name: LAUSD-CENTRAL L.A. REGION ELEM SCL #15
Alias Type: Alternate Name
Alias Name: 5075-035-004-009
Alias Type: APN
Alias Name: 5075-035-013-020
Alias Type: APN
Alias Name: 110033619387
Alias Type: EPA (FRS #)
Alias Name: 304489
Alias Type: Project Code (Site Code)
Alias Name: 60000072
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 02/17/2005
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 01/11/2008
Comments: final certification approved by management on Jan. 11, 2008.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 03/22/2005
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 12/30/2008
Comments: The project has now been completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 03/22/2005
Comments: Concurred with SOW.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL REGION ELEMENTARY SCHOOL #15 (Continued)

S107736105

Completed Date: 10/20/2005
Comments: SSI required for delineation of lead impacts and LBP - PEA recomment removal of 1.5 cy of lead impacted soil

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 10/30/2006
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 03/23/2007
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 04/29/2007
Comments: field work - completed on weekends. Over 3 weeks.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report
Completed Date: 09/14/2007
Comments: Based on the review of the documents submitted, the RACR Report was approved on 9/14/2007.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

106
NNE
1/2-1
0.861 mi.
4548 ft.

**HOBART/WILTON PRIMARY SCHOOL NO. 9
7TH STREET/HOBART BOULEVARD/HARVARD BOULEVARD
LOS ANGELES, CA 90005**

**ENVIROSTOR S107736465
SCH N/A**

**Relative:
Higher**

ENVIROSTOR:
Facility ID: 19590015
Status: Inactive - Withdrawn
Status Date: 08/20/2002
Site Code: 304154
Site Type: School Investigation
Site Type Detailed: School

**Actual:
209 ft.**

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOBART/WILTON PRIMARY SCHOOL NO. 9 (Continued)

S107736465

Acres: 1.81
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 53
Senate: 24
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.05961
Longitude: -118.3044
APN: NONE SPECIFIED
Past Use: * RETIAL - MISC.
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: HOBART/WILTON PRIMARY SCHOOL #9
Alias Type: Alternate Name
Alias Name: LAUSD-HOBART/WILTON PRIMARY #9/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-HOBART/WILTON PRIMARY #9/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 304064
Alias Type: Project Code (Site Code)
Alias Name: 304154
Alias Type: Project Code (Site Code)
Alias Name: 19590015
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOBART/WILTON PRIMARY SCHOOL NO. 9 (Continued)

S107736465

Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Facility ID: 19590015
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 1.81
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304154
Assembly: 53
Senate: 24
Special Program Status: Not reported
Status: Inactive - Withdrawn
Status Date: 08/20/2002
Restricted Use: NO
Funding: School District
Latitude: 34.05961
Longitude: -118.3044
APN: NONE SPECIFIED
Past Use: * RETIAL - MISC.
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: HOBART/WILTON PRIMARY SCHOOL #9
Alias Type: Alternate Name
Alias Name: LAUSD-HOBART/WILTON PRIMARY #9/CDE
Alias Type: Alternate Name
Alias Name: LAUSD-HOBART/WILTON PRIMARY #9/VCA
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 304064
Alias Type: Project Code (Site Code)
Alias Name: 304154
Alias Type: Project Code (Site Code)
Alias Name: 19590015
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HOBART/WILTON PRIMARY SCHOOL NO. 9 (Continued)

S107736465

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 02/11/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

107
North
1/2-1
0.993 mi.
5244 ft.

**BELMONT NEW ELEMENTARY SCHOOL NO. 9
WILSHIRE BOULEVARD/HOBART BOULEVARD
LOS ANGELES, CA 90020**

**ENVIROSTOR
SCH**

**S107735903
N/A**

**Relative:
Higher**

ENVIROSTOR:

**Actual:
219 ft.**

Facility ID: 19550023
Status: Inactive - Needs Evaluation
Status Date: 08/11/2004
Site Code: 304296
Site Type: School Investigation
Site Type Detailed: School
Acres: 1.5
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 53
Senate: 30
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.05227
Longitude: -118.2527
APN: NONE SPECIFIED
Past Use: * RETAIL - AUTO DEALERS & SERVICE STATIONS
Potential COC: Arsenic Xylenes Ethylbenzene Benzene Toluene
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: BELMONT NEW ELEMENTARY SCHOOL #9
Alias Type: Alternate Name
Alias Name: BELMONT NEW ELEMENTARY SCHOOL #9 (PROP)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BELMONT NEW ELEMENTARY SCHOOL NO. 9 (Continued)

S107735903

Alias Type: Alternate Name
Alias Name: BELMONT NEW ELEMENTARY SCHOOL NO. 9
Alias Type: Alternate Name
Alias Name: LAUSD-BELMONT NEW ES#9
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 304296
Alias Type: Project Code (Site Code)
Alias Name: 19550023
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 06/28/2007
Comments: CRU Memo completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 01/25/2002
Comments: DTSC has submitted an approval to Proposed Belmont New Elem. School No. 9, however past activities at the site(including gasoline service stations, automotive shops and a dry cleaner establishment) have impacted soil and groundwater at the site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 04/20/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 04/17/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 05/14/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BELMONT NEW ELEMENTARY SCHOOL NO. 9 (Continued)

S107735903

Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Facility ID: 19550023
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 1.5
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 304296
Assembly: 53
Senate: 30
Special Program Status: Not reported
Status: Inactive - Needs Evaluation
Status Date: 08/11/2004
Restricted Use: NO
Funding: School District
Latitude: 34.05227
Longitude: -118.2527
APN: NONE SPECIFIED
Past Use: * RETAIL - AUTO DEALERS & SERVICE STATIONS
Potential COC: Arsenic, Arsenic, Xylenes, Ethylbenzene, Benzene, Toluene
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: BELMONT NEW ELEMENTARY SCHOOL #9
Alias Type: Alternate Name
Alias Name: BELMONT NEW ELEMENTARY SCHOOL #9 (PROP)
Alias Type: Alternate Name
Alias Name: BELMONT NEW ELEMENTARY SCHOOL NO. 9
Alias Type: Alternate Name
Alias Name: LAUSD-BELMONT NEW ES#9
Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 304296
Alias Type: Project Code (Site Code)
Alias Name: 19550023
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 06/28/2007
Comments: CRU Memo completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BELMONT NEW ELEMENTARY SCHOOL NO. 9 (Continued)

S107735903

Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 01/25/2002
Comments: DTSC has submitted an approval to Proposed Belmont New Elem. School No. 9, however past activities at the site(including gasoline service stations, automotive shops and a dry cleaner establishment) have impacted soil and groundwater at the site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 04/20/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 04/17/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 05/14/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Count: 3 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
LOS ANGELES	S107736663	MANUAL ARTS NEW ELEMENTARY SCHOOL	JEFFERSON BOULEVARD/SOUTH CATA	90007	ENVIROSTOR, SCH
LOS ANGELES	S105954505	LOS ANGELES PRIMARY CENTER NO. 5	WEST OLYMPIC BOULEVARD/NORMAND	90006	ENVIROSTOR, SCH
LOS ANGELES	S107736457	HOBART/WILTON PRIMARY SCHOOL NO. 1	SERRANO AVENUE/EIGHTH STREET	90005	ENVIROSTOR, SCH

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 03/07/2016	Source: EPA
Date Data Arrived at EDR: 04/05/2016	Telephone: N/A
Date Made Active in Reports: 04/15/2016	Last EDR Contact: 10/05/2016
Number of Days to Update: 10	Next Scheduled EDR Contact: 01/16/2017
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 03/07/2016	Source: EPA
Date Data Arrived at EDR: 04/05/2016	Telephone: N/A
Date Made Active in Reports: 04/15/2016	Last EDR Contact: 10/05/2016
Number of Days to Update: 10	Next Scheduled EDR Contact: 01/16/2017
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991	Source: EPA
Date Data Arrived at EDR: 02/02/1994	Telephone: 202-564-4267
Date Made Active in Reports: 03/30/1994	Last EDR Contact: 08/15/2011
Number of Days to Update: 56	Next Scheduled EDR Contact: 11/28/2011
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 03/07/2016	Source: EPA
Date Data Arrived at EDR: 04/05/2016	Telephone: N/A
Date Made Active in Reports: 04/15/2016	Last EDR Contact: 10/05/2016
Number of Days to Update: 10	Next Scheduled EDR Contact: 01/16/2017
	Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 09/14/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/04/2016	Telephone: 703-603-8704
Date Made Active in Reports: 10/21/2016	Last EDR Contact: 10/04/2016
Number of Days to Update: 17	Next Scheduled EDR Contact: 01/16/2017
	Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 03/07/2016	Source: EPA
Date Data Arrived at EDR: 04/05/2016	Telephone: 800-424-9346
Date Made Active in Reports: 04/15/2016	Last EDR Contact: 10/20/2016
Number of Days to Update: 10	Next Scheduled EDR Contact: 01/30/2017
	Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 03/07/2016	Source: EPA
Date Data Arrived at EDR: 04/05/2016	Telephone: 800-424-9346
Date Made Active in Reports: 04/15/2016	Last EDR Contact: 10/20/2016
Number of Days to Update: 10	Next Scheduled EDR Contact: 01/30/2017
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/27/2016	Source: EPA
Date Data Arrived at EDR: 06/30/2016	Telephone: 800-424-9346
Date Made Active in Reports: 09/02/2016	Last EDR Contact: 09/28/2016
Number of Days to Update: 64	Next Scheduled EDR Contact: 01/09/2017
	Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/21/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/30/2016	Telephone: (415) 495-8895
Date Made Active in Reports: 09/02/2016	Last EDR Contact: 09/28/2016
Number of Days to Update: 64	Next Scheduled EDR Contact: 01/09/2017
	Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/21/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/30/2016	Telephone: (415) 495-8895
Date Made Active in Reports: 09/02/2016	Last EDR Contact: 09/28/2016
Number of Days to Update: 64	Next Scheduled EDR Contact: 01/09/2017
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 06/21/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/30/2016	Telephone: (415) 495-8895
Date Made Active in Reports: 09/02/2016	Last EDR Contact: 09/28/2016
Number of Days to Update: 64	Next Scheduled EDR Contact: 01/09/2017
	Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/21/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/30/2016	Telephone: (415) 495-8895
Date Made Active in Reports: 09/02/2016	Last EDR Contact: 09/28/2016
Number of Days to Update: 64	Next Scheduled EDR Contact: 01/09/2017
	Data Release Frequency: Varies

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/28/2015	Source: Department of the Navy
Date Data Arrived at EDR: 05/29/2015	Telephone: 843-820-7326
Date Made Active in Reports: 06/11/2015	Last EDR Contact: 11/18/2016
Number of Days to Update: 13	Next Scheduled EDR Contact: 02/27/2017
	Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 05/09/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/01/2016	Telephone: 703-603-0695
Date Made Active in Reports: 09/02/2016	Last EDR Contact: 11/29/2016
Number of Days to Update: 93	Next Scheduled EDR Contact: 03/13/2017
	Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 05/09/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/01/2016	Telephone: 703-603-0695
Date Made Active in Reports: 09/02/2016	Last EDR Contact: 11/29/2016
Number of Days to Update: 93	Next Scheduled EDR Contact: 03/13/2017
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 09/26/2016

Date Data Arrived at EDR: 09/29/2016

Date Made Active in Reports: 11/11/2016

Number of Days to Update: 43

Source: National Response Center, United States Coast Guard

Telephone: 202-267-2180

Last EDR Contact: 09/29/2016

Next Scheduled EDR Contact: 01/09/2017

Data Release Frequency: Annually

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity.

These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 08/01/2016

Date Data Arrived at EDR: 08/02/2016

Date Made Active in Reports: 10/05/2016

Number of Days to Update: 64

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

Last EDR Contact: 11/01/2016

Next Scheduled EDR Contact: 02/13/2017

Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 08/01/2016

Date Data Arrived at EDR: 08/02/2016

Date Made Active in Reports: 10/05/2016

Number of Days to Update: 64

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

Last EDR Contact: 11/01/2016

Next Scheduled EDR Contact: 02/13/2017

Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 08/15/2016

Date Data Arrived at EDR: 08/16/2016

Date Made Active in Reports: 10/05/2016

Number of Days to Update: 50

Source: Department of Resources Recycling and Recovery

Telephone: 916-341-6320

Last EDR Contact: 11/15/2016

Next Scheduled EDR Contact: 02/27/2017

Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003	Source: California Regional Water Quality Control Board Lahontan Region (6)
Date Data Arrived at EDR: 09/10/2003	Telephone: 530-542-5572
Date Made Active in Reports: 10/07/2003	Last EDR Contact: 09/12/2011
Number of Days to Update: 27	Next Scheduled EDR Contact: 12/26/2011
	Data Release Frequency: No Update Planned

LUST: Geotracker's Leaking Underground Fuel Tank Report

Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 09/12/2016	Source: State Water Resources Control Board
Date Data Arrived at EDR: 09/13/2016	Telephone: see region list
Date Made Active in Reports: 10/14/2016	Last EDR Contact: 11/01/2016
Number of Days to Update: 31	Next Scheduled EDR Contact: 12/26/2016
	Data Release Frequency: Quarterly

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001	Source: California Regional Water Quality Control Board San Diego Region (9)
Date Data Arrived at EDR: 04/23/2001	Telephone: 858-637-5595
Date Made Active in Reports: 05/21/2001	Last EDR Contact: 09/26/2011
Number of Days to Update: 28	Next Scheduled EDR Contact: 01/09/2012
	Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005	Source: California Regional Water Quality Control Board Santa Ana Region (8)
Date Data Arrived at EDR: 02/15/2005	Telephone: 909-782-4496
Date Made Active in Reports: 03/28/2005	Last EDR Contact: 08/15/2011
Number of Days to Update: 41	Next Scheduled EDR Contact: 11/28/2011
	Data Release Frequency: Varies

LUST REG 7: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004	Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Date Data Arrived at EDR: 02/26/2004	Telephone: 760-776-8943
Date Made Active in Reports: 03/24/2004	Last EDR Contact: 08/01/2011
Number of Days to Update: 27	Next Scheduled EDR Contact: 11/14/2011
	Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005	Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Date Data Arrived at EDR: 06/07/2005	Telephone: 760-241-7365
Date Made Active in Reports: 06/29/2005	Last EDR Contact: 09/12/2011
Number of Days to Update: 22	Next Scheduled EDR Contact: 12/26/2011
	Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 10/09/2015
Date Data Arrived at EDR: 02/12/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 112

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/28/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/13/2015
Date Data Arrived at EDR: 10/23/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 118

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 10/28/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 02/25/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/27/2016	Telephone: 415-972-3372
Date Made Active in Reports: 06/03/2016	Last EDR Contact: 10/28/2016
Number of Days to Update: 37	Next Scheduled EDR Contact: 02/06/2017
	Data Release Frequency: Quarterly

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 01/07/2016	Source: EPA Region 10
Date Data Arrived at EDR: 01/08/2016	Telephone: 206-553-2857
Date Made Active in Reports: 02/18/2016	Last EDR Contact: 10/28/2016
Number of Days to Update: 41	Next Scheduled EDR Contact: 02/06/2017
	Data Release Frequency: Quarterly

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 10/27/2015	Source: EPA Region 1
Date Data Arrived at EDR: 10/29/2015	Telephone: 617-918-1313
Date Made Active in Reports: 01/04/2016	Last EDR Contact: 10/28/2016
Number of Days to Update: 67	Next Scheduled EDR Contact: 02/06/2017
	Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 02/05/2016	Source: EPA Region 4
Date Data Arrived at EDR: 04/29/2016	Telephone: 404-562-8677
Date Made Active in Reports: 06/03/2016	Last EDR Contact: 10/28/2016
Number of Days to Update: 35	Next Scheduled EDR Contact: 02/06/2017
	Data Release Frequency: Semi-Annually

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 02/17/2016	Source: EPA, Region 5
Date Data Arrived at EDR: 04/27/2016	Telephone: 312-886-7439
Date Made Active in Reports: 06/03/2016	Last EDR Contact: 10/28/2016
Number of Days to Update: 37	Next Scheduled EDR Contact: 02/06/2017
	Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 12/11/2015	Source: EPA Region 6
Date Data Arrived at EDR: 02/19/2016	Telephone: 214-665-6597
Date Made Active in Reports: 06/03/2016	Last EDR Contact: 10/28/2016
Number of Days to Update: 105	Next Scheduled EDR Contact: 02/06/2017
	Data Release Frequency: Varies

SLIC: Statewide SLIC Cases

Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 09/12/2016	Source: State Water Resources Control Board
Date Data Arrived at EDR: 09/13/2016	Telephone: 866-480-1028
Date Made Active in Reports: 10/14/2016	Last EDR Contact: 11/01/2016
Number of Days to Update: 31	Next Scheduled EDR Contact: 12/26/2016
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: Semi-Annually

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Varies

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SLIC REG 6L: SLIC Sites

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: Annually

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 10/11/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: Varies

UST: Active UST Facilities

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 09/12/2016
Date Data Arrived at EDR: 09/14/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 30

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 09/14/2016
Next Scheduled EDR Contact: 12/26/2016
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

AST: Aboveground Petroleum Storage Tank Facilities

A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 07/12/2016	Telephone: 916-327-5092
Date Made Active in Reports: 09/19/2016	Last EDR Contact: 11/21/2016
Number of Days to Update: 69	Next Scheduled EDR Contact: 01/09/2017
	Data Release Frequency: Quarterly

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 01/07/2016	Source: EPA Region 10
Date Data Arrived at EDR: 01/08/2016	Telephone: 206-553-2857
Date Made Active in Reports: 02/18/2016	Last EDR Contact: 10/28/2016
Number of Days to Update: 41	Next Scheduled EDR Contact: 02/06/2017
	Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 02/25/2016	Source: EPA Region 9
Date Data Arrived at EDR: 04/27/2016	Telephone: 415-972-3368
Date Made Active in Reports: 06/03/2016	Last EDR Contact: 10/28/2016
Number of Days to Update: 37	Next Scheduled EDR Contact: 02/06/2017
	Data Release Frequency: Quarterly

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 01/26/2016	Source: EPA Region 8
Date Data Arrived at EDR: 02/05/2016	Telephone: 303-312-6137
Date Made Active in Reports: 06/03/2016	Last EDR Contact: 10/28/2016
Number of Days to Update: 119	Next Scheduled EDR Contact: 02/06/2017
	Data Release Frequency: Quarterly

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 09/23/2014	Source: EPA Region 7
Date Data Arrived at EDR: 11/25/2014	Telephone: 913-551-7003
Date Made Active in Reports: 01/29/2015	Last EDR Contact: 10/28/2016
Number of Days to Update: 65	Next Scheduled EDR Contact: 02/06/2017
	Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 12/03/2015	Source: EPA Region 6
Date Data Arrived at EDR: 02/04/2016	Telephone: 214-665-7591
Date Made Active in Reports: 06/03/2016	Last EDR Contact: 10/28/2016
Number of Days to Update: 120	Next Scheduled EDR Contact: 02/06/2017
	Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/20/2015	Source: EPA, Region 1
Date Data Arrived at EDR: 10/29/2015	Telephone: 617-918-1313
Date Made Active in Reports: 01/04/2016	Last EDR Contact: 10/28/2016
Number of Days to Update: 67	Next Scheduled EDR Contact: 02/06/2017
	Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 02/05/2016	Source: EPA Region 4
Date Data Arrived at EDR: 04/29/2016	Telephone: 404-562-9424
Date Made Active in Reports: 06/03/2016	Last EDR Contact: 10/28/2016
Number of Days to Update: 35	Next Scheduled EDR Contact: 02/06/2017
	Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 11/05/2015	Source: EPA Region 5
Date Data Arrived at EDR: 11/13/2015	Telephone: 312-886-6136
Date Made Active in Reports: 01/04/2016	Last EDR Contact: 10/28/2016
Number of Days to Update: 52	Next Scheduled EDR Contact: 02/06/2017
	Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008	Source: EPA, Region 7
Date Data Arrived at EDR: 04/22/2008	Telephone: 913-551-7365
Date Made Active in Reports: 05/19/2008	Last EDR Contact: 04/20/2009
Number of Days to Update: 27	Next Scheduled EDR Contact: 07/20/2009
	Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015	Source: EPA, Region 1
Date Data Arrived at EDR: 09/29/2015	Telephone: 617-918-1102
Date Made Active in Reports: 02/18/2016	Last EDR Contact: 09/26/2016
Number of Days to Update: 142	Next Scheduled EDR Contact: 01/09/2017
	Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 08/01/2016	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 08/02/2016	Telephone: 916-323-3400
Date Made Active in Reports: 10/05/2016	Last EDR Contact: 11/01/2016
Number of Days to Update: 64	Next Scheduled EDR Contact: 02/13/2017
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

State and tribal Brownfields sites

BROWNFIELDS: Considered Brownfields Sites Listing

A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 02/29/2016
Date Data Arrived at EDR: 03/07/2016
Date Made Active in Reports: 05/04/2016
Number of Days to Update: 58

Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 09/26/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 09/20/2016
Date Data Arrived at EDR: 09/21/2016
Date Made Active in Reports: 11/11/2016
Number of Days to Update: 51

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 09/21/2016
Next Scheduled EDR Contact: 01/02/2017
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 11/07/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 09/12/2016
Date Data Arrived at EDR: 09/14/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 30

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 09/14/2016
Next Scheduled EDR Contact: 12/26/2016
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/25/2016
Date Data Arrived at EDR: 08/26/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 49

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 11/11/2016
Next Scheduled EDR Contact: 02/27/2017
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 10/31/2016
Next Scheduled EDR Contact: 02/13/2017
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 10/24/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Services, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 11/04/2016
Next Scheduled EDR Contact: 02/13/2017
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 08/31/2016
Date Data Arrived at EDR: 09/06/2016
Date Made Active in Reports: 09/23/2016
Number of Days to Update: 17

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/31/2016
Next Scheduled EDR Contact: 10/10/2016
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 08/01/2016
Date Data Arrived at EDR: 08/02/2016
Date Made Active in Reports: 10/05/2016
Number of Days to Update: 64

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/01/2016
Next Scheduled EDR Contact: 02/13/2017
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 05/10/2016
Date Made Active in Reports: 06/17/2016
Number of Days to Update: 38

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 11/07/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: Varies

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 08/30/2016
Date Data Arrived at EDR: 09/06/2016
Date Made Active in Reports: 09/23/2016
Number of Days to Update: 17

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/29/2016
Next Scheduled EDR Contact: 03/13/2017
Data Release Frequency: Quarterly

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/22/2016
Date Data Arrived at EDR: 09/27/2016
Date Made Active in Reports: 10/20/2016
Number of Days to Update: 23

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 11/28/2016
Next Scheduled EDR Contact: 03/13/2017
Data Release Frequency: Annually

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Land Records

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 08/25/2016
Date Data Arrived at EDR: 09/06/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 38

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 12/02/2016
Next Scheduled EDR Contact: 03/20/2017
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/18/2014
Date Data Arrived at EDR: 03/18/2014
Date Made Active in Reports: 04/24/2014
Number of Days to Update: 37

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 10/28/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Varies

DEED: Deed Restriction Listing

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 09/06/2016	Source: DTSC and SWRCB
Date Data Arrived at EDR: 09/07/2016	Telephone: 916-323-3400
Date Made Active in Reports: 10/14/2016	Last EDR Contact: 09/07/2016
Number of Days to Update: 37	Next Scheduled EDR Contact: 12/19/2016
	Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/27/2016	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 06/28/2016	Telephone: 202-366-4555
Date Made Active in Reports: 09/23/2016	Last EDR Contact: 09/27/2016
Number of Days to Update: 87	Next Scheduled EDR Contact: 01/09/2017
	Data Release Frequency: Annually

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 06/03/2016	Source: Office of Emergency Services
Date Data Arrived at EDR: 07/26/2016	Telephone: 916-845-8400
Date Made Active in Reports: 09/23/2016	Last EDR Contact: 10/26/2016
Number of Days to Update: 59	Next Scheduled EDR Contact: 02/06/2017
	Data Release Frequency: Varies

LDS: Land Disposal Sites Listing

Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 09/12/2016	Source: State Water Quality Control Board
Date Data Arrived at EDR: 09/13/2016	Telephone: 866-480-1028
Date Made Active in Reports: 10/14/2016	Last EDR Contact: 11/01/2016
Number of Days to Update: 31	Next Scheduled EDR Contact: 12/26/2016
	Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing

Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 09/12/2016	Source: State Water Resources Control Board
Date Data Arrived at EDR: 09/13/2016	Telephone: 866-480-1028
Date Made Active in Reports: 10/14/2016	Last EDR Contact: 11/01/2016
Number of Days to Update: 31	Next Scheduled EDR Contact: 12/26/2016
	Data Release Frequency: Quarterly

Other Ascertainable Records

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 06/21/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/30/2016	Telephone: (415) 495-8895
Date Made Active in Reports: 09/02/2016	Last EDR Contact: 09/28/2016
Number of Days to Update: 64	Next Scheduled EDR Contact: 01/09/2017
	Data Release Frequency: Varies

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/31/2015	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 07/08/2015	Telephone: 202-528-4285
Date Made Active in Reports: 10/13/2015	Last EDR Contact: 09/09/2016
Number of Days to Update: 97	Next Scheduled EDR Contact: 12/19/2016
	Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005	Source: USGS
Date Data Arrived at EDR: 11/10/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 10/14/2016
Number of Days to Update: 62	Next Scheduled EDR Contact: 01/23/2017
	Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005	Source: U.S. Geological Survey
Date Data Arrived at EDR: 02/06/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 10/14/2016
Number of Days to Update: 339	Next Scheduled EDR Contact: 01/23/2017
	Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/09/2011	Telephone: 615-532-8599
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 11/17/2016
Number of Days to Update: 54	Next Scheduled EDR Contact: 11/28/2016
	Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/12/2016
Date Data Arrived at EDR: 08/17/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 65

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 11/16/2016
Next Scheduled EDR Contact: 02/27/2017
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 11/08/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 04/22/2013
Date Data Arrived at EDR: 03/03/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 11/11/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 01/15/2015
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 14

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 09/23/2016
Next Scheduled EDR Contact: 01/02/2017
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 11/24/2015
Date Made Active in Reports: 04/05/2016
Number of Days to Update: 133

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 11/22/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 10/24/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 11/25/2013
Date Data Arrived at EDR: 12/12/2013
Date Made Active in Reports: 02/24/2014
Number of Days to Update: 74

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 09/09/2016
Next Scheduled EDR Contact: 12/19/2016
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 08/01/2016
Date Data Arrived at EDR: 08/22/2016
Date Made Active in Reports: 11/11/2016
Number of Days to Update: 81

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 11/18/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013
Date Data Arrived at EDR: 10/17/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 3

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 11/07/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/20/2016
Date Data Arrived at EDR: 04/28/2016
Date Made Active in Reports: 09/02/2016
Number of Days to Update: 127

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 10/14/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 07/27/2016
Date Data Arrived at EDR: 08/05/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 77

Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 10/11/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 11/17/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 11/17/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Quarterly

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/30/2016
Date Data Arrived at EDR: 09/08/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 43

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 11/07/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 09/09/2016
Next Scheduled EDR Contact: 12/19/2016
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 09/06/2016
Next Scheduled EDR Contact: 12/19/2016
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011
Date Data Arrived at EDR: 10/19/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 10/28/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Varies

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 10/03/2016
Date Data Arrived at EDR: 10/05/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 16

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 10/05/2016
Next Scheduled EDR Contact: 01/16/2017
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42

Source: Department of Transportation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 11/02/2016
Next Scheduled EDR Contact: 02/13/2017
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 03/31/2016	Source: Department of Justice, Consent Decree Library
Date Data Arrived at EDR: 08/01/2016	Telephone: Varies
Date Made Active in Reports: 09/23/2016	Last EDR Contact: 09/26/2016
Number of Days to Update: 53	Next Scheduled EDR Contact: 01/09/2017
	Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2013	Source: EPA/NTIS
Date Data Arrived at EDR: 02/24/2015	Telephone: 800-424-9346
Date Made Active in Reports: 09/30/2015	Last EDR Contact: 11/23/2016
Number of Days to Update: 218	Next Scheduled EDR Contact: 03/06/2017
	Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005	Source: USGS
Date Data Arrived at EDR: 12/08/2006	Telephone: 202-208-3710
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 10/14/2016
Number of Days to Update: 34	Next Scheduled EDR Contact: 01/23/2017
	Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 07/21/2016	Source: Department of Energy
Date Data Arrived at EDR: 07/26/2016	Telephone: 202-586-3559
Date Made Active in Reports: 09/23/2016	Last EDR Contact: 11/08/2016
Number of Days to Update: 59	Next Scheduled EDR Contact: 02/20/2017
	Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010	Source: Department of Energy
Date Data Arrived at EDR: 10/07/2011	Telephone: 505-845-0011
Date Made Active in Reports: 03/01/2012	Last EDR Contact: 09/09/2016
Number of Days to Update: 146	Next Scheduled EDR Contact: 12/05/2016
	Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 03/07/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/07/2016	Telephone: 703-603-8787
Date Made Active in Reports: 09/02/2016	Last EDR Contact: 10/20/2016
Number of Days to Update: 148	Next Scheduled EDR Contact: 01/16/2017
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 06/30/2016
Date Data Arrived at EDR: 07/25/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 88

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 06/30/2016
Date Data Arrived at EDR: 07/25/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 88

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/05/2016
Date Data Arrived at EDR: 09/01/2016
Date Made Active in Reports: 09/23/2016
Number of Days to Update: 22

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 12/01/2016
Next Scheduled EDR Contact: 03/13/2017
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 11/29/2016
Next Scheduled EDR Contact: 03/13/2017
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 12/02/2016
Next Scheduled EDR Contact: 03/13/2017
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 07/15/2016	Source: EPA
Date Data Arrived at EDR: 09/07/2016	Telephone: (415) 947-8000
Date Made Active in Reports: 11/11/2016	Last EDR Contact: 09/07/2016
Number of Days to Update: 65	Next Scheduled EDR Contact: 12/19/2016
	Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 10/25/2015	Source: Department of Defense
Date Data Arrived at EDR: 01/29/2016	Telephone: 571-373-0407
Date Made Active in Reports: 04/05/2016	Last EDR Contact: 12/05/2016
Number of Days to Update: 67	Next Scheduled EDR Contact: 01/30/2017
	Data Release Frequency: Varies

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 06/02/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/03/2016	Telephone: 202-564-0527
Date Made Active in Reports: 09/02/2016	Last EDR Contact: 11/28/2016
Number of Days to Update: 91	Next Scheduled EDR Contact: 03/13/2017
	Data Release Frequency: Varies

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989	Source: Department of Health Services
Date Data Arrived at EDR: 07/27/1994	Telephone: 916-255-2118
Date Made Active in Reports: 08/02/1994	Last EDR Contact: 05/31/1994
Number of Days to Update: 6	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 09/26/2016	Source: CAL EPA/Office of Emergency Information
Date Data Arrived at EDR: 09/27/2016	Telephone: 916-323-3400
Date Made Active in Reports: 11/18/2016	Last EDR Contact: 09/27/2016
Number of Days to Update: 52	Next Scheduled EDR Contact: 01/09/2017
	Data Release Frequency: Quarterly

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 06/02/2016	Source: Department of Toxic Substance Control
Date Data Arrived at EDR: 07/12/2016	Telephone: 916-327-4498
Date Made Active in Reports: 08/18/2016	Last EDR Contact: 12/02/2016
Number of Days to Update: 37	Next Scheduled EDR Contact: 03/20/2017
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2014	Source: California Air Resources Board
Date Data Arrived at EDR: 09/23/2016	Telephone: 916-322-2990
Date Made Active in Reports: 10/24/2016	Last EDR Contact: 09/23/2016
Number of Days to Update: 31	Next Scheduled EDR Contact: 01/02/2017
	Data Release Frequency: Varies

ENF: Enforcement Action Listing

A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 08/22/2016	Source: State Water Resources Control Board
Date Data Arrived at EDR: 08/24/2016	Telephone: 916-445-9379
Date Made Active in Reports: 10/05/2016	Last EDR Contact: 12/02/2016
Number of Days to Update: 42	Next Scheduled EDR Contact: 02/06/2017
	Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 04/25/2016	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 04/29/2016	Telephone: 916-255-3628
Date Made Active in Reports: 06/21/2016	Last EDR Contact: 11/24/2016
Number of Days to Update: 53	Next Scheduled EDR Contact: 02/06/2017
	Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 08/10/2016	Source: California Integrated Waste Management Board
Date Data Arrived at EDR: 08/15/2016	Telephone: 916-341-6066
Date Made Active in Reports: 10/05/2016	Last EDR Contact: 11/11/2016
Number of Days to Update: 51	Next Scheduled EDR Contact: 02/27/2017
	Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2014	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 10/14/2015	Telephone: 916-255-1136
Date Made Active in Reports: 12/11/2015	Last EDR Contact: 10/12/2016
Number of Days to Update: 58	Next Scheduled EDR Contact: 01/23/2017
	Data Release Frequency: Annually

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 01/22/2009	Telephone: 916-323-3400
Date Made Active in Reports: 04/08/2009	Last EDR Contact: 01/22/2009
Number of Days to Update: 76	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 08/22/2016
Date Data Arrived at EDR: 08/23/2016
Date Made Active in Reports: 10/05/2016
Number of Days to Update: 43

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/22/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 07/11/2016
Date Data Arrived at EDR: 07/13/2016
Date Made Active in Reports: 08/18/2016
Number of Days to Update: 36

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 10/12/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: Quarterly

MINES: Mines Site Location Listing

A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 09/12/2016
Date Data Arrived at EDR: 09/14/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 30

Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 09/14/2016
Next Scheduled EDR Contact: 12/26/2016
Data Release Frequency: Varies

MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 09/06/2016
Date Data Arrived at EDR: 09/07/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 37

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 09/07/2016
Next Scheduled EDR Contact: 12/19/2016
Data Release Frequency: Varies

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 05/16/2016
Date Data Arrived at EDR: 05/18/2016
Date Made Active in Reports: 06/23/2016
Number of Days to Update: 36

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 11/15/2016
Next Scheduled EDR Contact: 02/27/2017
Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing

A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 09/06/2016
Date Data Arrived at EDR: 09/07/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 37

Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 09/07/2016
Next Scheduled EDR Contact: 12/19/2016
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 09/12/2016
Date Data Arrived at EDR: 09/14/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 30

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 09/14/2016
Next Scheduled EDR Contact: 12/26/2016
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records

Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 09/10/2015
Date Data Arrived at EDR: 01/05/2016
Date Made Active in Reports: 02/12/2016
Number of Days to Update: 38

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 09/19/2016
Next Scheduled EDR Contact: 01/02/2017
Data Release Frequency: No Update Planned

UIC: UIC Listing

A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 09/14/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 30

Source: Department of Conservation
Telephone: 916-445-2408
Last EDR Contact: 09/14/2016
Next Scheduled EDR Contact: 12/26/2016
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing

Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water board's review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 04/15/2015
Date Data Arrived at EDR: 04/17/2015
Date Made Active in Reports: 06/23/2015
Number of Days to Update: 67

Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 10/14/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: Varies

WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 11/16/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Quarterly

WIP: Well Investigation Program Case List

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 09/23/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/22/2016
Date Data Arrived at EDR: 08/23/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 59

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 11/22/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Quarterly

ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 08/22/2016
Date Data Arrived at EDR: 08/23/2016
Date Made Active in Reports: 10/05/2016
Number of Days to Update: 43

Source: Department of Toxic Substances Control
Telephone: 877-786-9427
Last EDR Contact: 11/22/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Quarterly

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 09/18/2016
Date Data Arrived at EDR: 09/20/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 09/20/2016
Next Scheduled EDR Contact: 01/02/2017
Data Release Frequency: Quarterly

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 06/09/2016
Date Data Arrived at EDR: 06/13/2016
Date Made Active in Reports: 09/02/2016
Number of Days to Update: 81

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 09/12/2016
Next Scheduled EDR Contact: 12/26/2016
Data Release Frequency: Quarterly

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historic Gas Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/14/2016
Date Made Active in Reports: 11/18/2016
Number of Days to Update: 35

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 10/07/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 07/07/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 08/08/2016
Number of Days to Update: 27

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 10/07/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA Facility List

Cupa Facility List

Date of Government Version: 08/22/2016
Date Data Arrived at EDR: 09/06/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 38

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 12/02/2016
Next Scheduled EDR Contact: 03/20/2017
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA Facility Listing

Cupa facility list.

Date of Government Version: 10/21/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 11/18/2016
Number of Days to Update: 23

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 10/24/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA Facility Listing

Cupa Facility Listing

Date of Government Version: 10/25/2016
Date Data Arrived at EDR: 10/27/2016
Date Made Active in Reports: 11/18/2016
Number of Days to Update: 22

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 09/26/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA Facility List

Cupa facility list.

Date of Government Version: 09/02/2016
Date Data Arrived at EDR: 09/06/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 38

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 11/07/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: Varies

CONTRA COSTA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Site List

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 08/22/2016
Date Data Arrived at EDR: 08/24/2016
Date Made Active in Reports: 10/10/2016
Number of Days to Update: 47

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 10/31/2016
Next Scheduled EDR Contact: 02/13/2017
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA Facility List

Cupa Facility list

Date of Government Version: 11/01/2016
Date Data Arrived at EDR: 11/03/2016
Date Made Active in Reports: 11/22/2016
Number of Days to Update: 19

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 10/31/2016
Next Scheduled EDR Contact: 02/13/2017
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA Facility List

CUPA facility list.

Date of Government Version: 05/24/2016
Date Data Arrived at EDR: 05/26/2016
Date Made Active in Reports: 08/09/2016
Number of Days to Update: 75

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 10/31/2016
Next Scheduled EDR Contact: 02/13/2017
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA Resources List

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 10/11/2016
Date Data Arrived at EDR: 10/14/2016
Date Made Active in Reports: 11/18/2016
Number of Days to Update: 35

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 09/29/2016
Next Scheduled EDR Contact: 01/16/2017
Data Release Frequency: Semi-Annually

HUMBOLDT COUNTY:

CUPA Facility List

CUPA facility list.

Date of Government Version: 10/25/2016
Date Data Arrived at EDR: 10/27/2016
Date Made Active in Reports: 11/18/2016
Number of Days to Update: 22

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 11/21/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Varies

IMPERIAL COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA Facility List

Cupa facility list.

Date of Government Version: 10/24/2016

Date Data Arrived at EDR: 10/27/2016

Date Made Active in Reports: 11/18/2016

Number of Days to Update: 22

Source: San Diego Border Field Office

Telephone: 760-339-2777

Last EDR Contact: 10/24/2016

Next Scheduled EDR Contact: 02/06/2017

Data Release Frequency: Varies

INYO COUNTY:

CUPA Facility List

Cupa facility list.

Date of Government Version: 09/10/2013

Date Data Arrived at EDR: 09/11/2013

Date Made Active in Reports: 10/14/2013

Number of Days to Update: 33

Source: Inyo County Environmental Health Services

Telephone: 760-878-0238

Last EDR Contact: 12/02/2016

Next Scheduled EDR Contact: 02/06/2017

Data Release Frequency: Varies

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing

Kern County Sites and Tanks Listing.

Date of Government Version: 08/04/2016

Date Data Arrived at EDR: 08/08/2016

Date Made Active in Reports: 10/18/2016

Number of Days to Update: 71

Source: Kern County Environment Health Services Department

Telephone: 661-862-8700

Last EDR Contact: 11/07/2016

Next Scheduled EDR Contact: 02/20/2017

Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 05/25/2016

Date Data Arrived at EDR: 05/27/2016

Date Made Active in Reports: 06/22/2016

Number of Days to Update: 26

Source: Kings County Department of Public Health

Telephone: 559-584-1411

Last EDR Contact: 11/16/2016

Next Scheduled EDR Contact: 03/06/2017

Data Release Frequency: Varies

LAKE COUNTY:

CUPA Facility List

Cupa facility list

Date of Government Version: 09/08/2016

Date Data Arrived at EDR: 09/09/2016

Date Made Active in Reports: 10/14/2016

Number of Days to Update: 35

Source: Lake County Environmental Health

Telephone: 707-263-1164

Last EDR Contact: 10/17/2016

Next Scheduled EDR Contact: 01/30/2017

Data Release Frequency: Varies

LOS ANGELES COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

San Gabriel Valley Areas of Concern

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: EPA Region 9
Telephone: 415-972-3178
Last EDR Contact: 09/19/2016
Next Scheduled EDR Contact: 01/02/2017
Data Release Frequency: No Update Planned

HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 07/05/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 08/18/2016
Number of Days to Update: 37

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 11/07/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: Semi-Annually

List of Solid Waste Facilities

Solid Waste Facilities in Los Angeles County.

Date of Government Version: 07/15/2016
Date Data Arrived at EDR: 07/19/2016
Date Made Active in Reports: 10/05/2016
Number of Days to Update: 78

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 10/18/2016
Next Scheduled EDR Contact: 01/30/2017
Data Release Frequency: Varies

City of Los Angeles Landfills

Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2016
Date Data Arrived at EDR: 01/26/2016
Date Made Active in Reports: 03/22/2016
Number of Days to Update: 56

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 10/17/2016
Next Scheduled EDR Contact: 01/30/2017
Data Release Frequency: Varies

Site Mitigation List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 03/29/2016
Date Data Arrived at EDR: 04/06/2016
Date Made Active in Reports: 06/13/2016
Number of Days to Update: 68

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 10/17/2016
Next Scheduled EDR Contact: 01/30/2017
Data Release Frequency: Annually

City of El Segundo Underground Storage Tank

Underground storage tank sites located in El Segundo city.

Date of Government Version: 03/30/2015
Date Data Arrived at EDR: 04/02/2015
Date Made Active in Reports: 04/13/2015
Number of Days to Update: 11

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 10/17/2016
Next Scheduled EDR Contact: 01/30/2017
Data Release Frequency: Semi-Annually

City of Long Beach Underground Storage Tank

Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 11/04/2015
Date Data Arrived at EDR: 11/13/2015
Date Made Active in Reports: 12/17/2015
Number of Days to Update: 34

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 10/24/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

City of Torrance Underground Storage Tank

Underground storage tank sites located in the city of Torrance.

Date of Government Version: 06/23/2016

Date Data Arrived at EDR: 07/12/2016

Date Made Active in Reports: 08/09/2016

Number of Days to Update: 28

Source: City of Torrance Fire Department

Telephone: 310-618-2973

Last EDR Contact: 10/07/2016

Next Scheduled EDR Contact: 01/23/2017

Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 08/18/2016

Date Data Arrived at EDR: 08/22/2016

Date Made Active in Reports: 09/23/2016

Number of Days to Update: 32

Source: Madera County Environmental Health

Telephone: 559-675-7823

Last EDR Contact: 11/16/2016

Next Scheduled EDR Contact: 03/06/2017

Data Release Frequency: Varies

MARIN COUNTY:

Underground Storage Tank Sites

Currently permitted USTs in Marin County.

Date of Government Version: 04/07/2016

Date Data Arrived at EDR: 04/26/2016

Date Made Active in Reports: 06/01/2016

Number of Days to Update: 36

Source: Public Works Department Waste Management

Telephone: 415-499-6647

Last EDR Contact: 09/29/2016

Next Scheduled EDR Contact: 01/16/2017

Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA Facility List

CUPA facility list.

Date of Government Version: 08/17/2016

Date Data Arrived at EDR: 08/22/2016

Date Made Active in Reports: 09/23/2016

Number of Days to Update: 32

Source: Merced County Environmental Health

Telephone: 209-381-1094

Last EDR Contact: 12/02/2016

Next Scheduled EDR Contact: 03/06/2017

Data Release Frequency: Varies

MONO COUNTY:

CUPA Facility List

CUPA Facility List

Date of Government Version: 08/29/2016

Date Data Arrived at EDR: 08/31/2016

Date Made Active in Reports: 10/14/2016

Number of Days to Update: 44

Source: Mono County Health Department

Telephone: 760-932-5580

Last EDR Contact: 11/28/2016

Next Scheduled EDR Contact: 03/13/2017

Data Release Frequency: Varies

MONTEREY COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA Facility Listing

CUPA Program listing from the Environmental Health Division.

Date of Government Version: 06/24/2016
Date Data Arrived at EDR: 06/27/2016
Date Made Active in Reports: 08/09/2016
Number of Days to Update: 43

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 11/21/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Varies

NAPA COUNTY:

Sites With Reported Contamination

A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 12/05/2011
Date Data Arrived at EDR: 12/06/2011
Date Made Active in Reports: 02/07/2012
Number of Days to Update: 63

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 11/28/2016
Next Scheduled EDR Contact: 03/13/2017
Data Release Frequency: No Update Planned

Closed and Operating Underground Storage Tank Sites

Underground storage tank sites located in Napa county.

Date of Government Version: 01/15/2008
Date Data Arrived at EDR: 01/16/2008
Date Made Active in Reports: 02/08/2008
Number of Days to Update: 23

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 11/28/2016
Next Scheduled EDR Contact: 03/13/2017
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA Facility List

CUPA facility list.

Date of Government Version: 07/25/2016
Date Data Arrived at EDR: 08/01/2016
Date Made Active in Reports: 09/23/2016
Number of Days to Update: 53

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 10/31/2016
Next Scheduled EDR Contact: 02/13/2017
Data Release Frequency: Varies

ORANGE COUNTY:

List of Industrial Site Cleanups

Petroleum and non-petroleum spills.

Date of Government Version: 08/01/2016
Date Data Arrived at EDR: 08/15/2016
Date Made Active in Reports: 10/05/2016
Number of Days to Update: 51

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/07/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: Annually

List of Underground Storage Tank Cleanups

Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 08/03/2016
Date Data Arrived at EDR: 08/15/2016
Date Made Active in Reports: 10/07/2016
Number of Days to Update: 53

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/07/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

List of Underground Storage Tank Facilities

Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 08/01/2016

Date Data Arrived at EDR: 08/09/2016

Date Made Active in Reports: 10/11/2016

Number of Days to Update: 63

Source: Health Care Agency

Telephone: 714-834-3446

Last EDR Contact: 11/08/2016

Next Scheduled EDR Contact: 02/20/2017

Data Release Frequency: Quarterly

PLACER COUNTY:

Master List of Facilities

List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 09/02/2016

Date Data Arrived at EDR: 09/06/2016

Date Made Active in Reports: 10/14/2016

Number of Days to Update: 38

Source: Placer County Health and Human Services

Telephone: 530-745-2363

Last EDR Contact: 12/02/2016

Next Scheduled EDR Contact: 03/20/2017

Data Release Frequency: Semi-Annually

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites

Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 06/13/2016

Date Data Arrived at EDR: 07/18/2016

Date Made Active in Reports: 10/07/2016

Number of Days to Update: 81

Source: Department of Environmental Health

Telephone: 951-358-5055

Last EDR Contact: 09/19/2016

Next Scheduled EDR Contact: 01/02/2017

Data Release Frequency: Quarterly

Underground Storage Tank Tank List

Underground storage tank sites located in Riverside county.

Date of Government Version: 07/13/2016

Date Data Arrived at EDR: 07/18/2016

Date Made Active in Reports: 08/08/2016

Number of Days to Update: 21

Source: Department of Environmental Health

Telephone: 951-358-5055

Last EDR Contact: 09/19/2016

Next Scheduled EDR Contact: 01/02/2017

Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

Toxic Site Clean-Up List

List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 08/22/2016

Date Data Arrived at EDR: 10/04/2016

Date Made Active in Reports: 11/18/2016

Number of Days to Update: 45

Source: Sacramento County Environmental Management

Telephone: 916-875-8406

Last EDR Contact: 10/04/2016

Next Scheduled EDR Contact: 01/16/2017

Data Release Frequency: Quarterly

Master Hazardous Materials Facility List

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 05/02/2016

Date Data Arrived at EDR: 07/06/2016

Date Made Active in Reports: 08/18/2016

Number of Days to Update: 43

Source: Sacramento County Environmental Management

Telephone: 916-875-8406

Last EDR Contact: 10/04/2016

Next Scheduled EDR Contact: 01/16/2017

Data Release Frequency: Quarterly

SAN BERNARDINO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Hazardous Material Permits

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 09/06/2016
Date Data Arrived at EDR: 09/07/2016
Date Made Active in Reports: 10/19/2016
Number of Days to Update: 42

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 11/07/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 09/23/2013
Date Data Arrived at EDR: 09/24/2013
Date Made Active in Reports: 10/17/2013
Number of Days to Update: 23

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 12/02/2016
Next Scheduled EDR Contact: 03/20/2017
Data Release Frequency: Quarterly

Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/31/2015
Date Data Arrived at EDR: 11/07/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 58

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 12/02/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Varies

Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 12/02/2016
Next Scheduled EDR Contact: 03/20/2017
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

Local Oversight Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 11/07/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/29/2010
Date Data Arrived at EDR: 03/10/2011
Date Made Active in Reports: 03/15/2011
Number of Days to Update: 5

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 11/16/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

San Joaquin Co. UST

A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 09/21/2016
Date Data Arrived at EDR: 09/22/2016
Date Made Active in Reports: 10/18/2016
Number of Days to Update: 26

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 09/19/2016
Next Scheduled EDR Contact: 01/02/2017
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA Facility List

Cupa Facility List.

Date of Government Version: 08/18/2016
Date Data Arrived at EDR: 08/22/2016
Date Made Active in Reports: 10/04/2016
Number of Days to Update: 43

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 11/16/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Varies

SAN MATEO COUNTY:

Business Inventory

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 06/02/2016
Date Data Arrived at EDR: 06/07/2016
Date Made Active in Reports: 06/22/2016
Number of Days to Update: 15

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 09/12/2016
Next Scheduled EDR Contact: 12/26/2016
Data Release Frequency: Annually

Fuel Leak List

A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 06/09/2016
Date Data Arrived at EDR: 06/13/2016
Date Made Active in Reports: 08/09/2016
Number of Days to Update: 57

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 09/12/2016
Next Scheduled EDR Contact: 12/26/2016
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA Facility Listing

CUPA Program Listing from the Environmental Health Services division.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 11/16/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Varies

SANTA CLARA COUNTY:

Cupa Facility List

Cupa facility list

Date of Government Version: 08/17/2016
Date Data Arrived at EDR: 08/22/2016
Date Made Active in Reports: 10/04/2016
Number of Days to Update: 43

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 11/16/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Varies

HIST LUST - Fuel Leak Site Activity Report

A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county.
Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LOP Listing

A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 11/28/2016
Next Scheduled EDR Contact: 03/13/2017
Data Release Frequency: Annually

Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 08/03/2016
Date Data Arrived at EDR: 08/08/2016
Date Made Active in Reports: 10/07/2016
Number of Days to Update: 60

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 11/07/2016
Next Scheduled EDR Contact: 02/20/2017
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA Facility List

CUPA facility listing.

Date of Government Version: 08/17/2016
Date Data Arrived at EDR: 08/22/2016
Date Made Active in Reports: 10/04/2016
Number of Days to Update: 43

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 11/16/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Varies

SHASTA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA Facility List

Cupa Facility List.

Date of Government Version: 09/12/2016
Date Data Arrived at EDR: 09/15/2016
Date Made Active in Reports: 10/14/2016
Number of Days to Update: 29

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 11/21/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Varies

SOLANO COUNTY:

Leaking Underground Storage Tanks

A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/09/2016
Date Data Arrived at EDR: 06/13/2016
Date Made Active in Reports: 08/09/2016
Number of Days to Update: 57

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 09/26/2016
Next Scheduled EDR Contact: 12/26/2016
Data Release Frequency: Quarterly

Underground Storage Tanks

Underground storage tank sites located in Solano county.

Date of Government Version: 09/26/2016
Date Data Arrived at EDR: 09/29/2016
Date Made Active in Reports: 10/18/2016
Number of Days to Update: 19

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 09/26/2016
Next Scheduled EDR Contact: 12/26/2016
Data Release Frequency: Quarterly

SONOMA COUNTY:

Cupa Facility List

Cupa Facility list

Date of Government Version: 09/27/2016
Date Data Arrived at EDR: 09/28/2016
Date Made Active in Reports: 11/22/2016
Number of Days to Update: 55

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 09/26/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Varies

Leaking Underground Storage Tank Sites

A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 07/01/2016
Date Data Arrived at EDR: 07/05/2016
Date Made Active in Reports: 08/18/2016
Number of Days to Update: 44

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 09/26/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Quarterly

SUTTER COUNTY:

Underground Storage Tanks

Underground storage tank sites located in Sutter county.

Date of Government Version: 08/05/2016
Date Data Arrived at EDR: 09/06/2016
Date Made Active in Reports: 12/02/2016
Number of Days to Update: 87

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500
Last EDR Contact: 12/02/2016
Next Scheduled EDR Contact: 03/20/2017
Data Release Frequency: Semi-Annually

TUOLUMNE COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA Facility List

Cupa facility list

Date of Government Version: 08/12/2016
Date Data Arrived at EDR: 08/16/2016
Date Made Active in Reports: 10/04/2016
Number of Days to Update: 49

Source: Division of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 10/24/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Varies

VENTURA COUNTY:

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 06/28/2016
Date Data Arrived at EDR: 08/01/2016
Date Made Active in Reports: 09/23/2016
Number of Days to Update: 53

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 10/24/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Quarterly

Inventory of Illegal Abandoned and Inactive Sites

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 09/29/2016
Next Scheduled EDR Contact: 01/16/2017
Data Release Frequency: Annually

Listing of Underground Tank Cleanup Sites

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 11/14/2016
Next Scheduled EDR Contact: 02/27/2017
Data Release Frequency: Quarterly

Medical Waste Program List

To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 06/28/2016
Date Data Arrived at EDR: 08/01/2016
Date Made Active in Reports: 10/07/2016
Number of Days to Update: 67

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 10/24/2016
Next Scheduled EDR Contact: 02/06/2017
Data Release Frequency: Quarterly

Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 08/29/2016
Date Data Arrived at EDR: 09/14/2016
Date Made Active in Reports: 10/11/2016
Number of Days to Update: 27

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 09/14/2016
Next Scheduled EDR Contact: 12/26/2016
Data Release Frequency: Quarterly

YOLO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Underground Storage Tank Comprehensive Facility Report Underground storage tank sites located in Yolo county.

Date of Government Version: 06/30/2016
Date Data Arrived at EDR: 08/24/2016
Date Made Active in Reports: 10/11/2016
Number of Days to Update: 48

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 11/14/2016
Next Scheduled EDR Contact: 01/16/2017
Data Release Frequency: Annually

YUBA COUNTY:

CUPA Facility List

CUPA facility listing for Yuba County.

Date of Government Version: 08/03/2016
Date Data Arrived at EDR: 08/05/2016
Date Made Active in Reports: 10/05/2016
Number of Days to Update: 61

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 10/31/2016
Next Scheduled EDR Contact: 02/13/2017
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 07/30/2013
Date Data Arrived at EDR: 08/19/2013
Date Made Active in Reports: 10/03/2013
Number of Days to Update: 45

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 11/11/2016
Next Scheduled EDR Contact: 02/27/2017
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 07/17/2015
Date Made Active in Reports: 08/12/2015
Number of Days to Update: 26

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 10/12/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 08/01/2016
Date Data Arrived at EDR: 08/03/2016
Date Made Active in Reports: 09/09/2016
Number of Days to Update: 37

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 11/02/2016
Next Scheduled EDR Contact: 02/13/2017
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 07/22/2016
Date Made Active in Reports: 11/22/2016
Number of Days to Update: 123

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 10/14/2016
Next Scheduled EDR Contact: 01/30/2017
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 06/19/2015
Date Made Active in Reports: 07/15/2015
Number of Days to Update: 26

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 11/21/2016
Next Scheduled EDR Contact: 03/06/2017
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 04/14/2016
Date Made Active in Reports: 06/03/2016
Number of Days to Update: 50

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 09/12/2016
Next Scheduled EDR Contact: 12/26/2016
Data Release Frequency: Annually

Oil/Gas Pipelines

Source: PennWell Corporation

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data

Source: PennWell Corporation

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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities

Source: Department of Social Services

Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Department of Fish & Game

Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

3057-3067 PICO BOULEVARD
3057-3067 PICO BOULEVARD
LOS ANGELES, CA 90006

TARGET PROPERTY COORDINATES

Latitude (North):	34.047463 - 34° 2' 50.87"
Longitude (West):	118.307938 - 118° 18' 28.58"
Universal Transverse Mercator:	Zone 11
UTM X (Meters):	379275.3
UTM Y (Meters):	3767995.5
Elevation:	203 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5630741 HOLLYWOOD, CA
Version Date:	2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

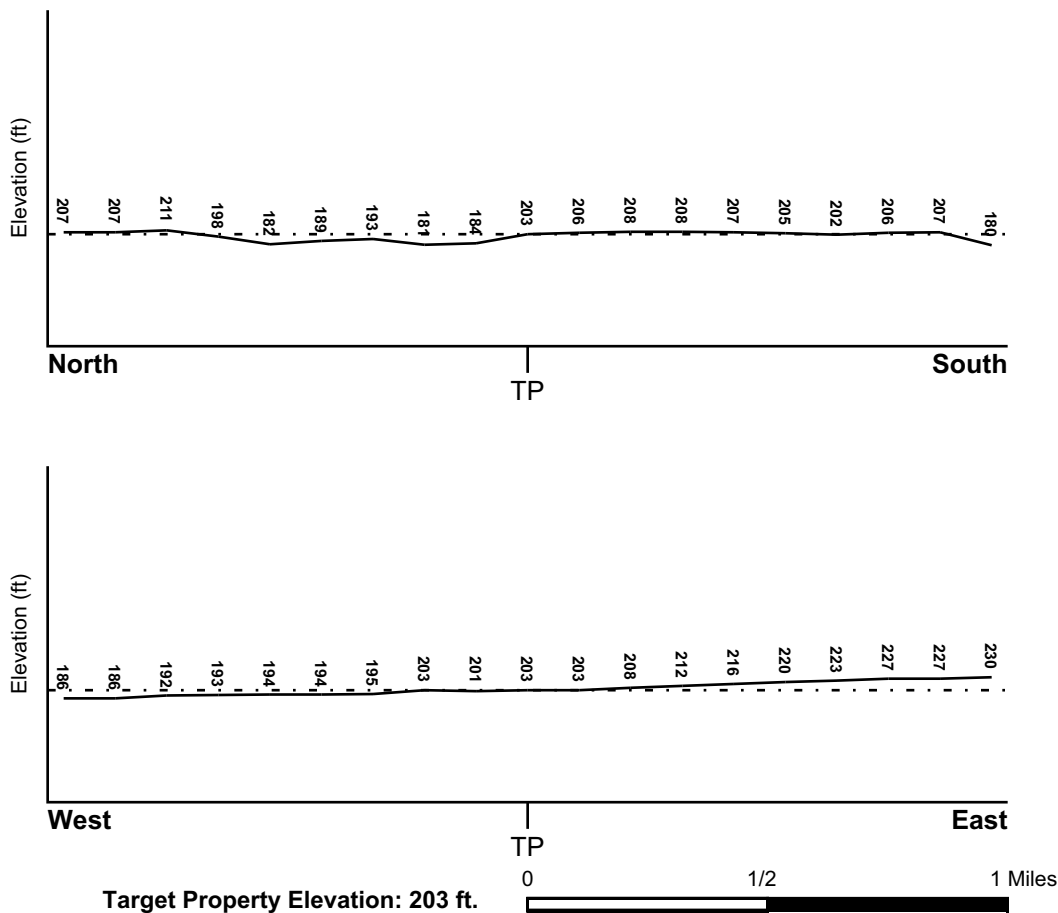
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General NNW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
06037C1620F	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
06037C1615F	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
HOLLYWOOD	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
1	1/2 - 1 Mile South	Not Reported
2	1/2 - 1 Mile NNE	SW

For additional site information, refer to Physical Setting Source Map Findings.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era:	Cenozoic
System:	Quaternary
Series:	Quaternary
Code:	Q (decoded above as Era, System & Series)

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: URBAN LAND

Soil Surface Texture: variable

Hydrologic Group: Not reported

Soil Drainage Class: Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 10 inches

Depth to Bedrock Max: > 10 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	6 inches	variable	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: sandy loam
gravelly - sandy loam
silt loam
clay
fine sand
gravelly - sand
sand
fine sandy loam

Surficial Soil Types: sandy loam
gravelly - sandy loam
silt loam
clay
fine sand
gravelly - sand
sand
fine sandy loam

Shallow Soil Types: fine sandy loam
gravelly - loam
sandy clay
sandy clay loam
clay
silty clay
sand

Deeper Soil Types: gravelly - sandy loam
sandy loam
very gravelly - sandy loam
stratified
very fine sandy loam
weathered bedrock
sand
gravelly - fine sandy loam
silty clay loam
clay loam

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
3	CA1907009	1/2 - 1 Mile East

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

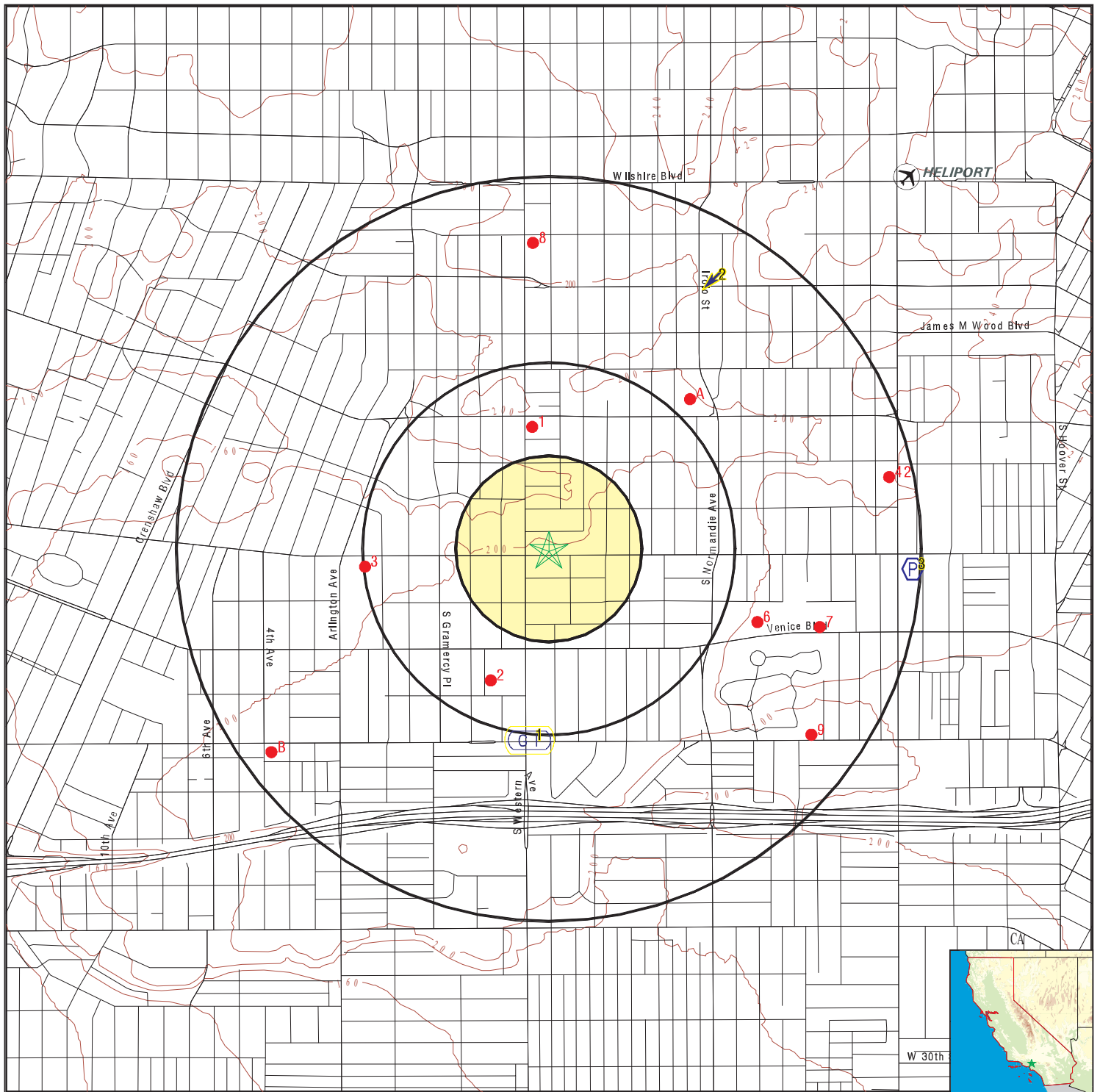
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	CAOG11000205178	1/4 - 1/2 Mile North
2	CAOG11000205179	1/4 - 1/2 Mile SSW
3	CAOG11000204848	1/4 - 1/2 Mile West
A4	CAOG11000205263	1/2 - 1 Mile NE
A5	CAOG11000205264	1/2 - 1 Mile NE
6	CAOG11000205177	1/2 - 1 Mile ESE
7	CAOG11000205175	1/2 - 1 Mile ESE
8	CAOG11000205269	1/2 - 1 Mile North
9	CAOG11000200868	1/2 - 1 Mile SE
B10	CAOG11000035262	1/2 - 1 Mile SW
B11	CAOG11000035263	1/2 - 1 Mile SW
B13	CAOG11000035268	1/2 - 1 Mile SW
B12	CAOG11000035267	1/2 - 1 Mile SW
B14	CAOG11000035264	1/2 - 1 Mile SW

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
B15	CAOG11000188665	1/2 - 1 Mile SW
B16	CAOG11000188663	1/2 - 1 Mile SW
B17	CAOG11000188664	1/2 - 1 Mile SW
B18	CAOG11000188670	1/2 - 1 Mile SW
B19	CAOG11000188669	1/2 - 1 Mile SW
B20	CAOG11000035261	1/2 - 1 Mile SW
B21	CAOG11000188668	1/2 - 1 Mile SW
B22	CAOG11000188666	1/2 - 1 Mile SW
B23	CAOG11000188659	1/2 - 1 Mile SW
B25	CAOG11000188657	1/2 - 1 Mile SW
B26	CAOG11000188658	1/2 - 1 Mile SW
B24	CAOG11000188656	1/2 - 1 Mile SW
B27	CAOG11000188660	1/2 - 1 Mile SW
B29	CAOG11000188662	1/2 - 1 Mile SW
B28	CAOG11000188661	1/2 - 1 Mile SW
B30	CAOG11000188671	1/2 - 1 Mile SW
B31	CAOG11000188679	1/2 - 1 Mile SW
B33	CAOG11000035266	1/2 - 1 Mile SW
B32	CAOG11000035265	1/2 - 1 Mile SW
B35	CAOG11000188676	1/2 - 1 Mile SW
B34	CAOG11000188675	1/2 - 1 Mile SW
B36	CAOG11000188667	1/2 - 1 Mile SW
B38	CAOG11000188673	1/2 - 1 Mile SW
B39	CAOG11000188674	1/2 - 1 Mile SW
B37	CAOG11000188672	1/2 - 1 Mile SW
B41	CAOG11000188678	1/2 - 1 Mile SW
B40	CAOG11000188677	1/2 - 1 Mile SW
42	CAOG11000214015	1/2 - 1 Mile ENE
B43	CAOG11000200753	1/2 - 1 Mile SW

PHYSICAL SETTING SOURCE MAP - 4798267.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME: 3057-3067 Pico Boulevard
 ADDRESS: 3057-3067 Pico Boulevard
 Los Angeles CA 90006
 LAT/LONG: 34.047463 / 118.307938

CLIENT: ADR Environmental Group, Inc
 CONTACT: Kevin Gallagher
 INQUIRY #: 4798267.2s
 DATE: December 06, 2016 10:17 am

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

1 South 1/2 - 1 Mile Higher	Site ID: 900570061			
	Groundwater Flow: Not Reported		AQUIFLOW	55206
	Shallow Water Depth: 8.37			
	Deep Water Depth: 12			
	Average Water Depth: Not Reported			
	Date: 08/07/1996			

2 NNE 1/2 - 1 Mile Higher	Site ID: 900050061			
	Groundwater Flow: SW		AQUIFLOW	70487
	Shallow Water Depth: 16.70			
	Deep Water Depth: 17.80			
	Average Water Depth: Not Reported			
	Date: 01/13/1999			

3 East 1/2 - 1 Mile Higher			FRDS PWS	CA1907009
---	--	--	-----------------	------------------

Location Information:

Name:	AGAPE PRAYER MOUNTAIN		
Pwstypcd:	TNCWS	Prmsrccd:	GW
Popservcd:	25		
Add1:	Not Reported		
Add2:	Not Reported		
City:	SAN FERNANDO	State:	CA
Zip:	91342	Phone:	Not Reported
Cityserv:	Not Reported	Cntysserv:	Not Reported
Stateserv:	CA	Zipsserv:	Not Reported

PWS ID:	CA1907009		
Date Initiated:	7706	Date Deactivated:	Not Reported
PWS Name:	AGAPE PRAYER MOUNTAIN WORLD AGAPE MISSION CHURCH 13052 LITTLE TUJUNGA CYN RD SAN FERNANDO, CA 91342		

Addressee / Facility:	System Owner/Responsible Party WORLD AGAPE MISSION CHURCH 920 S GRAND VIEW STREET LOS ANGELES, CA 90006
-----------------------	--

Facility Latitude:	34 02 48	Facility Longitude:	118 17 24
City Served:	Not Reported		
Treatment Class:	Untreated	Population:	00000040

Violations information not reported.

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

1

North

1/4 - 1/2 Mile

OIL_GAS

CAOG11000205178

District nun:	1	Api number:	03706199
Blm well:	N	Redrill can:	Not Reported
Dryhole:	Y	Well status:	P
Operator name:	Union Oil Company of California		
County name:	Los Angeles	Fieldname:	Any Field
Area name:	Any Area	Section:	25
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Union-Signal-Standard E.H.	Wellnumber:	29
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	PDH
Site id:	CAOG11000205178		

2

SSW

1/4 - 1/2 Mile

OIL_GAS

CAOG11000205179

District nun:	1	Api number:	03706200
Blm well:	N	Redrill can:	Not Reported
Dryhole:	Y	Well status:	P
Operator name:	Union Oil Company of California		
County name:	Los Angeles	Fieldname:	Any Field
Area name:	Any Area	Section:	35
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Union-Signal-Texam U-19	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	PDH
Site id:	CAOG11000205179		

3

West

1/4 - 1/2 Mile

OIL_GAS

CAOG11000204848

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

District nun:	1	Api number:	03705690
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Union Oil Company of California		
County name:	Los Angeles	Fieldname:	Las Cienegas
Area name:	Fourth Avenue	Section:	35
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Las Cienegas Core Hole	Wellnumber:	25
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	PDH
Site id:	CAOG11000204848		

A4 NE 1/2 - 1 Mile

OIL_GAS CAOG11000205263

District nun:	1	Api number:	03706339
Blm well:	N	Redrill can:	Not Reported
Dryhole:	Y	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Any Field
Area name:	Any Area	Section:	25
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Standard-Occidental Wilton Cor	Wellnumber:	3
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	PDH
Site id:	CAOG11000205263		

A5 NE 1/2 - 1 Mile

OIL_GAS CAOG11000205264

District nun:	1	Api number:	03706340
Blm well:	N	Redrill can:	Not Reported
Dryhole:	Y	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Any Field
Area name:	Any Area	Section:	25
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Comments:	Not Reported	Wellnumber:	3A
Leasename:	Standard-Occidental Wilton Cor	Hydraulica:	N
Epawell:	N	Spuddate:	Not Reported
Confidenti:	N		
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	PDH
Site id:	CAOG11000205264		

6

ESE

1/2 - 1 Mile

OIL_GAS

CAOG11000205177

District nun:	1	Api number:	03706198
Blm well:	N	Redrill can:	Not Reported
Dryhole:	Y	Well status:	P
Operator name:	Union Oil Company of California		
County name:	Los Angeles	Fieldname:	Any Field
Area name:	Any Area	Section:	36
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Union-Signal Loyola E.H.	Wellnumber:	31
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	PDH
Site id:	CAOG11000205177		

7

ESE

1/2 - 1 Mile

OIL_GAS

CAOG11000205175

District nun:	1	Api number:	03706196
Blm well:	N	Redrill can:	Not Reported
Dryhole:	Y	Well status:	P
Operator name:	Union Oil Company of California		
County name:	Los Angeles	Fieldname:	Any Field
Area name:	Any Area	Section:	36
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Union-Signal E.H.	Wellnumber:	28A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	PDH
Site id:	CAOG11000205175		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

8

North
1/2 - 1 Mile

OIL_GAS

CAOG11000205269

District nun:	1	Api number:	03706345
Blm well:	N	Redrill can:	Not Reported
Dryhole:	Y	Well status:	P
Operator name:	Chevron U.S.A. Inc.		
County name:	Los Angeles	Fieldname:	Any Field
Area name:	Any Area	Section:	25
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Wilton Corehole	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	PDH
Site id:	CAOG11000205269		

9

SE
1/2 - 1 Mile

OIL_GAS

CAOG11000200868

District nun:	1	Api number:	03700513
Blm well:	N	Redrill can:	Not Reported
Dryhole:	Y	Well status:	P
Operator name:	Union Oil Company of California		
County name:	Los Angeles	Fieldname:	Any Field
Area name:	Any Area	Section:	36
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Union-Signal E.H.	Wellnumber:	30
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	PDH
Site id:	CAOG11000200868		

B10

SW
1/2 - 1 Mile

OIL_GAS

CAOG11000035262

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

District nun:	1	Api number:	03700287
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Freeport-McMoRan Oil & Gas LLC		
County name:	Los Angeles	Fieldname:	Las Cienegas
Area name:	Good Shepherd	Section:	35
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	204.412
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	38208249.cor		
Leasename:	Good Shepherd	Wellnumber:	6A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	PWD
Site id:	CAOG11000035262		

B11 SW 1/2 - 1 Mile

OIL_GAS CAOG11000035263

District nun:	1	Api number:	03700287
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Freeport-McMoRan Oil & Gas LLC		
County name:	Los Angeles	Fieldname:	Las Cienegas
Area name:	Good Shepherd	Section:	35
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	204.412
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	38208249.cor		
Leasename:	Good Shepherd	Wellnumber:	6A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	PWD
Site id:	CAOG11000035263		

B13 SW 1/2 - 1 Mile

OIL_GAS CAOG11000035268

District nun:	1	Api number:	03700290
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Freeport-McMoRan Oil & Gas LLC		
County name:	Los Angeles	Fieldname:	Las Cienegas
Area name:	Fourth Avenue	Section:	35
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	205.191
Locationde:	Not Reported		
Gissourcec:	gps		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Comments:	38208249.cor	Wellnumber:	14
Leasename:	Fourth Avenue	Hydraulica:	N
Epawell:	N	Spuddate:	Not Reported
Confidenti:	N		
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWF
Site id:	CAOG11000035268		

B12

SW

1/2 - 1 Mile

OIL_GAS

CAOG11000035267

District nun:	1	Api number:	03700290
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Freeport-McMoRan Oil & Gas LLC		
County name:	Los Angeles	Fieldname:	Las Cienegas
Area name:	Fourth Avenue	Section:	35
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	205.191
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	38208249.cor		
Leasename:	Fourth Avenue	Wellnumber:	14
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWF
Site id:	CAOG11000035267		

B14

SW

1/2 - 1 Mile

OIL_GAS

CAOG11000035264

District nun:	1	Api number:	03700288
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Freeport-McMoRan Oil & Gas LLC		
County name:	Los Angeles	Fieldname:	Las Cienegas
Area name:	Fourth Avenue	Section:	35
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	210.588
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	38208249.cor		
Leasename:	Fourth Avenue	Wellnumber:	7
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	3729		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000035264		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

B15

SW

1/2 - 1 Mile

OIL_GAS

CAOG11000188665

District nun:	1	Api number:	03700312
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Freeport-McMoRan Oil & Gas LLC		
County name:	Los Angeles	Fieldname:	Las Cienegas
Area name:	Fourth Avenue	Section:	35
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	203.993
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	38208249.cor		
Leasename:	Fourth Avenue	Wellnumber:	6
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	PWF
Site id:	CAOG11000188665		

B16

SW

1/2 - 1 Mile

OIL_GAS

CAOG11000188663

District nun:	1	Api number:	03700311
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Freeport-McMoRan Oil & Gas LLC		
County name:	Los Angeles	Fieldname:	Las Cienegas
Area name:	Good Shepherd	Section:	35
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	204.395
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	38208249.cor		
Leasename:	Good Shepherd	Wellnumber:	5A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000188663		

B17

SW

1/2 - 1 Mile

OIL_GAS

CAOG11000188664

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

District nun:	1	Api number:	03700311
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Freeport-McMoRan Oil & Gas LLC		
County name:	Los Angeles	Fieldname:	Las Cienegas
Area name:	Good Shepherd	Section:	35
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	204.395
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	38208249.cor		
Leasename:	Good Shepherd	Wellnumber:	5A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000188664		

B18 SW 1/2 - 1 Mile

OIL_GAS CAOG11000188670

District nun:	1	Api number:	03700316
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Freeport-McMoRan Oil & Gas LLC		
County name:	Los Angeles	Fieldname:	Las Cienegas
Area name:	Fourth Avenue	Section:	35
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	204.989
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	38208249.cor		
Leasename:	Fourth Avenue	Wellnumber:	10
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWF
Site id:	CAOG11000188670		

B19 SW 1/2 - 1 Mile

OIL_GAS CAOG11000188669

District nun:	1	Api number:	03700316
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Freeport-McMoRan Oil & Gas LLC		
County name:	Los Angeles	Fieldname:	Las Cienegas
Area name:	Fourth Avenue	Section:	35
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	204.989
Locationde:	Not Reported		
Gissourcec:	gps		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Comments:	38208249.cor	Wellnumber:	10
Leasename:	Fourth Avenue	Hydraulica:	N
Epawell:	N	Spuddate:	Not Reported
Confidenti:	N		
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWF
Site id:	CAOG11000188669		

B20

SW

1/2 - 1 Mile

OIL_GAS

CAOG11000035261

District nun:	1	Api number:	03700286
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Freeport-McMoRan Oil & Gas LLC		
County name:	Los Angeles	Fieldname:	Las Cienegas
Area name:	Fourth Avenue	Section:	35
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	204.604
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	38208249.cor		
Leasename:	Fourth Avenue	Wellnumber:	5
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWF
Site id:	CAOG11000035261		

B21

SW

1/2 - 1 Mile

OIL_GAS

CAOG11000188668

District nun:	1	Api number:	03700315
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Freeport-McMoRan Oil & Gas LLC		
County name:	Los Angeles	Fieldname:	Las Cienegas
Area name:	Fourth Avenue	Section:	35
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	205.068
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	38208249.cor		
Leasename:	Fourth Avenue	Wellnumber:	9
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000188668		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

B22
SW

1/2 - 1 Mile

OIL_GAS

CAOG11000188666

District nun:	1	Api number:	03700313
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Freeport-McMoRan Oil & Gas LLC		
County name:	Los Angeles	Fieldname:	Las Cienegas
Area name:	Fourth Avenue	Section:	35
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	204.702
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	38208249.cor		
Leasename:	Fourth Avenue	Wellnumber:	8
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000188666		

B23

SW

1/2 - 1 Mile

OIL_GAS

CAOG11000188659

District nun:	1	Api number:	03700308
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Freeport-McMoRan Oil & Gas LLC		
County name:	Los Angeles	Fieldname:	Las Cienegas
Area name:	Fourth Avenue	Section:	35
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	205.604
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	38208249.cor		
Leasename:	Fourth Avenue	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000188659		

B25

SW

1/2 - 1 Mile

OIL_GAS

CAOG11000188657

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

District nun:	1	Api number:	03700307
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Freeport-McMoRan Oil & Gas LLC		
County name:	Los Angeles	Fieldname:	Las Cienegas
Area name:	Fourth Avenue	Section:	35
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	206.833
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	38208249.cor		
Leasename:	Fourth Avenue	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	4425		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWF
Site id:	CAOG11000188657		

B26 SW 1/2 - 1 Mile

OIL_GAS CAOG11000188658

District nun:	1	Api number:	03700307
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Freeport-McMoRan Oil & Gas LLC		
County name:	Los Angeles	Fieldname:	Las Cienegas
Area name:	Fourth Avenue	Section:	35
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	206.833
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	38208249.cor		
Leasename:	Fourth Avenue	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	4425		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWF
Site id:	CAOG11000188658		

B24 SW 1/2 - 1 Mile

OIL_GAS CAOG11000188656

District nun:	1	Api number:	03700307
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Freeport-McMoRan Oil & Gas LLC		
County name:	Los Angeles	Fieldname:	Las Cienegas
Area name:	Fourth Avenue	Section:	35
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	206.833
Locationde:	Not Reported		
Gissourcec:	gps		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Comments:	38208249.cor	Wellnumber:	1
Leasename:	Fourth Avenue	Hydraulica:	N
Epawell:	N	Spuddate:	Not Reported
Confidenti:	N		
Welldeptha:	4425		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWF
Site id:	CAOG11000188656		

B27

SW

1/2 - 1 Mile

OIL_GAS

CAOG11000188660

District nun:	1	Api number:	03700309
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Freeport-McMoRan Oil & Gas LLC		
County name:	Los Angeles	Fieldname:	Las Cienegas
Area name:	Fourth Avenue	Section:	35
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	205.233
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	38208249.cor		
Leasename:	Fourth Avenue	Wellnumber:	3
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000188660		

B29

SW

1/2 - 1 Mile

OIL_GAS

CAOG11000188662

District nun:	1	Api number:	03700310
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Freeport-McMoRan Oil & Gas LLC		
County name:	Los Angeles	Fieldname:	Las Cienegas
Area name:	Murphy	Section:	35
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	203.974
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	38208249.cor		
Leasename:	Fourth Avenue	Wellnumber:	4
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWF
Site id:	CAOG11000188662		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

B28

SW

1/2 - 1 Mile

OIL_GAS

CAOG11000188661

District nun:	1	Api number:	03700310
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	I
Operator name:	Freeport-McMoRan Oil & Gas LLC		
County name:	Los Angeles	Fieldname:	Las Cienegas
Area name:	Murphy	Section:	35
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	203.974
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	38208249.cor		
Leasename:	Fourth Avenue	Wellnumber:	4
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWF
Site id:	CAOG11000188661		

B30

SW

1/2 - 1 Mile

OIL_GAS

CAOG11000188671

District nun:	1	Api number:	03700317
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Freeport-McMoRan Oil & Gas LLC		
County name:	Los Angeles	Fieldname:	Las Cienegas
Area name:	Fourth Avenue	Section:	35
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	204.11
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	38208249.cor		
Leasename:	Fourth Avenue	Wellnumber:	11
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000188671		

B31

SW

1/2 - 1 Mile

OIL_GAS

CAOG11000188679

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

District nun:	1	Api number:	03700321
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Union Oil Company of California		
County name:	Los Angeles	Fieldname:	Las Cienegas
Area name:	Fourth Avenue	Section:	35
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	202.698
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	38208249.cor		
Leasename:	Fourth Avenue	Wellnumber:	17
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	PDH
Site id:	CAOG11000188679		

B33
SW
1/2 - 1 Mile

OIL_GAS CAOG11000035266

District nun:	1	Api number:	03700289
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Freeport-McMoRan Oil & Gas LLC		
County name:	Los Angeles	Fieldname:	Las Cienegas
Area name:	Fourth Avenue	Section:	35
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	204.705
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	38208249.cor		
Leasename:	Fourth Avenue	Wellnumber:	12
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	PWF
Site id:	CAOG11000035266		

B32
SW
1/2 - 1 Mile

OIL_GAS CAOG11000035265

District nun:	1	Api number:	03700289
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Freeport-McMoRan Oil & Gas LLC		
County name:	Los Angeles	Fieldname:	Las Cienegas
Area name:	Fourth Avenue	Section:	35
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	204.705
Locationde:	Not Reported		
Gissourcec:	gps		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Comments:	38208249.cor	Wellnumber:	12
Leasename:	Fourth Avenue	Hydraulica:	N
Epawell:	N	Spuddate:	Not Reported
Confidenti:	N		
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	PWF
Site id:	CAOG11000035265		

B35

SW

1/2 - 1 Mile

OIL_GAS

CAOG11000188676

District nun:	1	Api number:	03700319
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Freeport-McMoRan Oil & Gas LLC		
County name:	Los Angeles	Fieldname:	Las Cienegas
Area name:	Fourth Avenue	Section:	35
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	203.481
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	38208249.cor		
Leasename:	Fourth Avenue	Wellnumber:	15
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWF
Site id:	CAOG11000188676		

B34

SW

1/2 - 1 Mile

OIL_GAS

CAOG11000188675

District nun:	1	Api number:	03700319
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Freeport-McMoRan Oil & Gas LLC		
County name:	Los Angeles	Fieldname:	Las Cienegas
Area name:	Fourth Avenue	Section:	35
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	203.481
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	38208249.cor		
Leasename:	Fourth Avenue	Wellnumber:	15
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWF
Site id:	CAOG11000188675		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

B36

SW

1/2 - 1 Mile

OIL_GAS

CAOG11000188667

District nun:	1	Api number:	03700314
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Union Oil Company of California		
County name:	Los Angeles	Fieldname:	Las Cienegas
Area name:	Fourth Avenue	Section:	35
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	201.776
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	38208249.cor		
Leasename:	Fourth Avenue	Wellnumber:	9A
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	POG
Site id:	CAOG11000188667		

B38

SW

1/2 - 1 Mile

OIL_GAS

CAOG11000188673

District nun:	1	Api number:	03700318
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Freeport-McMoRan Oil & Gas LLC		
County name:	Los Angeles	Fieldname:	Las Cienegas
Area name:	Fourth Avenue	Section:	35
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	203.733
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	38208249.cor		
Leasename:	Fourth Avenue	Wellnumber:	13
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWF
Site id:	CAOG11000188673		

B39

SW

1/2 - 1 Mile

OIL_GAS

CAOG11000188674

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

District nun:	1	Api number:	03700318
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Freeport-McMoRan Oil & Gas LLC		
County name:	Los Angeles	Fieldname:	Las Cienegas
Area name:	Fourth Avenue	Section:	35
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	203.733
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	38208249.cor		
Leasename:	Fourth Avenue	Wellnumber:	13
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWF
Site id:	CAOG11000188674		

B37 SW 1/2 - 1 Mile

OIL_GAS CAOG11000188672

District nun:	1	Api number:	03700318
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Freeport-McMoRan Oil & Gas LLC		
County name:	Los Angeles	Fieldname:	Las Cienegas
Area name:	Fourth Avenue	Section:	35
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	203.733
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	38208249.cor		
Leasename:	Fourth Avenue	Wellnumber:	13
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AWF
Site id:	CAOG11000188672		

B41 SW 1/2 - 1 Mile

OIL_GAS CAOG11000188678

District nun:	1	Api number:	03700320
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Freeport-McMoRan Oil & Gas LLC		
County name:	Los Angeles	Fieldname:	Las Cienegas
Area name:	Fourth Avenue	Section:	35
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	207.504
Locationde:	Not Reported		
Gissourcec:	gps		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Comments:	38208249.cor	Wellnumber:	16
Leasename:	Fourth Avenue	Hydraulica:	N
Epawell:	N	Spuddate:	Not Reported
Confidenti:	N		
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000188678		

B40

SW

1/2 - 1 Mile

OIL_GAS

CAOG11000188677

District nun:	1	Api number:	03700320
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	A
Operator name:	Freeport-McMoRan Oil & Gas LLC		
County name:	Los Angeles	Fieldname:	Las Cienegas
Area name:	Fourth Avenue	Section:	35
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	207.504
Locationde:	Not Reported		
Gissourcec:	gps		
Comments:	38208249.cor		
Leasename:	Fourth Avenue	Wellnumber:	16
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	AOG
Site id:	CAOG11000188677		

42

ENE

1/2 - 1 Mile

OIL_GAS

CAOG11000214015

District nun:	1	Api number:	03720166
Blm well:	N	Redrill can:	Not Reported
Dryhole:	Y	Well status:	P
Operator name:	Phillips Petroleum Company		
County name:	Los Angeles	Fieldname:	Any Field
Area name:	Any Area	Section:	25
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Homestead E.H.	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	PDH
Site id:	CAOG11000214015		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

**B43
SW**

1/2 - 1 Mile

OIL_GAS

CAOG11000200753

District nun:	1	Api number:	03700305
Blm well:	N	Redrill can:	Not Reported
Dryhole:	N	Well status:	P
Operator name:	Union Oil Company of California		
County name:	Los Angeles	Fieldname:	Las Cienegas
Area name:	Fourth Avenue	Section:	35
Township:	01S	Range:	14W
Base meridian:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Las Cienegas Core Hole	Wellnumber:	24
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0		
Redrillfoo:	0		
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	PDH
Site id:	CAOG11000200753		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
90006	13	0

Federal EPA Radon Zone for LOS ANGELES County: 2

Note: Zone 1 indoor average level > 4 pCi/L.

: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.

: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for LOS ANGELES COUNTY, CA

Number of sites tested: 63

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.711 pCi/L	98%	2%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	0.933 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Department of Fish & Game

Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Database

Source: Department of Water Resources

Telephone: 916-651-9648

California Drinking Water Quality Database

Source: Department of Public Health

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

OTHER STATE DATABASE INFORMATION

California Oil and Gas Well Locations

Source: Department of Conservation

Telephone: 916-323-1779

Oil and Gas well locations in the state.

RADON

State Database: CA Radon

Source: Department of Health Services

Telephone: 916-324-2208

Radon Database for California

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRRA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER

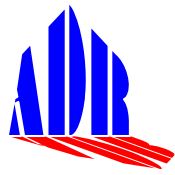
Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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Communication

LOS ANGELES FIRE DEPARTMENT

UNDERGROUND TANKS REQUEST FOR FIRE PREVENTION RECORD

ADDRESS: 200 NORTH MAIN ST., 17TH FLR. RM. 1700

NEW OFFICE# - 213-978-3700 NEW EMAIL laafd.usttestnotify@lacit

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

ONE ADDRESS ONLY - PER SHEET

↓ COMPLETE THIS BOX. ONE FOR EACH PROPERTY CONCERNED

PHONE NO: (626) 695-1015 EMAIL: SKerchner@ADREG.com
NAME OF REQUESTER (PLEASE PRINT): Steve Kerchner
REPRESENTING (COMPANY NAME): ADR
SIGNATURE: *Steve Kerchner* DATE: 12 / 6 / 16
DRIVER LIC NO: EXP:
ADDRESS FOR WHICH RECORDS ARE REQUESTED: 3057 Pico Blvd
Los Angeles CA 90006
REASON FOR REQUEST: PHIESA

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LOS ANGELES FIRE DEPARTMENT

UNDERGROUND TANKS REQUEST FOR FIRE PREVENTION RECORDS

ADDRESS: 200 NORTH MAIN ST., 17TH FLR. RM. 1700

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

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

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PHONE NO: (626) 695-1015 EMAIL: S.Kerchner@ADREG.com

NAME OF REQUESTER (PLEASE PRINT): Steve Kerchner

REPRESENTING (COMPANY NAME): ADR

SIGNATURE: *Steve Kerchner* DATE: 12, 6, 16

DRIVER LIC NO: EXP:

ADDRESS FOR WHICH RECORDS ARE REQUESTED: 3063 Pico Blvd

Los Angeles CA 90006

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LOS ANGELES FIRE DEPARTMENT
UNDERGROUND TANKS REQUEST FOR FIRE PREVENTION RECORDS:
ADDRESS: 200 NORTH MAIN ST., 17TH FLR. RM. 1700
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PHONE NO: (626) 695-1015	EMAIL: SKerchner@ADREG.com
NAME OF REQUESTER (PLEASE PRINT): Steve Kerchner	
REPRESENTING (COMPANY NAME): ADR	
SIGNATURE: <i>Steve Kerchner</i>	DATE: 12, 8, 16
DRIVER LIC NO: _____	EXP: _____
ADDRESS FOR WHICH RECORDS ARE REQUESTED: 3065 Pico Blvd L.A. CA 90006	
REASON FOR REQUEST: PH I ESA	

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LOS ANGELES FIRE DEPARTMENT
UNDERGROUND TANKS REQUEST FOR FIRE PREVENTION RECORD
ADDRESS: 200 NORTH MAIN ST., 17TH FLR. RM. 1700
NEW OFFICE# - 213-978-3700 NEW EMAIL laafd.usttestnotify@lac

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

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PHONE NO: (626) 695-1015	EMAIL: SKerchner@ADREG.com
NAME OF REQUESTER (PLEASE PRINT): Steve Kerchner	
REPRESENTING (COMPANY NAME): ADR	
SIGNATURE: <i>Steve Kerchner</i>	DATE: 12, 8, 16
DRIVER LIC NO: _____	EXP: _____
ADDRESS FOR WHICH RECORDS ARE REQUESTED: 3067 Pico Blvd	
L.A. CA 90006	
REASON FOR REQUEST: PH I ESA	

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LOS ANGELES FIRE DEPARTMENT
UNDERGROUND TANKS REQUEST FOR FIRE PREVENTION RECORDS
ADDRESS: 200 NORTH MAIN ST., 17TH FLR. RM. 1700
NEW OFFICE# - 213-978-3700 NEW EMAIL lafd.usttestnotify@lacit

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

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PHONE NO: (626) 695-1015	EMAIL: SKerchner@ADREG.com
NAME OF REQUESTER (PLEASE PRINT): Steve Kerchner	
REPRESENTING (COMPANY NAME): ADREG	
SIGNATURE: <i>Steve Kerchner</i>	DATE: 12/22/16
DRIVER LIC NO: _____	EXP: _____
ADDRESS FOR WHICH RECORDS ARE REQUESTED: 3062 W 12 TH PL LA CA 90006	
REASON FOR REQUEST: Phase I ESA	

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Los Angeles City Fire Department

Telephone (213) 978-3691 Fax (213) 978-3615 Email lafdrfi@lacity.org
200 N. Main St., 17th Fl., Los Angeles, CA 90012

Request for Information Hazardous Materials Records

***COMPLETE ONE FORM FOR EACH ADDRESS**

Request Date:	12-22-16	Email:	S Kerchner@ADREB.com
Requester's Name:	Steve Kerchner	Fax#:	916 648-6688
Company/ Agency:	ADR	PH. #:	626 695-1015
Address:	1525 Ave Loma Vista	Unit/Ste.:	
City:	San Dimas	State:	CA Zip: 91773

Information is requested for

☐ Active Facilities Only

Check all that apply: ☒ Inventory Summary ☐ Review File

Business Name/ DBA:

Storage Address: 3062 W 12th Place Unit/Ste.:

City: LA CA Zip: 90006

Reason for Request: phase I/ESA

FOR OFFICE USE ONLY

<input type="checkbox"/> NO INFORMATION ON FILE	Fee Schedule:
<input type="checkbox"/> HARD FILE DESTROYED	Inventory Summary* x \$11.00
<input type="checkbox"/> INFORMATION AVAILABLE	
Facility I.D. No.:	Request Review File Copies:
Request No.:	Initial Fee* x \$ 1.10
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Processor Signature:	TOTAL: \$
Allow 10 working days for processing:	



Los Angeles City Fire Department

Telephone (213) 978-3691 Fax (213) 978-3615 Email lafdrfi@lacity.org
200 N. Main St., 17th Fl., Los Angeles, CA 90012

Request for Information Hazardous Materials Records

***COMPLETE ONE FORM FOR EACH ADDRESS**

Request Date: 12-6-16 Email: SKerchner@ADREG.com
Requester's Name: Steve Kerchner Fax#: 916 648-6688
Company/ Agency: ADR PH.#: 626 695-1015
Address: 1525 Ave Loma Vista Unit/Ste.:
City: San Dimas State: CA Zip: 91773

Information is requested for

☐ Active Facilities Only

Check all that apply:

☒ Inventory Summary

☐ Review File

Business Name/ DBA:

Storage Address: 3057 Pico Blvd Unit/Ste.:
City: L.A. Zip: 90006

Reason for Request: Phase I ESA

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☐ HARD FILE DESTROYED
☐ INFORMATION AVAILABLE

Fee Schedule:

Inventory Summary* x \$11.00

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Request Review File Copies:

Request No.:

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Processor Signature:

TOTAL: \$

Allow 10 working days for processing:



Los Angeles City Fire Department

Telephone (213) 978-3691 Fax (213) 978-3615 Email lafdrfi@lacity.org
200 N. Main St., 17th Fl., Los Angeles, CA 90012

Request for Information Hazardous Materials Records

***COMPLETE ONE FORM FOR EACH ADDRESS**

Request Date:	12-6-16	Email:	SKerchner@ADRE	
Requester's Name:	Steve Kerchner	Fax#:	916 648-6688	
Company/ Agency:	ADR	PH.:	626 695-1015	
Address:	1525 Ave Loma Vista		Unit/Ste.:	
City:	San Dimas	State:	CA	Zip: 91773

Information is requested for

☐ Active Facilities Only

Check all that apply:

☒ Inventory Summary

☐ Review File

Business Name/ DBA:

Storage Address:

City:

Reason for Request:

3063 Pico Blvd

L.A.

Phase I ESA

Unit/Ste.:

Zip: 90006

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☐ HARD FILE DESTROYED
☐ INFORMATION AVAILABLE

Fee Schedule:

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Los Angeles City Fire Department

Telephone (213) 978-3691 Fax (213) 978-3615 Email lafdrfi@lacity.org
200 N. Main St., 17th Fl., Los Angeles, CA 90012

Request for Information Hazardous Materials Records

***COMPLETE ONE FORM FOR EACH ADDRESS**

Request Date: 12-29-16 Email: Stexchmer@ADREG.com
Requester's Name: Steve Kerner Fax#: 916 648-6688
Company/ Agency: ADR PH.#: 626 695-1015
Address: 1525 Ave Loma Vista Unit/Ste.:
City: San Dimas State: CA Zip: 91773

Information is requested for

☐ Active Facilities Only

Check all that apply:

☒ Inventory Summary

☐ Review File

Business Name/ DBA:

Storage Address:

Unit/Ste.:

City:

Zip:

Reason for Request:

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☐ NO INFORMATION ON FILE
☐ HARD FILE DESTROYED
☐ INFORMATION AVAILABLE

Fee Schedule:

Inventory Summary* ☐ x \$11.00

Facility I.D. No.:

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Processor Signature:

TOTAL:

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Allow 10 working days for processing:



Los Angeles City Fire Department

Telephone (213) 978-3691 Fax (213) 978-3615 Email lafdrfi@lacity.org
200 N. Main St., 17th Fl., Los Angeles, CA 90012

Request for Information Hazardous Materials Records

***COMPLETE ONE FORM FOR EACH ADDRESS**

Request Date:

Email:

Requester's Name:

Fax#:

Company/ Agency:

PH. #:

Address:

Unit/Ste.:

City:

State:

Zip:

Information is requested for

☐

Active Facilities Only

Check all that apply:

☒

Inventory Summary

☐

Review File

Business Name/ DBA:

Storage Address:

Unit/Ste.:

City:

Zip:

Reason for Request:

FOR OFFICE USE ONLY

☐

NO INFORMATION ON FILE

☐

HARD FILE DESTROYED

☐

INFORMATION AVAILABLE

Fee Schedule:

Inventory Summary*

x

\$11.00

Facility I.D. No.:

Request Review File Copies:

Request No.:

Initial Fee*

x

\$ 1.10

Processed Date:

of pgs.

x \$0.10 =

\$

APPT. TO REVIEW FILE:

* Per Fac. I.D.

Processor Signature:

TOTAL:

\$

Allow 10 working days for processing:



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•

ADR Environmental Group, Inc.
Due Diligence and Risk Management Services Nationwide

225 30th Street, Suite 202
Sacramento, CA 95816
Toll Free: (888) 622-3734
Phone: (916) 921-0600
Fax: (916) 648-6688

facsimile transmittal

To:	Ann Wong, Senior Inspector	Company:	LA City Sanitation District
Phone:	(323) 342-6061	Fax:	(323) 342-6111
From:	Steven C. Kerchner	Date:	12-8-2016
Re:	3057-3067 Pico Blvd., Los Angeles, CA 90006 (odd addresses only) Pages: 1		
CC:			

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply

Comments:

ADR Environmental is conducting a Phase I Environmental Site Assessment for the above subject Property and would like to review any files from LASD regarding the above address. Any additional information such as notices of violation, hazardous material business inventories, wastewater discharge permits, or types of chemicals used onsite would be helpful. ADR needs to know if the site had waste discharge permits for treated wastewater. My phone number is (626) 695-1015 and FAX number is (916) 648-6688. Please call me if you have any questions

My email address is: skerchner@adreg.com

Thank you, Steven C. Kerchner, REA #3221

CONFIDENTIAL

• • • • •

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

**BOARD OF PUBLIC WORKS
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KEVIN JAMES
PRESIDENT

MONICA RODRIGUEZ
VICE PRESIDENT

HEATHER MARIE REPENNING
PRESIDENT PRO TEMPORE

MICHAEL R. DAVIS
COMMISSIONER

JOEL F. JACINTO
COMMISSIONER

BUREAU OF SANITATION

ENRIQUE C. ZALDIVAR
DIRECTOR

TRACI J. MINAMIDE
CHIEF OPERATING OFFICER

LISA B. MOWERY
CHIEF FINANCIAL OFFICER

ADEL H. HAGEKHALIL
ALEXANDER E. HELOU
LEO N. MARTINEZ
ROBERT B. IRVIN (ACTING)
ASSISTANT DIRECTORS

**INDUSTRIAL WASTE
MANAGEMENT DIVISION**
2714 MEDIA CENTER DRIVE
LOS ANGELES, CA 90065
OFFICE: (323) 342-6200
FAX: (323) 342-6111

08-Dec-16

Steven Kerchner

ADR Environmental Group, Inc.

225 30th Street, Suite 202,

Sacramento, CA 95816

INDUSTRIAL WASTEWATER DISCHARGE PERMIT INFORMATION

Your request to research our files for Industrial Wastewater Discharge permit information was done by my staff. Our records show the following findings:

No permit on file for 3057-3067 Pico Blvd., Los Angeles, CA 90006 (odd addresses only)

The cost of generating this report is **\$1.00**

Please remit a check in the above amount payable to "Department of Public Works" and mail to:

Bureau of Sanitation

Industrial Waste Management Division

2714 Media Center Drive

Los Angeles, CA 90065

Attn: Admin Inspection Group

If you have any questions, please contact Adrienne Tong of my staff at (323) 342-6062.

Sincerely,

ENRIQUE C. ZALDIVAR, Director

Bureau of Sanitation

By:

Bellete W. Yohannes

Bellete Yohannes, Chief Env. Compliance Inspector II

Industrial Waste Management Division

C: Attachment [] yes [X] no

Adrienne Tong



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ADR Environmental Group, Inc.
Due Diligence and Risk Management Services Nationwide

225 30th Street, Suite 202
Sacramento, CA 95816
Toll Free: (888) 622-3734
Phone: (916) 921-0600
Fax: (916) 648-6688

facsimile transmittal

To:	Ann Wong, Senior Inspector	Company:	LA City Sanitation District
Phone:	(323) 342-6061	Fax:	(323) 342-6111
From:	Steven C. Kerchner	Date:	12-22-2016
Re:	3062 W 12th Place, Los Angeles, CA 90006	Pages:	1
CC:			

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply

Comments:

ADR Environmental is conducting a Phase I Environmental Site Assessment for the above subject Property and would like to review any files from LASD regarding the above address. Any additional information such as notices of violation, hazardous material business inventories, wastewater discharge permits, or types of chemicals used onsite would be helpful. ADR needs to know if the site had waste discharge permits for treated wastewater. My phone number is (626) 695-1015 and FAX number is (916) 648-6688. Please call me if you have any questions

My email address is: skerchner@adreg.com

Thank you, Steven C. Kerchner, REA #3221

CONFIDENTIAL

• • • • •



South Coast
Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

Information Management
Public Records Unit

Direct Dial: (909) 396-3777
FAX: (909) 396-3333

PUBLIC RECORDS REQUEST FORM

PRU Office Use Only
CONTROL NUMBER

ATTENTION REQUESTOR: To expedite your request for District records, please fill out this form completely, and identify specifically the type of records you are requesting. Please limit your request to one facility or one site address for each request filed, and three requested items per form. Additional forms or pages can be used if requesting information for more than one facility or for records not identified on this form. Requests should reasonably describe identifiable records prepared, owned, used or retained by the District. Public Records Unit staff is available to assist you in identifying those records in the District's possession. The District is not required by law to create a new record or list from an existing record.

REQUESTOR INFORMATION

NAME: Steven Kerchner DATE: 12-6-16
COMPANY: ADR
MAILING ADDRESS: 1525 Ave Loma Vista
CITY: San Dimas STATE: CA ZIP CODE: 91773
PHONE NUMBER: 626 695-1015 FAX NUMBER: 916 648-6688
EMAIL ADDRESS: SKerchner@ADREG.com

REQUESTED RECORDS (3 items per form)

<input checked="" type="checkbox"/> Applications (APPLS)	<input checked="" type="checkbox"/> Complaints	<input checked="" type="checkbox"/> Asbestos Notifications/Records
<input checked="" type="checkbox"/> Permits to Operate (P/O)	<input checked="" type="checkbox"/> Site Inspection Reports (I/R)	<input type="checkbox"/> Facility Potential to Emit (PTE)
<input checked="" type="checkbox"/> Equipment List Report (EQL)	<input type="checkbox"/> Emissions Summary	<input type="checkbox"/> Facility Positive Balance (NSR)
<input checked="" type="checkbox"/> Notices of Violation (NOV)	<input type="checkbox"/> Source Test Reports (S/T RPTS)	<input type="checkbox"/> Toxic-Health Risk Assessment (HRA)
<input checked="" type="checkbox"/> Notices to Comply (N/C)	<input type="checkbox"/> Air Monitoring Data	<input type="checkbox"/> Other (describe below or on additional pages):

TIME PERIOD OF DOCUMENTS REQUESTED From: 1970 To: Present

REQUESTED FACILITY INFORMATION (If Applicable)

FACILITY NAME:
FACILITY ADDRESS: 3057-3063 Pico Blvd
CITY: Los Angeles STATE: CA ZIP CODE: 90006
FACILITY I.D. NO. (if known): APPL. AND/OR PERMIT NO. (if known):

Direct cost of duplication: \$.15 per page for paper copies (first 10 pages free) and \$.00 per copied audio tape. No charge for copied Diskettes or CDs. Transfer of gathered electronic records onto CD or Diskette typically costs \$10.00 each, but costs will vary (see Instructions for Requesting Records).

- ☒ I wish to inspect the requested records, where applicable, or receive the requested records electronically at no charge. I do not want copies produced at this time.
- ☐ I request that the SCAQMD contact me prior to copying the requested records if the cost exceeds \$20.00.
- ☐ I would like copies of the requested records and I hereby agree to reimburse the SCAQMD for the direct cost of duplication in accordance with Gov. Code Sec. 6253(b).

Steven Kerchner ADR
Signature of Requestor

Note: After a preliminary estimate, advance payment may be required.

(Rev. 06/17/08-lkoem)

Information Management
Public Records Unit

Direct Dial (909) 396-3700
Fax: (909) 396-3330

COMPLETION LETTER

December 07, 2016

STEVEN KERCHNER
ADR
1525 AVE. LOMA VISTA
SAN DIMAS, CA 91773

Ref.: CONTROL NO. 88439
Received 12/6/2016

Re: APPL'S, P/O'S EQL'S, NOV'S, N/C'S, COMPLAINTS, I/R'S, & ASBESTOS
NOTIFICATIONS/RECORDS FOR 3057-3063 PICO BLVD., LOS ANGELES, CA 90006,
FROM 1970 TO PRESENT.

After a thorough search of this agency's records:

NO REQUESTED RECORDS WERE FOUND FOR THE ABOVE-REFERENCED FACILITY
OR FACILITY SITE.

If you have any questions, please do not hesitate to contact me, Tuesday through Friday, **8:00 a.m. to 4:30 p.m.**

Sincerely,

STACEY WALKOWIAK x2383
For Colleen Paine
Public Records Coordinator

:sw



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

Information Management
Public Records Unit

Direct Dial: (909) 396-3700
FAX: (909) 396-3300

PUBLIC RECORDS REQUEST FORM

PRU Office Use Only
CONTROL NUMBER

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REQUESTOR INFORMATION

NAME:	Steven Kerchner	DATE:	12-8-16
COMPANY:	ADR		
MAILING ADDRESS:	1525 Ave Loma Vista		
CITY:	San Dimas	STATE:	CA ZIP CODE: 91773
PHONE NUMBER:	626 645-1015	FAX NUMBER:	916 648-6688
EMAIL ADDRESS:	SKerchner@ADRE6.com		

REQUESTED RECORDS (3 items per form)

<input checked="" type="checkbox"/> Applications (APPLS)	<input checked="" type="checkbox"/> Complaints	<input checked="" type="checkbox"/> Asbestos Notifications/Records
<input checked="" type="checkbox"/> Permits to Operate (P/O)	<input checked="" type="checkbox"/> Site Inspection Reports (I/R)	<input type="checkbox"/> Facility Potential to Emit (PTE)
<input checked="" type="checkbox"/> Equipment List Report (EQL)	<input type="checkbox"/> Emissions Summary	<input type="checkbox"/> Facility Positive Balance (NSR)
<input checked="" type="checkbox"/> Notices of Violation (NOV)	<input type="checkbox"/> Source Test Reports (S/T RPTS)	<input type="checkbox"/> Toxic-Health Risk Assessment (HRA)
<input checked="" type="checkbox"/> Notices to Comply (N/C)	<input type="checkbox"/> Air Monitoring Data	<input type="checkbox"/> Other (describe below or on additional pages):
TIME PERIOD OF DOCUMENTS REQUESTED From: 1970 To: Present		

REQUESTED FACILITY INFORMATION (If Applicable)

FACILITY NAME:	
FACILITY ADDRESS:	3065-3067 1/2 Pico Blvd and 3062 W 12th Place
CITY:	Los Angeles
STATE:	CA ZIP CODE: 90006
FACILITY I.D. NO. (if known):	APPL. AND/OR PERMIT NO. (if known):

Direct cost of duplication: \$.15 per page for paper copies (first 10 pages free) and \$.50 per copied audio tape. No charge for copied Diskettes or CDs. Transfer of gathered electronic records onto CD or Diskette typically costs \$10.00 each, but costs will vary (see Instructions for Requesting Records).

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- ☐ I request that the SCAQMD contact me prior to copying the requested records if the cost exceeds \$20.00.
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Steven Kerchner ADR

Signature of Requestor

Note: After a preliminary estimate, advance payment may be required.

(Rev. 06/17/08-lkoem)



South Coast
Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

Information Manager
Public Records Unit

Direct Dial: (909) 396-3777
FAX: (909) 396-3333

PUBLIC RECORDS REQUEST FORM

PRU Office Use Only
CONTROL NUMBER

ATTENTION REQUESTOR: To expedite your request for District records, please fill out this form completely, and identify specifically the type of records you are requesting. Please limit your request to one facility or one site address for each request filed, and three requested items per form. Additional forms or pages can be used if requesting information for more than one facility or for records not identified on this form. Requests should reasonably describe identifiable records prepared, owned, used or retained by the District. Public Records Unit staff is available to assist you in identifying those records in the District's possession. The District is not required by law to create a new record or list from an existing record.

REQUESTOR INFORMATION

NAME: Steven Kerchner DATE: 12-8-16
COMPANY: ADR
MAILING ADDRESS: 1525 Ave Loma Vista
CITY: San Dimas STATE: CA ZIP CODE: 91773
PHONE NUMBER: 626 695-1015 FAX NUMBER: 916 648-6688
EMAIL ADDRESS: SKerchner@ADRE6.com

REQUESTED RECORDS (3 items per form)

<input checked="" type="checkbox"/> Applications (APPLS)	<input checked="" type="checkbox"/> Complaints	<input checked="" type="checkbox"/> Asbestos Notifications/Records
<input checked="" type="checkbox"/> Permits to Operate (P/O)	<input checked="" type="checkbox"/> Site Inspection Reports (I/R)	<input type="checkbox"/> Facility Potential to Emit (PTE)
<input checked="" type="checkbox"/> Equipment List Report (EQL)	<input type="checkbox"/> Emissions Summary	<input type="checkbox"/> Facility Positive Balance (NSR)
<input checked="" type="checkbox"/> Notices of Violation (NOV)	<input type="checkbox"/> Source Test Reports (S/T RPTS)	<input type="checkbox"/> Toxic-Health Risk Assessment (HRA)
<input checked="" type="checkbox"/> Notices to Comply (N/C)	<input type="checkbox"/> Air Monitoring Data	<input type="checkbox"/> Other (describe below or on additional pages)

TIME PERIOD OF DOCUMENTS REQUESTED From: 1970 To: Present

REQUESTED FACILITY INFORMATION (If Applicable)

FACILITY NAME: _____
FACILITY ADDRESS: 3062 W 12th Place
CITY: Los Angeles STATE: CA ZIP CODE: 90006
FACILITY I.D. NO. (if known): _____ APPL. AND/OR PERMIT NO. (if known): _____

Direct cost of duplication: \$.15 per page for paper copies (first 10 pages free) and \$5.00 per copied audio tape. No charge for copied Diskettes or CDs. Transfer of gathered electronic records onto CD or Diskette typically costs \$10.00 each, but costs will vary (see Instructions for Requesting Records).

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- ☐ I request that the SCAQMD contact me prior to copying the requested records if the cost exceeds \$20.00.
- ☐ I would like copies of the requested records and I hereby agree to reimburse the SCAQMD for the direct cost of duplication in accordance with Gov. Code Sec. 6253(b).

Steven Kerchner ADR
Signature of Requestor

Note: After a preliminary estimate, advance payment may be required.

(Rev. 06/17/08-lkoenn)

Information Management
Public Records Unit

Direct Dial (909) 396-3700
Fax: (909) 396-3330

COMPLETION LETTER

December 14, 2016

STEVEN KERCHNER
ADR
1525 AVE. LOMA VISTA
SAN DIMAS, CA 91773

Ref.: CONTROL NO. 88467
Received 12/8/2016

Re: APPL'S, P/O'S, EQL'S, NOV'S, N/C'S, COMPLAINTS, I/R'S, & ASBESTOS
NOTIFICATIONS FOR 3065-3067 1/2 PICO BLVD., AND 3062 W. 12TH PLACE, LOS
ANGELES, CA 90006, FROM 1970 TO PRESENT.

After a thorough search of this agency's records:

NO REQUESTED RECORDS WERE FOUND FOR THE ABOVE-REFERENCED FACILITY
OR FACILITY SITE.

If you have any questions, please do not hesitate to contact me, Tuesday through Friday, **8:00
a.m. to 4:30 p.m.**

Sincerely,

STACEY WALKOWIAK x2383
For COLLEEN PAINE
Public Records Coordinator

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ADR Environmental Group, Inc.

Due Diligence and Risk Management Services Nationwide

225 30th Street, Suite 202
Sacramento, CA 95816
Toll Free: (888) 622-3734
Phone: (916) 921-0600
Fax: (916) 648-6688

facsimile transmittal

To:	File Review	Company:	CA DTSC – Glen Castillo
Phone:	(818) 717-6522	Fax:	(818) 717-6526
From:	Steven C. Kerchner	Date:	12-6-2016
Re:	3057-3063 Pico Blvd., Los Angeles, CA 90006	Pages:	1
CC:			

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply

Comments:

ADR Environmental is conducting a Phase I Environmental Site Assessment for the above subject Property and would like to review any files from DTSC. Any additional information such as Permits for Hazardous Waste disposal or onsite waste treatment (exempt or otherwise), underground tank removal, notices of violation, improper hazardous material disposal, or site cleanup operations would be helpful. My phone number is (626) 695-1015 and FAX number is (916) 648-6688. Please call me if you have any questions.

Thank you, Steven C. Kerchner, REA #3221

skerchner@adreg.com

CONFIDENTIAL

• • • • •



Matthew Rodriguez
Secretary for
Environmental Protection



Department of Toxic Substances Control

Barbara A. Lee, Director
9211 Oakdale Avenue
Chatsworth, California 91311



Edmund G. Brown Jr.
Governor

December 6, 2016

Mr. Steven C. Kerchner
ADR Environmental Group, Inc.
225th 30th Street, Suite 202
Sacramento, CA 95816

3057 – 3063 Pico Blvd.
Los Angeles, CA 90006

PR3-120616-05

Dear Mr. Kerchner:

We have received your Public Records Act Request for records from the Department of Toxic Substances Control.

After a thorough review of our files we have found that no such records exist at this office pertaining to the sites/facilities referenced above.

We would also like to inform you about Envirostor, a database that provides information and documents on over 5,000 DTSC cleanup sites. Envirostor can be accessed at: <http://www.envirostor.dtsc.ca.gov/public>. Also, a computer is available in the Central Files of each DTSC Regional Office for use by community members to view Envirostor.

If you have any questions or would like further information regarding your request, please contact me at (818) 717-6521.

Sincerely,

Robert Hardison/hp
Regional Records Coordinator



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ADR Environmental Group, Inc.

Due Diligence and Risk Management Services Nationwide

225 30th Street, Suite 202
Sacramento, CA 95816
Toll Free: (888) 622-3734
Phone: (916) 921-0600
Fax: (916) 648-6688

facsimile transmittal

To:	File Review	Company:	CA DTSC – Glen Castillo
Phone:	(818) 717-6522	Fax:	(818) 717-6526
From:	Steven C. Kerchner	Date:	12-29-2016
Re:	3065-3067 W Pico Blvd & 3062 W 12 th Place, LA, CA 90006		Pages: 1
CC:			

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply

Comments:

ADR Environmental is conducting a Phase I Environmental Site Assessment for the above subject Property and would like to review any files from DTSC. Any additional information such as Permits for Hazardous Waste disposal or onsite waste treatment (exempt or otherwise), underground tank removal, notices of violation, improper hazardous material disposal, or site cleanup operations would be helpful. My phone number is (626) 695-1015 and FAX number is (916) 648-6688. Please call me if you have any questions.

Thank you, Steven C. Kerchner, REA #3221

skerchner@adreg.com

CONFIDENTIAL

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Steve Kerchner

From: Steve Kerchner
Sent: Tuesday, December 6, 2016 1:37 PM
To: 'WB-RB4-PublicRecords'
Subject: Records search for 3057-3063 Pico Blvd., Los Angeles, CA 90006 (odd addresses only)

ADR is requesting file information for the above listed addresses – Please let me know if you have any records.

Thanks – Steve Kerchner ADR

RE: Records search for 3057-3063 Pico Blvd., Los Angeles, CA 90006 (odd addresses only) /Tracking No 2016120608

Gallardo, Laura@Waterboards on behalf of WB-RB4-PublicRecords

Mon 12/19/2016 1:43 PM

To: Steve Kerchner <SKerchner@adreg.com>;

Cc: Gallardo, Laura@Waterboards <Laura.Gallardo@waterboards.ca.gov>;

The Regional Board has reviewed its files and has concluded that it does not have any records that are responsive to your request.

From: Steve Kerchner [mailto:SKerchner@adreg.com]

Sent: Tuesday, December 06, 2016 1:37 PM

To: WB-RB4-PublicRecords

Subject: Records search for 3057-[3063 Pico Blvd., Los Angeles, CA 90006](#) (odd addresses only)

ADR is requesting file information for the above listed addresses – Please let me know if you have any records.

Thanks – Steve Kerchner ADR

Steve Kerchner

From: Gallardo, Laura@Waterboards <Laura.Gallardo@waterboards.ca.gov> on behalf of WB-RB4-PublicRecords <RB4-PublicRecords.RB4-PublicRecords@waterboards.ca.gov>
Sent: Thursday, December 29, 2016 4:17 PM
To: Steve Kerchner
Cc: Gallardo, Laura@Waterboards
Subject: RE: Records search for 3065-3067 W Pico Blvd, Los Angeles, CA 90006/Tracking No 2016121914

The Regional Board has reviewed its files and has concluded that it does not have any records that are responsive to your request.

From: Steve Kerchner [mailto:SKerchner@adreg.com]
Sent: Monday, December 19, 2016 2:14 PM
To: WB-RB4-PublicRecords
Subject: Records search for 3065-3067 W Pico Blvd, Los Angeles, CA 90006

ADR is requesting a file search for the above listed addresses (odd only). Please let me know if you have any files

Thanks - Steve Kerchner ADR

Steve Kerchner

From: Gallardo, Laura@Waterboards <Laura.Gallardo@waterboards.ca.gov> on behalf of WB-RB4-PublicRecords <RB4-PublicRecords.RB4-PublicRecords@waterboards.ca.gov>
Sent: Thursday, December 29, 2016 4:17 PM
To: Steve Kerchner
Cc: Gallardo, Laura@Waterboards
Subject: RE: Records request for 3062 W 12th Place, Los Angeles, CA 90006/Tracking No 2016121913

The Regional Board has reviewed its files and has concluded that it does not have any records that are responsive to your request.

From: Steve Kerchner [mailto:SKerchner@adreg.com]
Sent: Thursday, December 22, 2016 9:07 AM
To: WB-RB4-PublicRecords
Subject: Records request for 3062 W 12th Place, Los Angeles, CA 90006

ADR is requesting a file review for the above listed address. Please let me know if you have records

Thanks – Steve Kerchner ADR



Public Information

All applications must be filled out by applicant.

USE INK OR INDELIBLE PENCIL

PLANS AND SPECIFICATIONS and other data must also be filed

Ward 24

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2 Application for the Erection of Frame Building

CLASS "D"

Application is hereby made to the Board of Public Works (Chief Inspector of Buildings), of the City of Los Angeles, for the approval of this detailed statement of specifications herewith submitted for the erection of the building herein described. All provisions of the building ordinances and state laws shall be complied with in the erection of said building, whether herein specified or not. It is also understood the granting of a permit on this application does not grant any right or privilege to erect the building or structure herein described, or any portion thereof on any public street or alley or on any land or portion thereof, the title or right of possession to which is in litigation by, or is disputed by the City, County or State; or as giving or granting any right or privilege to use the said structure or building for any purpose which is or may hereafter be prohibited by ordinance of the City of Los Angeles.

(SIGN HERE)

Eugene Cleburn
(Applicant)

TAKE TO
ROOM NO. 6
FIRST FLOOR

ASSESSOR
PLEASE
VERIFY

TAKE TO
ROOM NO. 34
THIRD FLOOR

ENGINEER
PLEASE
VERIFY

Lot No. 55 Block 2
Lot 290 ft E of N.E. Cor of Pico St
& Western Ave THOS 50 ft - Th N 140 ft
Th W 50 ft - Th S 140 ft to beg

District No. 21 M. B. page 17 F. B. page 201

No. 3057 W. Pico St.

Street

- PURPOSE OF BUILDING Private Garage Number of rooms 1
- OWNER'S NAME Eugene Cleburn
- Owner's address 3057 W. Pico St.
- Architect's name None
- CONTRACTOR'S NAME G. F. M. Smith Co
- Contractor's address 1236 So Main St
- ENTIRE COST OF PROPOSED BUILDING, \$ 160.00
- Size of lot 50 x 124.0 Size of building 25 x 40
- Will building be erected on front or rear of lot? Rear
- NUMBER OF STORIES IN HEIGHT one Height to highest point of roof 14 ft
- Height of first floor joist above curb level, or surface None
- Character of ground: rock, clay, sand, filled, etc. None
- Of what material will FOUNDATION and cellar walls be built? Mud Sill
- GIVE depth of FOUNDATION below the surface of ground X X X
- GIVE dimensions of FOUNDATION and cellar wall FOOTINGS X X
- GIVE width of FOUNDATION and cellar walls at top None
- NUMBER and KIND of chimneys X X X Number of flues X X
- Number of inlets to each flue X Interior size of flues X X X
- Give sizes of following materials: MUDSILLS 4 x 4 Girders and stringers Cement floor
EXTERIOR STUDS 2 x 4 BEARING STUDS 2 x 4 Interior studs 2 x 4
Ceiling joist 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS Cement floor
SECOND FLOOR JOIST 2 x 4 Third floor joist 2 x 4 Fourth floor joist 2 x 4

PERMIT NO. 12430

Date Issued DEC 28 1911 1912

OVER

Application Received None

20. Specify material of roofing Corrugated Iron
21. Specify material of partitions Iron
22. Specify material of floors Cement
23. Specify how many thicknesses of floor X X
24. How will halls and soffits of stairs be plastered?
25. Will cellar or basement ceiling be plastered?
26. Specify size of vent shafts to water closet compartments
27. What means of access to roof?
28. How many fire escapes will be provided? where placed?

REMARKS:

This is to be only a
~~Temporary~~ temporary fall of
Iron on one side
Studding 2x4 Rafter 2x4
Roofing Joists 2x4
all covered with Iron

Application Received Time Returned

All applications must be filled out by applicant

(USE INK OR INDELIBLE PENCIL)

PLANS AND SPECIFICATIONS
and other data must also be filed.

WARD

3

BOARD OF PUBLIC WORKS
DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be, prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

(SIGN HERE)

Enrique Clemente

(Applicant)

CITY ASSESSOR: PLEASE VERIFY.

REMOVED FROM

REMOVED TO

Lot

Block

Lot

Block

Tract

Tract

TAKE TO
ROOM NO. 6
FIRST
FLOOR

Lot 65
A Lot Com 240x115
of N.E. Cor. of Pico +
Western. th. E. 50 th.
N. 140 th. W. 50 th.
S. 140 to beg.

7
Leaves Pico
Park St

Book

Page

F.B. Page

Book

Page

F.B. Page

TAKE TO
ROOM NO. 34
THIRD
FLOOR

CITY ENGINEER: PLEASE VERIFY STREET NUMBER.

From No.

To No.

3057

W Pico

To No.

3058

W Pico

ST

- Owner's name *Louise Clemente*
- Owner's Address *3057 West Pico St*
- Architect's name
- Contractor's name *Davis Bros. Moving Co*
- Contractor's address
- Entire cost of the proposed improvements *\$100.00*
- Purpose of the building *residence*
- Class of building *residence* No. of rooms at present *3*
- No. of stories in height *one* Size of present building
- Size of new addition No. of stories in height
- Material of foundation *concrete* Size footing *12"* Size of wall *6"* Depth below ground *6"*
- Size of Redwood Mudsills *4" x 6"* Size of exterior studs
- Size of interior bearing studs Size of interior non-bearing studs
- Size of first floor joist Second floor joist
- STATE ON FOLLOWING LINES JUST WHAT YOU WANT TO DO.

*Move house from 3057 West Pico to 1228
Harvard Blvd. Foundation and other improvements
to be done by Party at 1228 Harvard Blvd*

PERMIT NO.

2795

Date Issued,

MAR 4 1913

191

Application Received

OVER

REMARKS

Application Received _____ Time _____ Returned _____

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

3

BOARD OF PUBLIC WORKS
DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM		REMOVED TO	
Lot	Block	Lot	Block
Tract		Tract	
TAKE TO REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY		O. K. City Engineer Deputy	
Lot 290 ft. E. from E. line of Wedgman St. to E. line of San. N. line 50 ft. 117 ft. 100 ft. to			
Book	Page	Book	Page
21	17		
From No. 3057 West Pico		Street	
To No. 3057 West Pico		Street	

(USE INK OR INDELIBLE PENCIL)

- What purpose is the present Building now used for? Public Garage
- What purpose will Building be used for hereafter? "
- Owner's name J. Clem Phone "
- Owner's address 10667 So. Cimarron
- Architect's name " Phone "
- Contractor's name W. Quillet Phone 7575 7627
- Contractor's address 1607 Santa Monica City
- VALUATION OF PROPOSED WORK (including Plumbing, Gas Fitting, Sewers, Caspools, Elevators, Painting, Finishing, all Labor, etc.) \$700.00
- Class of present Building C No. of rooms at present one
- Number of stories in height one Size of present Building 50 130
- State how many buildings are on this lot one
- State purpose buildings on lot are used for Garage
(Tenement House, Hotel, Residence, or any other purpose)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Remove 106' 9" west side wall
Rebuild - 90' 9" wall being on
other party's property

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign here) W. Quillet
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. 22298	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>H. H. H. H.</u> Plan Examiner	Application checked and found O. K. <u>no 800</u> Class	Stamp ISSUED JUL 1 1922 100000 L.A. Bldg. Dept.
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Plans PLANSC. D. D. D.

13. Size of new addition. _____ No. of Stories in height. _____

14. Material of foundation. _____ Size footings. _____ Size wall. _____ Depth below ground. _____

15. Size of Redwood Mudsills. _____ Size of interior bearing studs. _____

16. Size of exterior studs. _____ Size of interior non-bearing studs. _____

17. Size of first floor joists. _____ Second floor joists. _____

18. Will all provisions of State Dwelling House Act be complied with? Yes

I have carefully examined and read the above blank and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here)

NW Ouellet

(Owner or Authorized Agent)

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

Lot..... Lot.....

Tract..... Tract.....

Present location of building } 3057 West Pico St } Approved by
(House Number and Street) City Engineer.

New location of building } } Deputy.

Between what cross streets } }

1. Purpose of PRESENT building Garage Families..... Rooms.....
Store, Residence, Apartment House, or any other purpose.

2. Use of building AFTER alteration or moving..... Families..... Rooms.....

3. Owner (Print Name) LOUISE CLEMM Phone.....

4. Owner's address 6019 So Wall St

5. Certificated Architect..... State License No..... Phone.....

6. Licensed Engineer..... State License No..... Phone.....

7. Contractor Standard Roof Co State License No. 5374 Phone 744457

8. Contractor's address 1937 Imperial St

9. VALUATION OF PROPOSED WORK {including all Material, Labor, Finishing, Equipment} \$ 2,650.00
{and Appliances in Completed Building.

10. State how many buildings NOW } one
on lot and give use of each. { Residence, Hotel, Apartment House, or any other purpose.

11. Size of existing building 50' x 130' Number of stories high one Height to highest point 16 ft

12. Class of building C Material of existing walls Brick Exterior framework.....
Describe briefly and fully all proposed construction and work: Wood or Steel

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Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY			
PERMIT NO. <u>47816</u>	Plans and Specifications checked	Zone <u>C</u>	Fire District No. <u>3</u>
	Corrections verified	Set Back <u>No</u> Ft.	Street Widening Ft.
	Plans, Specifications and Applications rechecked and approved	Application checked and approved <u>10-22-32</u> Clerk.	
PLANS	For Plans Fee	Filed with	SPRINKLER Required Valuation Included Specified Yes-No
	Inspector <u>J. H. H.</u>		

Fee.....

Stamp here when
Permit is issued

OCT 28 1932

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition.....x.....Size of Lot.....x.....Number of Stories when complete.....

Material of Foundation.....Width of Footing.....Depth of footing below ground.....

Width Foundation Wall.....Size of Redwood Sill.....x.....Material Exterior Walls.....

Size of Exterior Studs.....x.....Size of Interior Bearing Studs.....x.....

Joists: First Floor.....x.....Second Floor.....x.....Rafters.....x.....Roofing Material.....

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here Stanford Roof Co

By Xiao Liang

FOR DEPARTMENT USE ONLY

Application.....	Fire District.....	Set back.....	Termite Inspection.....
Construction.....	Zoning.....	Street Widening.....	Forced Draft Ventil.....

(1) REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

.....Street

Sign Here.....
(Owner or Authorized Agent)

(8)
No required windows will be obstructed.

Sign Here Owner or Authorized Agent.

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here
(Owner or Authorized Agent)

REMARKS:

2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040

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3

APPLICATION TO ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

BAS Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only 2. Plot Plan Required on Back of Original.				CENSUS TRACT
1. LEGAL DESCR.	LOT	BLK.	TRACT	DIST. MAP
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING		ZONE	
3. JOB ADDRESS	3061-67 1/2 West Pico Boulevard			FIRE DIST.
4. BETWEEN CROSS STREETS	Western Avenue AND Hobart Boulevard			INSIDE COR. LOT
5. OWNER'S NAME	Consolidated Hotels		PHONE	KEY REV. COR.
6. OWNER'S ADDRESS	1301 Wilshire Boulevard		P.O. BOX	LOT SIZE
7. ARCHITECT OR DESIGNER	STATE LICENSE NO.		PHONE	REAR ALLEY
8. ENGINEER	STATE LICENSE NO.		PHONE	SIDE ALLEY
9. CONTRACTOR	Burr-Mac, Inc.		STATE LICENSE NO.	BLOG. LINE
10. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	AFFIDAVITS
50 x 78	1 & 2	24'	one	
11. MATERIAL OF CONSTRUCTION	EXT. WALLS	ROOF	FLOOR	
	Brick	Wood	-	
12. JOB ADDRESS	3061-67 1/2 West Pico Boulevard			DISTRICT OFFICE
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 900.00			GRADING
14. NEW WORK: (Describe)	Parapet correction as per plans and department files.			CRIT. SOIL
NEW USE OF BUILDING		SIZE OF ADDITION	STORIES	HEIGHT
TYPE	GROUP	SPRINKLERS REQ'D SPECIFIED	VALUATION APPROVED	CONS.
III-A	G-1 H-2	-	-	
BLDG. AREA	MAX. OCC.	TOTAL	PLANS CHECKED	ZONED BY
DWELL. UNITS	GUEST ROOMS	SPACES REQ'D PROVIDED	PLANS APPROVED	FILE WITH
P.C. No.	CONF. INSP.	APPLICATION APPROVED	INSPECTOR	
P.C. 3.58	S.P.C.	G.P.I.	B.P. 5.50	I.F. O.S. C/O TYPYST

JUN 20-67 29720 5 •48124 X - 2 CK 3.58
 JUN 20-67 29721 5 •48124 X - 1 CK 5.50

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed *J. M. Burroughs*
 (Owner or Agent)

Name	Date
Bureau of Engineering	
ADDRESS APPROVED	
SEWERS AVAILABLE	
NOT AVAILABLE	
DRIVEWAY APPROVED	
HIGHWAY DEDICATION REQUIRED	
COMPLETED	
FLOOD CLEARANCE APPROVED	
APPROVED FOR ISSUE	
FILE #	
Conservation	
PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED	
Plumbing	
APPROVED UNDER CASE #	
Planning	
APPROVED (TITLE 19) (L.A.M.C.-5700)	
Fire	
APPROVED FOR	
Traffic	

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

Bldg. Form 2

2

BOARD OF PUBLIC WORKS
DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings
CLASS "D" Brick

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. Described of follows Block
(Description of Property)
240 feet East of East line of Western Ave
on Pico St then North 290 feet to South line
of Grand St then East 50 feet thence South 290
feet to N. line of Pico St then West 50 feet to place of beg.
District No. 26 M. B. Page F. B. Page
No. 3063 West Pico Street
(Location of Job)
Beh Serrano & Western
(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Stores & apts No. of Rooms 14 No. of Families Six
2. Owner's name Minnich & Hertel Phone 56318
3. Owner's address 667 So Kingsley Ave
4. Architect's name Benjamin S. Challet Phone
5. Contractor's name Owner Phone
6. Contractor's address
7. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$ 14,000.00
8. Is there any existing (old) building on lot? yes How used? Residence
9. Size of proposed building 50 x 75 Height to highest point Twenty six (26) feet
10. Number of Stories in height Two Character of ground Level
11. Material of foundation Cement Size of footings 2' x 2' Size of wall 13" Depth below ground 2' 6"
12. Material of chimneys None Number of inlets to flue Interior size of flues x
13. Give sizes of following materials: REDWOOD MUDSILLS x Girders x
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 4
Ceiling joists 2 x 4 Roof rafters 2 x 6 FIRST FLOOR JOISTS Cement
Second floor joists 2 x 10 Specify material of roof felt asphaltum & leaded cap sheet
14. Will all provisions of State Dwelling House Act be complied with? yes

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER 6/16/22 310 (Sign here) J.C. Minnich
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. 21786	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>H.P. Minnich</u> Plan Examiner	Application checked and found O. K. <u>H.P. Minnich</u> City Clerk	Stamp here when permit is issued ISSUED JUN 27 1922 A. Bldg. Dept.
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PLANS Develop
Plans
2600

FOR DEPARTMENT USE ONLY

APPLICATION	O. K. <i>H. P. Winn</i>
CONSTRUCTION	O. K. <i>H. P. Winn</i>
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K. <i>H. P. Winn</i>

REMARKS

STATE OF CALIFORNIA,
COUNTY OF LOS ANGELES,

AFFIDAVIT (3)

J. Minnich & N.E. Hester Sales

I, first duly sworn, depose and say, that he is authorized by the Owner to act for him and sign this affidavit that *there* are the Owner referred to in this application, that the plans and specifications here-with filed are true and contain a correct description of the building, structure, lot and proposed work.

Subscribed and sworn to before me this

27th day of

June 19 *22* *J. Minnich & N.E. Hester*

Before Me, Notary Public for the County of Los Angeles, State of California

ROBT. DOMINGUEZ, City Clerk

[Signature]
Notary

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

3

BOARD OF PUBLIC WORKS
DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM		REMOVED TO	
Lot <u>54</u>	Block <u>11</u>	Lot <u>54</u>	Block <u>11</u>
Tract <u>ST. ANTHONY'S</u>	Tract <u>ST. ANTHONY'S</u>	Tract <u>ST. ANTHONY'S</u>	Tract <u>ST. ANTHONY'S</u>
Book <u>21</u>	Page <u>172</u>	Book <u>21</u>	Page <u>172</u>
From No. <u>3063 W. Pico</u>	To No. <u>3062 Girardo (250 ft. E of Western)</u>	From No. <u>3063 W. Pico</u>	To No. <u>3062 Girardo (250 ft. E of Western)</u>

(USE INK OR INDELIBLE PENCIL)

- What purpose is the present Building now used for? Residence Vacant
- What purpose will Building be used for hereafter? One Family
- Owner's name Mumuel & Nertis Phone 56318
- Owner's address 667 South Kingsley Drive
- Architect's name Burgess Phone 766753
- Contractor's name Wynfield Oscelette Phone 579627
- Contractor's address 7607 Santa Monica Blvd
- VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Caseworks, Elevators, Painting, Finishing, all Labor, etc.) \$500.00
- Class of present Building frame No. of rooms at present five
- Number of stories in height one Size of present Building 30 x 40
- State how many buildings are on this lot Building House & Garage
- State purpose buildings on lot are used for Residence & Garage
(Tenement House, Hotel, Residence or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Building removed from front to rear of lot

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign here)

Mumuel & Nertis
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY		
PERMIT NO. <u>2691</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>1/24/22</u>	Application checked and found O. K. <u>1/24/22</u>
Plan Examiner	Inspector	Recorder
		JAN 24 1922

13. Size of new addition none No. of Stories in height one story
14. Material of foundation concrete Size footings 12 Size wall 6 Depth below ground 6
15. Size of Redwood Mudsills 2x6 Size of interior bearing studs x
16. Size of exterior studs x Size of interior non-bearing studs x
17. Size of first floor joists x Second floor joists x
18. Will all provisions of State Dwelling House Act be complied with? yes

I have carefully examined and read the above blank and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here)

Minna Herten
(Owner or Authorized Agent)

All Applications must be filled out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS
and other data must also be filed

2

BOARD OF PUBLIC WORKS DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

- First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
- Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is or may hereafter be prohibited by ordinance of the City of Los Angeles.
- Third: That the granting of this permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. 14 Block 1
(Description of Property)
240 feet East of East line of Western Ave. on Pico St.
thence North 290 feet parallel to Western Ave. to Grand St.
thence 50 feet East on South line of Grand St. thence 290
feet South to Pico St. thence 50 feet West on East line of Pico St.
District No. 2 M. B. Page 17 F. B. Page 373
No. 3063-65-67 West Pico St. Street West Pico St.
(Location of Job)
Bel. Serrano & Western
(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Garage No. of Rooms 9 No. of Families 1
2. Owner's name J.C. Minnich & W.E. Hester Phone 56318
3. Owner's address 667 8 Kingsley Ave.
4. Architect's name _____ Phone _____
5. Contractor's name J.C. Minnich Phone _____
6. Contractor's address 667 8 Kingsley Ave.
7. VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Caspools, Elevators, Painting, Finishing, all Labor, etc.) \$750.00
8. Is there any existing (old) building on lot? yes How used? Res. store apt.
9. Size of proposed building 18' x 24' Height to highest point 10' feet
10. Number of Stories in height one Character of ground 1A
11. Material of foundation Cement Size of footing 12 Size of wall 6 Depth below ground 6
12. Material of chimneys _____ Number of inlets to flue _____ Interior size of flue _____ x _____
13. Give sizes of following materials: REDWOOD MUDDSILLS 3 x 4 Girders _____ x _____
EXTERIOR studs 2 x 3 INTERIOR BEARING studs 2 x 3 Interior Non-Bearing studs _____
Ceiling joists _____ Roof rafters 2 x 6 FIRST FLOOR JOISTS _____
Second floor joists _____ Specify material of roof felt & asphalt
14. Will all provisions of State Dwelling House Act be complied with? yes

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign here) J.C. Minnich
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY			
PERMIT NO. <u>39773</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>[Signature]</u> Plan Examiner	Application checked and found O. K. <u>11/3/22</u> <u>[Signature]</u> Clerk	Stamp here when permit is issued <u>NOV 3 1922</u> <u>[Signature]</u>

Phone 56318 574 Pico Ave L

250

FOR DEPARTMENT USE ONLY

APPLICATION	O. K. <i>Fes</i>
CONSTRUCTION	O. K. <i>Fes</i>
ZONING	O. K. <i>f</i>
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K. <i>Fes</i>

REMARKS

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

SS AFFIDAVIT ③

J. M. Minnick being
first duly sworn deposes and says that he is authorized by the Owner to act for
him and sign this affidavit that

is the Owner referred to in this application, that the plans and specifications here-
with filed are true and correct and a correct description of the *Garage building*
structure, lot and proposed work.

Subscribed and sworn to before me this

3rd day of *Nov.* 19 *22* *J. M. Minnick*

Notary Public in and for the County of Los Angeles, State of California

ROBT. DEAN, Notary Public

By *J. M. Minnick*

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Building CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinances of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO
ROOM No. 6
FIRST
FLOOR
CITY CLERK
PLEASE
VERIFY

TAKE TO
ROOM No. 405
SOUTH
ANNEX
ENGINEER
PLEASE
VERIFY

Lot No. 574 Block 2408 E. 8th St.
Description of Property Lot on E. 8th St. between 2408 E. 8th St. and 2412 E. 8th St. 54 ft. x 127 ft. 2 in.
Front of 2412 E. 8th St. 54 ft. x 127 ft. 2 in.
District No. 21 M. B. Page 174 F. B. Page 239

No. 3063 W. PICO ST.
(Location of Job)

Private (USE INK OR INDELIBLE PENCIL)

- Purpose of Building Garage No. of Rooms 3 No. of Families 1
- Owner's name Frank Offner Phone 541-5722
- Owner's address 3063 West Pico
- Architect's name Frank Offner Phone 541-5722
- Contractor's name Frank Offner Phone 541-5722
- Contractor's address 3063 West Pico
- ENTIRE COST OF PROPOSED WORK { Including Plumbing, Gas Fitting, Sowers, Ceasepools, Elevators, Painting, Finishing, etc. } \$ 200.00
- Any other building on the lot? yes How used? Residence
- Size of the proposed building 12 x 30 Height to highest point 14 feet
- Number of stories in height 1 Character of ground Clay
- Material of foundation 2 x 6 Size footings 2 x 6 Size wall 2 x 6 Depth below ground 2
- Material of chimneys 2 x 6 Number of inlets to flues 1 Interior size of flues 1 x 1
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 2 x 6
EXTERIOR studs 1 x 12 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 1 x 4
Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
Second floor joists 2 x 6 Specify material of roof Paper

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign here) Frank Offner
(Owner or Authorized Agent)

PERMIT NO. <u>6421</u>	Plans and specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	MAY 1 1920
	Plan Examiner.	Clerk.	

W. J. Sullivan

NOTE---Answer the Following Questions For Dwellings and Flats Only:--
STATE DWELLING HOUSE ACT

14. Are there any living rooms in basement?
15. What is least area of any room, other than kitchens, bathrooms, or closets?
16. What is the least width of any room, other than kitchens, bathrooms, or closets?
17. What is the minimum ceiling height?
18. Give least size of window courts (width and length).
{ A window court is the unoccupied ground area, in front of any and all windows, as required by the State Law, and such area must be entirely open and uncovered, and be at least 4 feet in width, and at least 30 sq. ft. in area. Eaves or cornices may project into such window courts not to exceed 8 inches; if a greater projection is desired, window court must be increased in width as much as eaves. }
19. Give maximum cornice projection into such court.
20. Will windows in each room be equal to one-eighth ($\frac{1}{8}$) of floor area?
21. Give maximum width of porch to edge of cornice or eaves.
22. What is the minimum height of floor joists above ground?
23. Will entire space underneath building be enclosed and be provided with ventilating screens?
24. Will a water-closet be provided for each family?
25. Give least width of water-closet compartment or room, when finished.
26. Give size of windows for toilet and bathrooms.
27. Will all provisions of State Dwelling House Act be complied with?

I have carefully examined and read the above blank and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here)

Frank Appian
(Owner or Authorized Agent)

Their changes will not be sent for owner's use only

Frank Appian


 Permit #:
 Plan Check #:
 Event Code:

04020 - 10000 - 02761

Printed: 07/20/04 01:12 PM

 Nonbldg-New
 Commercial
 Plan Check at Counter
 No Submit Plan Check

 City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
 AND CERTIFICATE OF OCCUPANCY**

 Last Status: Ready to Issue
 Status Date: 07/20/2004

1. TRACT	BLOCK	LOTID	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
		SW 1/4 SEC 25 T1S R14W	26	SW 1/4 SEC 25 T1S R14W	129B193 1211	5080 - 012 - 011
		SW 1/4 SEC 25 T1S R14W	27	SW 1/4 SEC 25 T1S R14W	129B193 1247	5080 - 012 - 012

3. PARCEL INFORMATION
 Area Planning Commission - Central
 LADBS Branch Office - LA
 Council District - 1
 Certified Neighborhood Council - Olympic Park
 Community Plan Area - Wilshire

 Census Tract - 2132.02
 Census Tract - 2213.01
 District Map - 129B193
 Energy Zone - 9
 Fire District - 2

 Lot Cut Date - 06/20/1945
 Lot Cut Date - PRIOR-07/29/1962
 Near Source Zone Distance - 5.8
 School Within 500 Foot Radius - YES
 Thomas Brothers Map Grid - 633-H4

ZONE(S): C2-1 / R4-1VL /

4. DOCUMENTS
 PKLY - PKG-179
 ORD - ORD-165331-SA9425
 ORD - ORD-165331-SA9430
 ORD - ORD-174483-SA828A
 CPC - CPC-1986-823
 CPC - CPC-1997-51
 CDBG - LARZ-Central City
 AFF - AFF-52405
5. CHECKLIST ITEMS**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s):
 Namkung, David O And 3063 Pico Blvd LOS ANGELES CA 90006

Tenant:
 Applicant: (Relationship: Owner)
 John Nam Kung - 3063 W. Pico Blvd. LOS ANGELES, CA 90006 (323) 730-0907

7. EXISTING USE**PROPOSED USE**

(61) Use of Land

8. DESCRIPTION OF WORK
 USE OF LAND: PLACING STORAGE CONTAINER 40' X 8' X 8'. (INCIDENTAL USE
 FOR (E) RETAIL STORE)
9. # Bldgs on Site & Use:**10. APPLICATION PROCESSING INFORMATION**
 BLDG. PC By: Catherine Nuezca DAS PC By:
 OK for Cashier: Catherine Nuezca Coord. OK:

 Signature: *Catherine Nuezca* Date: 7/20/04
11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$301 PC Valuation:

FINAL TOTAL Nonbldg-New	214.78
Permit Fee Subtotal Nonbldg-New	130.00
Plan Check Subtotal Nonbldg-New	58.50
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	0.50
O.S. Surcharge	3.78
Sys. Surcharge	11.34
Planning Surcharge	5.66
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTSPlot Plan *[Signature]*

For information and/or inspection requests originating within LA County.

Call toll-free (888) LA4BUILD

Outside LA County, call (213) 482-0000. (LA4BUILD = 524-2845)

 For Cashier's Use Only W/O #: 42002761
 LA Department of Buildings and Safety
 LA 01 10 112007 07/20/04 01:19PM

BUILDING PERMIT COMM	\$130.00
BUILDING PLAN CHECK	\$58.50
EI COMMERCIAL	\$0.50
ONE STOP SURCH	\$3.78
SYSTEMS DEVT FEE	\$11.34
CITY PLANNING SURCH	\$5.66
MISCELLANEOUS	\$5.00

 Total Due: \$214.78
 Cash: \$220.00

Change: \$5.22

04LA 61294



* P 0 4 0 2 0 1 0 0 0 0 0 2 7 6 1 F N *

07/20/04 01:12 PM

14. APPLICATION COMMENTS

* LATEST BUILDING PERMIT (STATING USE): LA 21786, JUNE 27, 1922.

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

(O) , Owner-Builder

CLASS LICENSE# PHONE

0

PERMIT EXPIRATION

This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☒ I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

OR

☐ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____

☒ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code.

20. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0105.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: Chong oh Kim Sign: Chong oh Kim Date: 7-20-04 ☐ Owner ☒ Authorized Agent

Nonbldg-New

City of Los Angeles - Department of Building and Safety

Plan Check #:

Commercial

Initiating Office: METRO

No Submit Plan Check

PLOT PLAN ATTACHMENT

Printed on: 07/20/04 13:13:02

L.A. AUTO PART CO., INC.
3063 W. PICO BLVD
LOS ANGELES, CA 90006
TEL. (323) 730-0907 • FAX. (323) 730-0920

Jul. 19.04

Storage plan
Temporary For ONE Year

house

backyard

Proposed
Storage
container

parking

320'x

Bldg.

Auto Parts Store

handicapped
parking lot

Bldg.
Church

pedestrian path

pico blvd

western

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

101073020038328

3

PUBLIC RECORD

APPLICATION FOR INSPECTION—TO ADD-ALTER-REPAIR-DEMOLISH

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

B & S B-3 (R 12.80)
DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT	BLOCK	TRACT	COUNCIL DISTRICT NO.	DIST. MAP
See Attached			S.W. 1/4 Sec. 25 T. 15., R. 14 W.	10	7286 2132.00
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING		ZONE		
(05 Apt House & Store	(05 Apt, Stores & Offices		C2-2		
3. JOB ADDRESS	FIRE DIST.				
3063 W. Pico Blvd.					
4. BETWEEN CROSS STREETS	AND		LOT TYPE		
Serrano	Western Ave		Water		
5. OWNER'S NAME	PHONE		LOT SIZE		
Kathy Chung	731-2311				
6. OWNER'S ADDRESS	CITY		ZIP		See Map
3063 W. Pico					
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY	
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE	
Kaz Umemoto	0-2559		739-0589		
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY		ZIP		AFFIDAVITS
10. CONTRACTOR	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	Parking	
Owner				1794	
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		2284
WIDTH 50 LENGTH 75	2	20	One		455 52405
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR	STREET GUIDE	
Brick	Brick	Build-up	Wood		
13. JOB ADDRESS	DISTRICT OFFICE				
3063 W. Pico Blvd.	L.A.				
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	SEISMIC STUDY ZONE				
15. NEW WORK (Describe)	GRADING				FLOOD
Replace windows, New office tie lots.					
Comply w/ city order H 80683	NEW, DEC.				CONS.
Office, store, Apt-HSE	Anderson				
NEW USE OF BUILDING	SIZE OF ADDITION	STORIES	HEIGHT	ZONED BY	
Office, store, Apt-HSE				Anderson	
TYPE	GROUP	BLDG. AREA	PLANS		FILE WITH
	G-1		Ready		
DWELL UNITS	MAX OCC.	TOTAL	APPLICATION APPROVED		TYPIST
			Ready		
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	INSPECTION ACTIVITY		INSPECTOR
	N/C	STD. CONF.	CONC. MAL. CONC.		CRUZ HERRERA
SPRINKLERS REQ'D SPEC.	CONT. INSP.	C 11.05 8-PC			
P.C. 11-05 P.M.		C 13.00 8-PC			
S.P.C. J.F.	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.	62023 4 12/09/81 24.05 CHTD			
H.P. 13 D.S.					
G.P.T. C/O					
DIST. OFFICE	ENERGY: NO				
P.C. NO. 190					

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS' DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 8 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date 12/7/81 Lic. Class 12/7/81 Lic. Number 12/7/81 Contractor Kathy Chung (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 8 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom; and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☒ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

☐ I am exempt under Sec. 12/7/81 B. & P. C. for this reason.

Date 12/7/81 Owner's Signature Kathy Chung

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of constant to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. 12/7/81 Company 12/7/81

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date 12/7/81 Applicant 12/7/81

Applicant's Mailing Address 12/7/81

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date 12/7/81 Applicant Kathy Chung

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name 12/7/81 Lender's Address 12/7/81

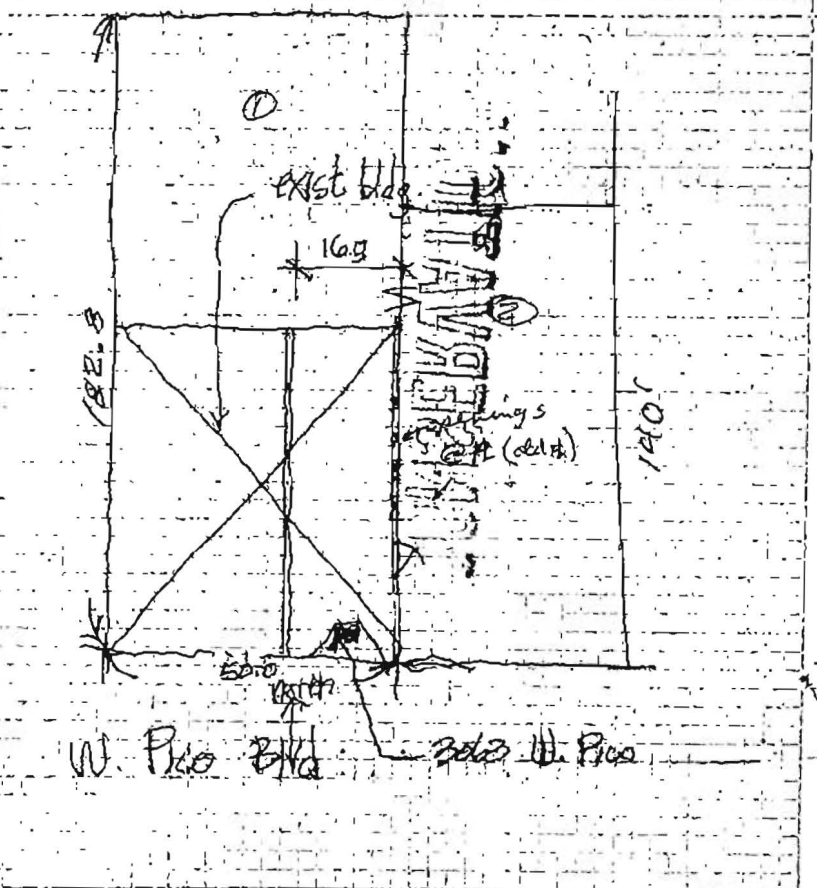
21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of the City to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the City of Los Angeles nor any board, department, officer or employee thereof makes any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed Kathy Chung x OWNER x 12/7/81
(Owner or agent having property owner's consent) Position Date

DATE	DESCRIPTION	AMOUNT	BALANCE
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Affidavit
58405
Tieslots ①②



(INDIVIDUAL)

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS.

X On 7th December 1981

before me, the undersigned, a Notary Public in and for said
County and State, personally appeared

KATHY J CHUNG

known to me to be the person whose name
subscribed to the within Instrument and acknowledged that

SHE

executed the same.

WITNESS my hand and official seal

Elmer P. Warren



OFFICIAL SEAL
ELMER P. WARREN
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY

My Commission Expires April 26, 1985

B&S 8-231

(CORPORATION)

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS.

On _____
before me, the undersigned, a Notary Public in and for said
County and State, personally appeared _____

known to me to be the _____ President,
and _____

known to me to be _____ Secretary of
the Corporation that executed the within Instrument,
known to me to be the persons who executed the within
Instrument on behalf of the Corporation therein named,
and acknowledged to me that such Corporation executed
the within Instrument pursuant to its by-laws or a resolution
of its board of directors.

WITNESS my hand and official seal.

7/20/59

THAT PTN OF THE SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$, OF THE SW $\frac{1}{4}$, OF SECTION 25, TWP 1 S, RANGE 14 W, SAN BERNARDINO MERIDIAN, ~~XXXX~~ ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SD LD ON FILE IN ~~72~~ THE BUREAU OF LAND MANAGEMENT CO OF LA, DAF: BEGNG AT A PNT IN THE N LN OF PICO STREET (80 FT WIDE) DISTANT 290 FT E OF THE E LN OF WESTERN AVENUE (80 FT WIDE); THC N 140 FT; THC E 50 FT; THC S 140 FT; THC W 50 FT TO THE PCB.

NO PRIORITY CL

NOTE NOT SET OUT FOR 17,000.00

NTC REQ BY TRUSTOR AT 837 LE DOUX, LA 35, CALIF

BNFCY 760 S HILL ST., LSA, CALIF. ATTN: M DE LECNPEREZ

ALL OF THEIR RIGHT TITLE & INT IN AND TO
PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 25 T 1 S RANGE
14 W S B M CY & CO OF LA DAF:

BEG AT A PT IN THE N LINE OF PICO ST 80 FT WIDE 240 FT E
OF THE E LINE OF WESTERN AVE 80 FT WIDE TH NLY // WITH THE
ELY LINE OF WESTERN AVE 290 FT TH ELY // WITH THE NO LINE OF
PICO ST 50 FT TH SLY AT RIGHT ANGLES 290 FT TO PICO ST TH
WLY ALONG PICO ST 50 FT TO THE PT OF BEG.

EXCEPT THE NLY 107.5 FT THEREOF.

NO C C R & R

CONT 1

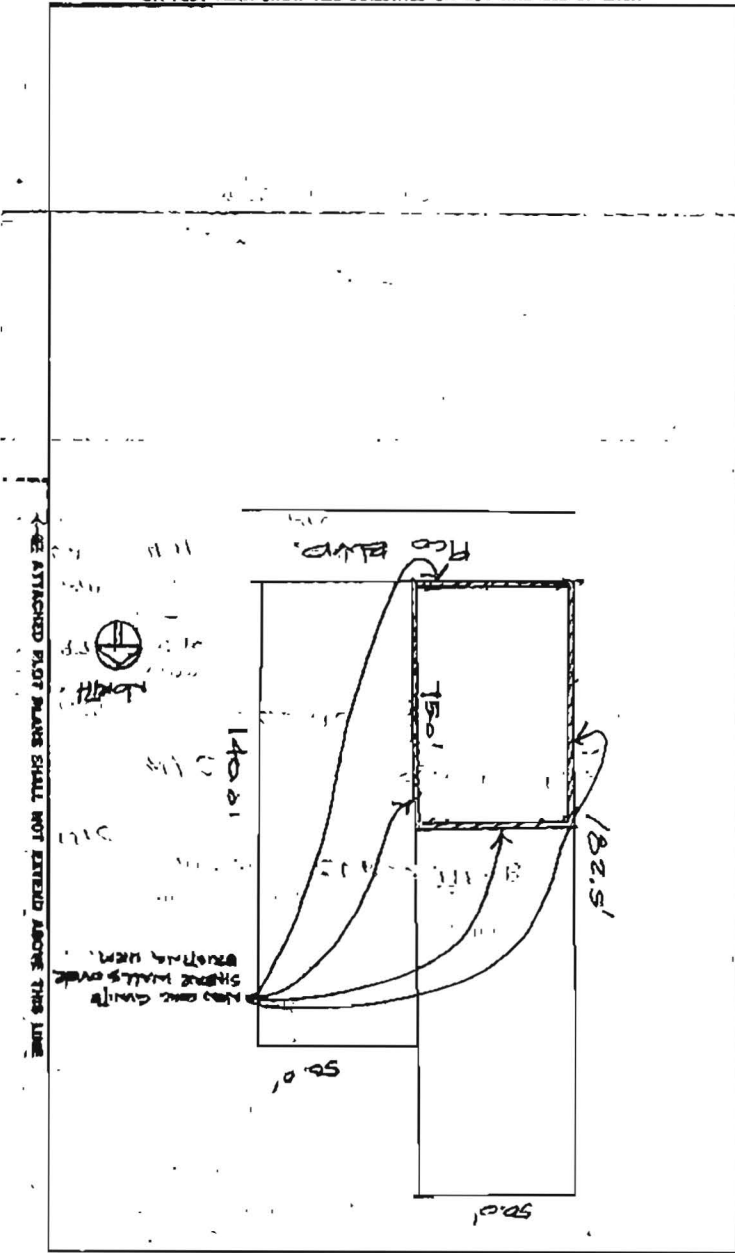
(Owner or Agent Having Property Owner's Consent)	Position	Date
--	----------	------

(Owner or Agent Having Property Owner's Consent)	Position	Date
--	----------	------

Bureau of Engineering		ADDRESS APPROVED	
		DRIVEWAY	
		HIGHWAY	REQUIRED
		DEDICATION	COMPLETED
		FLOOD CLEARANCE	
SEWERS		SEWERS AVAILABLE	
		NOT AVAILABLE	
		SFC PAID	
		SFC DUE	
		SFC NOT APPLICABLE	
Grading	PRIVATE SEWAGE SYSTEM APPROVED		
Conservation	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>		
Fire	APPROVED (TITLE 19 (L.A.M.C. 8700))		
Housing	HOUSING AUTHORITY APPROVAL		
Planning	APPROVED UNDER CASE #		
Traffic	APPROVED FOR		
Construction Tax	RECEIPT NO.	DWELLING UNITS	

LEGAL DESCRIPTION
CHEAR WALLS TESTS FAILED, SO ALL URM
BEHAVED AS VENEER, ALL WALLS CONNECTED
TO CURBLINE EVERY 40" o.c.

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



GENERAL ACKNOWLEDGMENT

NO 201

State of California

County of Los Angeles

} SS.

On this the 19th day of January, 1988, before me,

SOK YOL CHOE

the undersigned Notary Public, personally appeared

KATHY J. CHUNG

☒ personally known to me

☐ proved to me on the basis of satisfactory evidence

to be the person whose name is subscribed to the
within instrument, and acknowledged that She executed it.

WITNESS my hand and official seal.



[Signature]
Notary's Signature

All Applications Must be Filled Out by Applicant

Std. Form 3

PLANS AND SPECIFICATIONS
and other data must also be filed

BUILDING DIVISION

3

DEPARTMENT OF BUILDING AND SAFETY

Application to Alter, Repair or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

TAKE TO
ROOM No. 6
REAR OF
NORTH
ANNEX
1st Floor
CITY CLERK
PLEASE
VERIFY

TAKE TO
FIRST FLOOR
242 SO.
BROADWAY
ENGINEER
PLEASE
VERIFY

Lot.....Block.....
Tract.....
Book.....Page.....F. B. Page.....

Lot.....Block.....
Tract.....
Book.....Page.....F. B. Page.....

From No. 3067 West Pico
To No. Benford & Western

Street.....
Street.....

O. K. City Clerk
By
O. K. City Engineer
By

(USE INK OR INDELIBLE PENCIL)

- What purpose is the present Building now used for? Pool room
- What purpose will Building be used for hereafter? Same
- Owner's name J. F. Pulford Phone Empire 9688
- Owner's address 3067 West Pico
- Architect's name None Phone.....
- Contractor's name Lewis Math & E. S. Ruston Phone Del. 1794
- Contractor's address 10101 Wilshire Ave
- VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Ceapools, Elevators, Painting, Finishing, all Labor, etc.) \$ 90.00
- Class of present Building E No. of rooms at present one
- Number of stories in height One Size of present Building 30 x 60
- State how many buildings are on this lot one
- State purpose buildings on lot are used for Pool room
(Apartment House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

seven feet high
F & G Partitions North door to enclosure room 14' x 18'
The ceiling of special room is about 13'-0" high leaving an
open space of about six feet top of partition to ceiling
Same tenant both sides

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

☒ OVER

(Sign here)

E. S. Ruston
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. 16993	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>6/15</u> Plan Examiner	Application checked and found O. K. <u>6/15/27</u> Clerk	Stamp here when permit is issued RECEIVED JUN 15 1927 DEPT. OF BUILDING
----------------------------	---	--	---

13. Size of new addition None No. of Stories in height None
14. Material of foundation None Size footings None Size wall None Depth below ground None
15. Size of Redwood Mudalls None Size of interior bearing studs None
16. Size of exterior studs None Size of interior non-bearing studs None
17. Size of first floor joists None Second floor joists None
18. Will all provisions of State Housing Act be complied with? Yes

I have carefully examined and read the above blank and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here)

E. S. Ruston

(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT <u>#3</u>	O. K.

REMARKS

3

APPLICATION TO ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

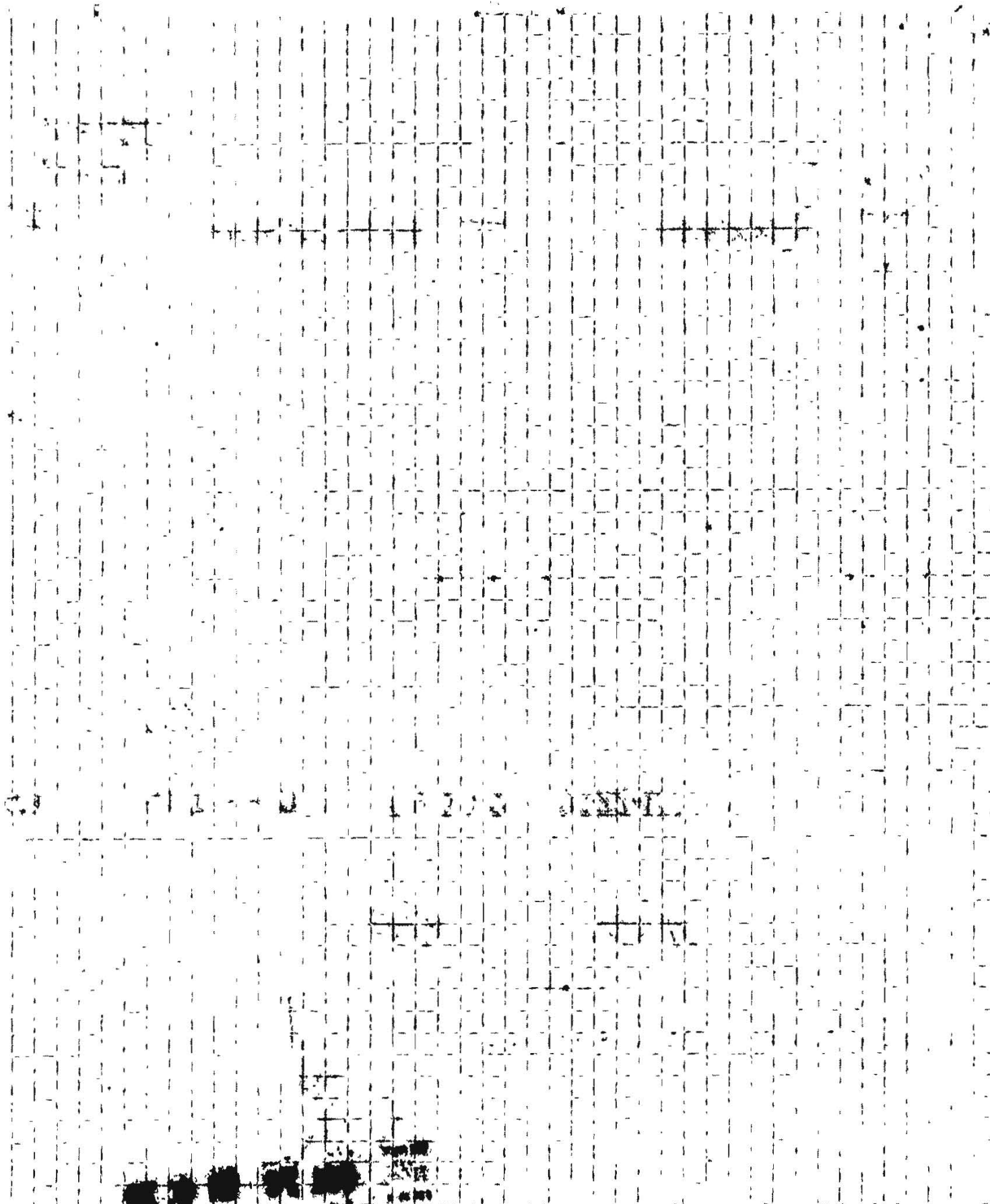
1. LEGAL LOT		BLK.	TRACT		DIST. MAP 7287	
2. BUILDING ADDRESS 3067 W. Pico				APPROVED		ZONE C-2
3. BETWEEN CROSS STREETS SERRANO AND 5th WESTERN				FIRE DIST. II		
4. PRESENT USE OF BUILDING Comm'l			NEW USE OF BUILDING same			INSIDE KEY
5. OWNER Mr. Huntley			PHONE			COR. LOT
6. OWNER'S ADDRESS same			P.O.			REV. COR
7. CERT. ARCH.			STATE LICENSE			LOT SIZE
8. LIC. ENGR.			STATE LICENSE			PHONE
9. CONTRACTOR Atlas Paint Co.			STATE LICENSE 137295			PHONE We 14404
10. CONTRACTOR'S ADDRESS 2526 W. Washington Blvd. L. A.			P.O.			ZONE
11. SIZE OF EXISTING BLDG. 30 x 25		STORIES 2	HEIGHT 22'	NO. OF EXISTING BUILDINGS ON LOT AND USE One		BLDG. AREA
12. MATERIAL EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> ROOF <input checked="" type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE <input type="checkbox"/> CONST.		<input type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> ROOFING <input checked="" type="checkbox"/> CONC. <input type="checkbox"/> OTHER		SPRINKLERS REQ'D. SPECIFIED		
3 3067 W Pico					DISTRICT OFFICE LA	
VALIDATION LA 55991			CASHIER'S USE ONLY			
TYPE GROUP			MAX. OCC. OCT-22-56 81969 C-1 CK 1.50			
J. OF O. ISSUED INSPECTOR			P.C. None	S.P.C.	B.P. 1/50	I.F.
			O.S.	C/O		
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 75.00					DWELL. UNITS	
14. SIZE OF ADDITION Wet sandblast stucco surfaces			STORIES		HEIGHT	
15. NEW WORK: EXT. WALLS			ROOFING		VALUATION APPROVED	
					APPLICATION CHECKED	
					PLANS CHECKED	
					CORRECTIONS VERIFIED	
					PLANS APPROVED	
					APPLICATION APPROVED	

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

SIGNED **C. J. M...**

This Form When Properly Validated is a Permit to Do Work Described.

1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.



ON THE 11th NOV. 1944. ON BOARD THE L.S. 101.

All Applications must be filled out by Applicant

Blk. Form 3

3

BOARD OF PUBLIC WORKS

PLANS AND SPECIFICATIONS
and other data must also be filed

DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

To the Board of Public Works of the City of Los Angeles

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions attaching to the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession to, the property described in such permit.

	REMOVED FROM			REMOVED TO		
TAKE TO ROOM No. 6 FIRST FLOOR	Lot.....	Block.....		Lot.....	Block.....	
	Tract.....			Tract.....		
CITY CLERK PLEASE VERIFY						
TAKE TO ROOM No. 405 SOUTH ANNEX	Book.....	Page.....	F. B. Page.....	Book.....	Page.....	F. B. Page.....
	From No.....			Street.....		
ENGINEER PLEASE VERIFY	To No. <u>3067 N Pico</u>			Street.....		

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building used for? Residence & tailor shop
2. Owner's name J. L. Graham Phone 75841
3. Owner's address 3067 N Pico St
4. Architect's name..... Phone.....
5. Contractor's name J. L. Graham Phone.....
6. Contractor's address 451 N Figueroa Blvd 5302 (150.00)
7. ENTIRE COST OF PROPOSED WORK (including Plumbing, Gas Fitting, Scaffolding, Carpentry, Elevators, Painting, Finishing, etc.) \$150.00
8. Class of Present Building frame No. of Rooms at present 5
9. Number of stories in height one Size of present building..... x.....
10. State how many buildings are on this lot two
11. State purpose buildings on lot are used for. Dwelling and tailor shops
(Tenement House, Hotel, Residence, or any other purpose)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

a one story 8 x 10 ft high
Add 3 rooms

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign here) J. L. Graham
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY			
PERMIT NO. <u>10456</u>	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. <u>7/15/20</u> Plan Examiner.	Application checked and found correct <u>7/15/20</u> Clerk.	APPROVED JUL 15 1920 TOWNSHIP

G. K. E. No. 10456

150

12. Size of new addition 8' one 30' one 30' one 30' No. of stories in height one
13. Material of foundation Reinforced concrete Size footings 6' Size wall 6" Depth below ground 4'
14. Size of Redwood Mudsill 2" x 6" Size of interior bearing studs 2" x 4"
15. Size of exterior studs 2" x 4" Size of interior non-bearing studs 2" x 4"
16. Size of first floor joists 2" x 6" Second floor joists 2" x 4"
17. Will all provisions of State Dwelling House Act be complied with? yes

I have carefully examined and read the above blank and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here) J. Y. Buchanan
(Owner or Authorized Agent.)

3 APPLICATION TO ALTER-REPAIR-DEMOLISH DR-1 845 B-3-8344				CITY OF LOS ANGELES		AND FOR CERTIFICATE OF OCCUPANCY		DEPT. OF BUILDING AND SAFETY	
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.									
1. LEGAL LOT DESCR		Part SW 1/4 Sec 25 T1s, R 14 W (SEE BACK)		BLK.		TRACT		CENSUS TRACT	
2. PRESENT USE OF BUILDING		Gar		NEW USE OF BUILDING		Demo		DIST. MAP	
3. JOB ADDRESS		3062 W. 12th Place						ZONE	
4. BETWEEN CROSS STREETS		Serrano Ave.		AND		Western Ave.		FIRE DIST.	
5. OWNER'S NAME		Paul Agnes Darcy		PHONE		RE 22788		LOT (TYPE)	
6. OWNER'S ADDRESS		3062 W. 12th Place		CITY		IA 90006		LOT SIZE	
7. ARCHITECT OR DESIGNER				STATE LICENSE No.		PHONE		Irreg. 50x107.5	
8. ENGINEER				STATE LICENSE No.		PHONE		ALLEY	
9. CONTRACTOR		Owner		STATE LICENSE No.		PHONE		BLDG. LINE	
10. LENDER				BRANCH OFFICE		PHONE		AFFIDAVITS	
11. SIZE OF EXISTING BLDG.		18x33		STORIES		1		NO. OF EXISTING BUILDINGS ON LOT AND USE	
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.		Wd		EXT. WALLS		Wd		ROOF	
13. JOB ADDRESS		3062 W. 12th Place						DISTRICT OFFICE	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING		\$ 300						GRADING	
15. NEW WORK: (Describe)		DEMOLISH GARAGE						CRIT. SOIL	
NEW USE OF BUILDING		DEMOLISH GARAGE		SIZE OF ADDITION		STORIES		HEIGHT	
TYPE		R-1		GROUP		SPRINKLERS REQ'D SPECIFIED		VALUATION APPROVED	
BLDG. AREA		594		MAX. OCC.		TOTAL		PLANS CHECKED	
DWELL. UNITS		1		GUEST ROOMS		PARKING REQ'D PROVIDED		PLANS APPROVED	
P.C. No.				CONT. INSP.		APPLICATION APPROVED		INSPECTOR	
P.C.		S.P.C.		G.P.I.		B.P.		I.F.	
						215		1	
								O.S.	
								C/O	
								TYPIST	
								In	

PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY

APR-16-69 189115 •86220 X-108 2.75

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed <u>Paul Agnes Darcy</u> (Owner or Agent)		Name	Date
Bureau of Engineering	ADDRESS APPROVED	R. Byler	4-16
	SEWERS AVAILABLE		
	NOT AVAILABLE		
	DRIVEWAY APPROVED		
	HIGHWAY DEDICATION REQUIRED COMPLETED		
	FLOOD CLEARANCE APPROVED		
Conservation	APPROVED FOR ISSUE	L. Fambrian	4-16-69
Plumbing	FILE # <u>no Ref</u>		
	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
Planning	APPROVED UNDER CASE #		
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)		
Traffic	APPROVED FOR		

DEMOLITION BY O

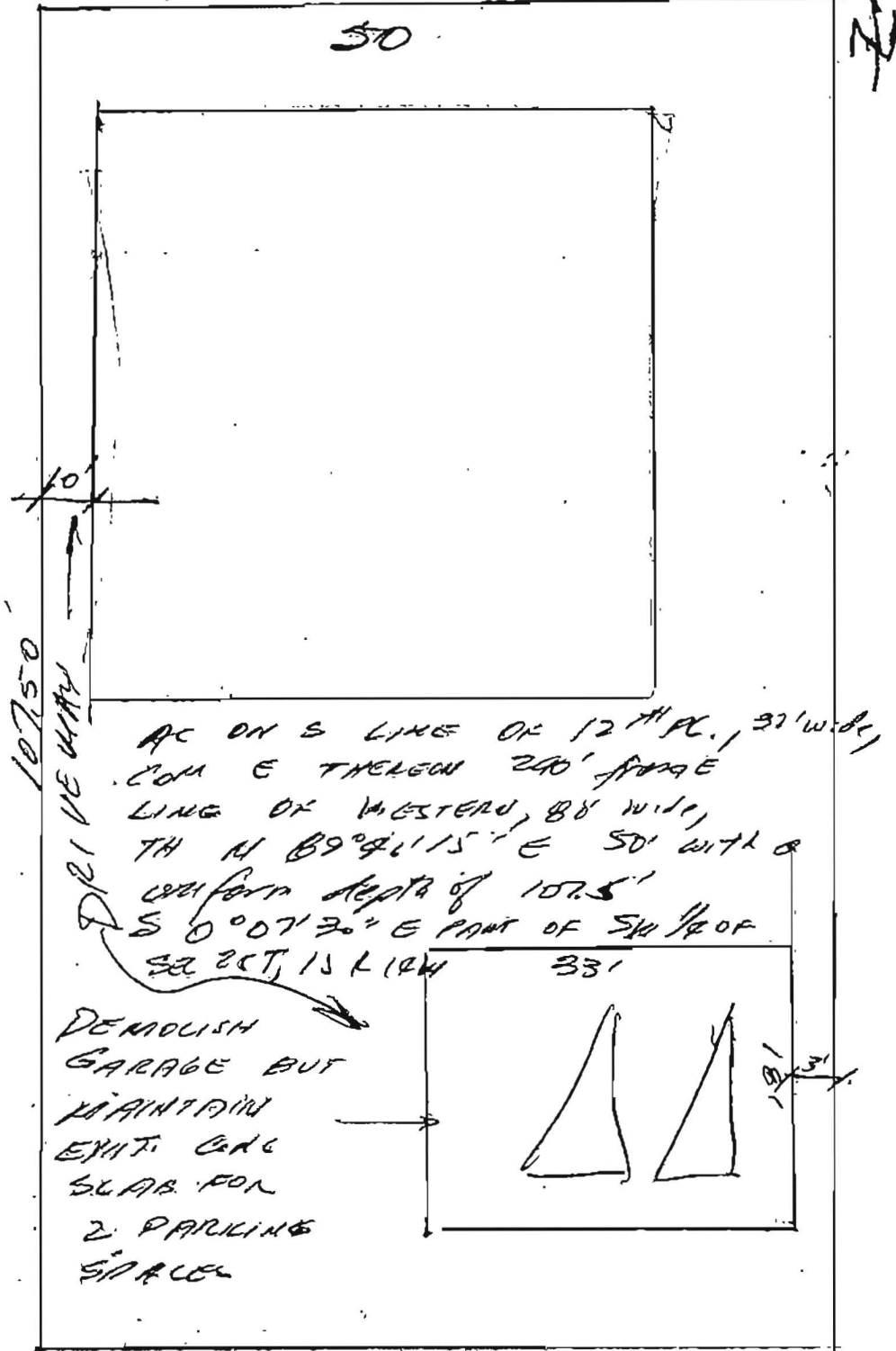
PAUL D'ARCY
[Name - Print]

am the owner of the building and lot located at
3062 W. 12TH PLACE
[Address - Print]

All demolition work will be performed by me or
by day labor in my employ. I will not employ
any person in violation of the Calif. State Con-
tractors license law or the Labor Code of the
State of California relating to workmen's com-
pensation insurance.

9/15/69 Paul D'Arcy
Date Signature

12TH PLACE



3/13/13

All applications must be filled out by applicant

USE INK OR INDELEBIL PENCIL

PLANS AND SPECIFICATIONS
and other data must also be filed.

WARD

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

1

Application for the Erection of Building

CLASS "A", "B", "C"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be, prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

(SIGN HERE)

J. H. Cohen
Phone South 7682 (Applicant)

PLANS CHECKED BY - O. K. *[Signature]*

TAKE TO
ROOM NO. 6
FIRST FLOOR

ASSESSOR
PLEASE
VERIFY

TAKE TO
ROOM NO. 34
THIRD FLOOR

ENGINEER
PLEASE
VERIFY

Lot No. 21 Block 17^a
Dist. com 220 ft E of N E cor of Pico St. to
Western Ave. Thence 50 ft N to 140 ft W. N. 50 ft
Thence 140 ft to big.
District No. 21 M. B. page 17^a F. B. page 236
No. 3057 W. Pico St.
Street W. Pico St.

- PURPOSE OF BUILDING Garage Number of rooms two
- OWNER'S NAME Eugene Coleman
- Owner's address 5037 West Pico St.
- Architect's name J. H. Cohen
- CONTRACTOR'S NAME J. H. Cohen
- Contractor's address 3710 N. Figueroa St.
- ENTIRE COST OF PROPOSED BUILDING, \$ 3000.00
- Size of lot 33'-0" x 140'-0" Size of building 30'-0" x 130'-0"
- Will building be erected on front or rear of lot? Front
- NUMBER OF STORIES IN HEIGHT one Height to highest point of roof 21'-0"
- Height of first floor joist above curb level, or surface Level
- Character of ground: rock, clay, sand, filled, etc. clay
- Of what material will FOUNDATION and cellar walls be built? concrete
- GIVE depth of FOUNDATION below the surface of ground 1'-6"
- GIVE dimensions of FOUNDATION and cellar wall FOOTINGS 1'-9"
- GIVE width of FOUNDATION and cellar wall at top
- NUMBER and KIND of chimneys Number of flues
- Number of inlets to each flue Interior size of flues
- Of what material will upper walls be constructed? Brick
- Are there any buildings within 30 feet of the proposed structure? yes

Date issued **MAR 28 1913**

Application Received *[Signature]*

MAR 28 1913

PERMIT NO. **4107**

6

12 OVER

21. GIVE THICKNESS OF EXTERIOR WALLS:

Basement _____ 5th story _____ 10th story _____
 1st story 12" 6th story _____ 11th story _____
 2nd story _____ 7th story _____ 12th story _____
 3rd story _____ 8th story _____ Fire wall _____
 4th story _____ 9th story _____

22. GIVE MATERIAL, SIZE AND DISTANCE ON CENTERS OF FLOOR JOIST:

1st story—material _____	size _____ X _____	distance on centers _____
2nd " " _____	" " " X " " "	" " " " " " "
3rd " " _____	" " " X " " "	" " " " " " "
4th " " _____	" " " X " " "	" " " " " " "
5th " " _____	" " " X " " "	" " " " " " "
6th " " _____	" " " X " " "	" " " " " " "
7th " " _____	" " " X " " "	" " " " " " "
8th " " _____	" " " X " " "	" " " " " " "
Ceiling joists _____	" " " X " " "	" " " " " " "
Roof joist <u>OP</u>	" <u>2 x 6</u>	" " " <u>240"</u>

23. Will any wall be supported on iron or steel girders or columns? Don't

24. Specify material of beams, girders and columns Steel I

25. Specify construction of floors Leaves floor

26. Specify material of partitions 2x4 Steel Metal lath & plaster

27. Specify material of roofing Composition

28. Specify material of stairways _____

29. Specify material of elevator shaft, other shafts and chutes _____

30. Specify material and construction of cornices _____

31. Specify number of fire escapes, and where located _____

32. Specify means of access to roof Sty leg tr

33. Specify size of vent shafts to water closet compartments _____

34. Specify how halls will be lighted and ventilated _____

35. Will metal lath be used? Specify where between Garage & Shop

36. Will freight elevators be inclosed or provided with doors and fusible links? _____

REMARKS:

PLANS AND SPECIFICATIONS CHECKED AND
 APPROVED BY THIS DEPARTMENT AS TO CON-
 FORMING WITH THE GARAGE ORDINANCES

DATE Mar 28-13

CHIEF FIRE DEPARTMENT

PER Jno G. Lynch
 DEPUTY FIRE MARSHAL

Application Received _____

Time _____

Returned _____

3

APPLICATION TO ALTER, REPAIR, OR DEMOLISH AND FOR A Certificate of Occupancy

Form B-3-204-1-48
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No.

Tract

Location of Building 3062 S. 12th Place

(House Number and Street)

Approved by
City EngineerBetween what cross streets Savoy Oxford & Western

Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building Dwelling Families 1 Rooms 1
(Store, Dwelling, Apartment House, Hotel or other purpose)

2. State how long building has been used for present occupancy.

3. Use of building AFTER alteration or moving Dwelling Families 1 Rooms 14. Owner Paul E. D'Arcy Phone
(Print Name)5. Owner's Address 3062 S. 12th Place P.O. Los Angeles

6. Certificated Architect

7. Licensed Engineer

8. Contractor Enterprise Construction Co.State License No. Phone
State License No. Phone
State License No. 45854 Phone NE 352919. Contractor's Address 6508-10 Melrose Ave., Los Angeles, California

10. VALUATION OF PROPOSED WORK

(Including all labor and material and all permanent
lighting, heating, ventilation, water supply, plumbing,
fire sprinkler, electrical wiring and elevator
equipment therein or thereon)11. State how many buildings NOW on lot and give use of each. 1 Dwelling
(Store, Dwelling, Apartment House, Hotel or other purpose)12. Size of existing building x Number of stories high 1 Height to highest point 13. Material Exterior Walls Wood Exterior framework
(Wood, Steel or Masonry) (Wood or Steel)

14. Describe briefly all proposed construction and work:

Reside Exterior Walls of House
with Asbestos Siding

NO STRUCTURAL CHANGES

NEW CONSTRUCTION

15. Size of Addition x Size of Lot x Number of Stories when complete 16. Footings: Width Depth in Ground Width of Wall Size of Floor Joists x17. Size of Studs x Material of Floor Size of Rafters x Type of Roofing

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Signed Enterprise Construction Co.

(Owner or Authorized Agent)

DISTRICT
OFFICEBy Ben Ross

FOR DEPARTMENT USE ONLY

PLAN CHECKING		REINFORCED CONCRETE		FEES	
Date	Receipt No.	Bbls. Cement	Tons of Reinforcing Steel	Bldg. Per	Cert. of Occupancy
Valuation \$	Fee Paid \$			Total	
TYPE	GROFF	Maximum No. Occupants	Inside Lot	Key Lot	Lot Size
		Corner Lot	Corner Lot Keyed		
PERMIT No.	Plans and Specifications checked	Zone	Fire District	FL. Plan	FL. Plan
LA21914	Correction Verified	Eng. License	Street Widening	FL. Plan	FL. Plan
PLANS	Plans, Specifications and Application rechecked and approved	Inspected and approved		Inspected and approved	
Set's	For Plans etc.	Filed with	Consensus Inspection	Specified-Required Valuation Included	Inspector

1957 SEP 25 1411:00

3

APPLICATION FOR EARTHQUAKE SAFETY DIVISION INSPECTION

TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LOT	BLOCK	TRACT	CITY	ZIP	PERMIT NO.	7260
LEGAL DESCR.		S.W. 1/4 Sec 25 T11 R14W	10			
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING		CENSUS TRACT 2132			
3. JOB ADDRESS	3063-67 West Pico		ZONE C2-2			
4. BETWEEN CROSS STREETS	AND Western		FIRE DIST. II			
5. OWNER'S NAME	J. Chung		PHONE 878-743-6749		LOT TYPE Int	
6. OWNER'S ADDRESS	Ridge Drive Glendale 91206		ZIP		LOT SIZE see map	
7. ENGINEER	Bradley Smith SE 2842 818-501-7529		PHONE		ALLEY	
8. ARCHITECT OR DESIGNER			PHONE		BLOC. LINE	
9. ARCHITECT OR ENGINEER'S ADDRESS	17000 Ventura Bl #212 Encino 91316		PHONE		AFFIDAVIT	
10. CONTRACTOR	Neil Construction #517073 215-384-6941		PHONE		P.C. REQD	
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE			
WIDTH 50 LENGTH 75	2	28				
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR	P.C. REQD		
3	URM	Wood	Conc	No (f)		
13. JOB ADDRESS	3063-67 West Pico		STREET GUIDE		CONTRACT OFFICE	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT ASSURED TO OPERATE AND USE PROPOSED BUILDING	\$34,000.00		SLIDING STUDY ZONE			
15. NEW WORK (Describe)	Contractor on line 10		GRADING		FLOOR	
Permit # 88LA 87905		NEW USE OF BUILDING		SIZE OF ADDITION		STORIES
TYPE		FLOOR		PLANS CHECKED		FILE WITH
DWELL UNIT		TOTAL		APPLICATION		TYPE
CERST ROOMS		PARKING PROVIDED		INSPECTION ACTIVITY		DISPOSITION
PARKING REQD		STD. COMP.		COMB. BEX. MAIS. CORN. PER		
1L 20.00		EPL		CORT. RESP.		
SPL		PXL				
3P		EL .50		CASHIER'S USE ONLY		
UF		FR		C 20.00 E3SP		
SD		CSC		C .50 E1-C		
DST. OPKS		SBSSE		C 1.00 DSS		
P.C. NO		CO		97257 B321		
		ENERGY		55559 1-06/05/86		27:54 CHYB

DECLARATIONS AND CERTIFICATIONS

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date 2/1/88 Lic. Class A Lic. Number 70722 Contractor Neil Construction

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7007.5, Business and Professions Code): Any day or part of which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7007.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or planned for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or planned for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

☐ I am exempt under Sec. B & P. C. for this reason.

Date 2/1/88 Owner's Signature J. Chung

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. 1037853-01 Insurance Company Spartan Fire

☐ Certified copy is hereby furnished.

☒ Certified copy filed with the Los Angeles City Dept. of Public Works.

Date 2/1/88 Applicant's Signature J. Chung

Assistant's Mailing Address

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner, so as to become subject to the Workers' Compensation Laws of California.

Date 2/1/88 Applicant's Signature J. Chung

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name Lender's Address

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-described property for inspection purposes.

I declare that this permit is a condition for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof shall be responsible for the performance or non-performance of the work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 31000, Civ. C.)

Signed J. Chung (Owner or agent having property owner's consent)

Date 2/1/88

Bureau of
Engineering

1 5 9 3 0

ADDRESS APPROVED ☒

DRIVEWAY

HIGHWAY

REQUIRED

DEDICATION

COMPLETED

FLOOD CLEARANCE

SEWERS

SEWERS AVAILABLE

NOT AVAILABLE

May 5 88 97257

SFC NOT APPLICABLE

SFC DUE

Grading

PRIVATE SEWAGE SYSTEM APPROVED

Conservation

APPROVED FOR ISSUE ☐ NO FILE ☐ FILE CLOSED ☐

Fire

APPROVED (TITLE 18) (L.A.M.C. 5706)

Housing

HOUSING AUTHORITY APPROVAL

Planning

APPROVED UNDER CASE #

Traffic

APPROVED FOR

Construction Tax

RECEIPT NO.

OWELLING UNITS

LEGAL DESCRIPTION

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

October 12, 2010
DELTA Project No. SCA1303W1D
SAP No. 135498

Dr. Yue Rong
California Regional Water Quality Control Board
Los Angeles Region
320 West Fourth Street, Suite 200
Los Angeles, CA 90013

Re: THIRD QUARTER 2010 GROUNDWATER MONITORING REPORT
Shell-Branded Service Station
1303 South Western Avenue
Los Angeles, California
LARWQCB Case ID: 900060134
EAOP Site



Dear Dr. Rong:

On behalf of Equilon Enterprises LLC dba Shell Oil Products (SHELL), Delta Consultants (DELTA) has prepared this *Third Quarter 2010 Groundwater Monitoring Report* for the above referenced site. The sampling activities at the site were conducted by Blaine Tech Services, Inc. (Blaine Tech) under direct contract to SHELL and included the collection of groundwater samples and static water level measurements. DELTA did not provide any oversight of Blaine Tech's work or protocol. A DELTA staff member, under the supervision of a California Registered Civil Engineer or a California Professional Geologist, performed evaluation of the data provided to us.

Groundwater is currently being monitored on a semi-annual basis. The next groundwater monitoring and reporting event is scheduled for first quarter 2011.

This report represents DELTA's professional opinions based upon the currently available information and are arrived at in accordance with currently acceptable professional standards. This report is based upon a specific scope of work requested by the client. The Contract between DELTA and its client outlines the scope of work, and only those tasks specifically authorized by that contract or outlined in this report were performed. This report is intended only for the use of DELTA's Client and anyone else specifically listed on this report. DELTA will not and cannot be liable for unauthorized reliance by any other third party. Other than as contained in this paragraph, DELTA makes no express or implied warranty as to the contents of this report.

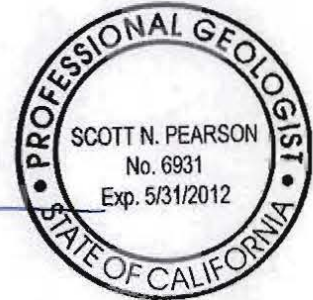


If you have any questions regarding this site, please contact Mr. Philip L. Gilchrist (DELTA) at (626) 873-2730, Ms Monica Ortega (DELTA) at (626) 873-2728, or Ms. Deborah Pryor (SHELL Project Manager) at (323) 291-9595.

Sincerely,
Delta Consultants



Philip L. Gilchrist, R.E.A. 30044
Project Manager
Registered Environmental Assessor



Scott N. Pearson, P.G. 6931
Professional Geologist

Attachment: Third Quarter 2010 Groundwater Monitoring Report

cc: Ms. Deborah Pryor, Shell Oil Products US
Mr. Atef Abdou, Property Owner
Mr. Neal Reitzell, Los Angeles Fire Department

SHELL SEMI-ANNUAL GROUNDWATER MONITORING REPORT

Station Address:	1303 South Western Avenue, Los Angeles, California
DELTA Project No.:	SCA1303W1D
SHELL Project Manager/Phone No.:	Deborah Pryor / (323) 291-9595
DELTA Site Manager/Phone No.:	Philip L. Gilchrist / (626) 873-2730
Primary Agency/Regulatory ID No.:	Los Angeles Regional Water Quality Control Board / Dr. Yue Rong / Case No. 900060134
Other Agencies to Receive Copies:	Los Angeles City Fire Department (LAFD) / Neal Reitzell

WORK PERFORMED THIS QUARTER:

1. Semi-annual groundwater monitoring and sampling.
2. Submitted semi-annual groundwater monitoring report.

FUTURE WORK PROPOSED:

1. Submit Low Risk Closure Request (4Q10)
2. Semi-annual groundwater monitoring and sampling (1Q11).
3. Submit semi-annual groundwater monitoring report (1Q11).

Current Phase of Project:	Passive Remediation
Site Use:	Shell-branded Service Station
Site and Surroundings Description:	Commercial/Residential
Frequency of Sampling:	Semi-Annual (1Q/3Q)
Frequency of Monitoring:	Semi-Annual (1Q/3Q)
Is Separate Phase Hydrocarbon Present On-site (Well #'s):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Cumulative SPH Recovered to Date :	NA
SPH Recovered This Quarter :	None
Sensitive Receptor / Water Wells / Surface Waters:	Nearest surface body of water is the Ballona Creek located approximately 2.6 miles west of the site. There are no public municipal wells located within approximately 1 mile of the site.
Current Remediation Techniques:	None
Permits for Discharge:	None
Total Gallons Removed this Quarter:	Approximately 188 gallons were removed during groundwater sampling on September 1, 2010.
General Site Lithology:	Silty sands from surface to approximately 17 feet below ground surface (bgs). Interbedded poorly graded and well graded sands from approximately 17 feet bgs to approximately 47 feet bgs. Interbedded silty sands and sandy silts from approximately 47 feet bgs to approximately 95 feet bgs. Well graded sands from approximately 95 feet bgs to the total depth explored of approximately 117 feet bgs.

SHELL SEMI-ANNUAL GROUNDWATER MONITORING REPORT (CONT.)

Approximate Depth to Groundwater:	97.37 to 100.20 feet below top of well casing
Groundwater Gradient:	West-southwest at approximately 0.01 ft/ft
Current Agency Correspondence:	LARWQCB letter dated June 4, 2007 and Electronic Correspondence dated September 12, 2008 (Appendix A).
Date of Most Recent Work Plan Approval:	NA (per Expedited Agency Oversight Program [EAOP]-self directed).
Site History:	
Case Opening	2004
Onsite Assessment	2004, 2006, 2007, 2008
Offsite Assessment	2009
Passive Remediation	2007-2009
Active Remediation	NA
Closure	NA
Summary of Unusual Activity:	None

Discussion:

Concentrations of most chemicals of concern (COCs) at the subject site appear to have decreased or have remained stable in the onsite monitoring wells (MW-1 through MW-7) since DELTA began monitoring groundwater concentrations in March 2007 (Table 3). Monitoring well MW-4, located to the north of the UST complex, appears to have consistently been the most impacted well, containing decreasing detectable concentrations of total petroleum hydrocarbons as gasoline (TPH-g) ranging from 70 micrograms per liter ($\mu\text{g/L}$) [1/12/2010] to 1,400 $\mu\text{g/L}$ (8/31/2007); of methyl-tert-butyl-ether (MTBE) ranging from 8.4 (9/1/2010) to 2,400 $\mu\text{g/L}$ (5/10/2007); and tert-butyl-alcohol (TBA) ranging from 34 $\mu\text{g/L}$ (3/3/2008) to 880 $\mu\text{g/L}$ (8/31/2007). TBA was not detected in MW-4 during the most recent monitoring event.

Benzene has consistently been detected in monitoring wells MW-1, MW-6, and MW-7. Di-isopropyl ether (DIPE) has consistently been detected in monitoring wells MW-1, MW-2, and MW-7. Concentrations of benzene and DIPE have been relatively stable since 2007.

DELTA installed offsite groundwater monitoring wells MW-8 on January 26-27, 2009 and MW-9 on February 2-3, 2009. DELTA submitted a *Well Installation Report* dated May 7, 2009 and added these two wells to the quarterly monitoring sampling program beginning in the second quarter 2009. During the most recent monitoring activities, monitoring well MW-9 contained concentrations of MTBE of 15 $\mu\text{g/L}$. The remaining compounds analyzed for were not detected in either well above method detection limits.

On June 30, 2009, DELTA submitted a Notification of Reduced Groundwater Monitoring to the Los Angeles Regional Water Quality Control Board. The subject site will be monitored on a semi-annual basis in the third and first quarters of each year. The next report will be a semi-annual monitoring report submitted by April 15, 2011.

ATTACHMENTS:

Tables:

Table 1 – Well Construction Details

Table 2 – Current Groundwater Gauging and Analytical Data

Table 3 – Historical Groundwater Gauging and Analytical Data

Figures:

Figure 1 – Site Location Map

Figure 2 – Extended Site Map

Figure 3 – Groundwater Elevation Contour Map 9/1/2010

Figure 4 – Groundwater Hydrocarbon Distribution Map 9/1/2010

Figure 5 – TPH-g Isoconcentration Map 9/1/2010

Figure 6 – Benzene Isoconcentration Map 9/1/2010

Figure 7 – MTBE Isoconcentration Map 9/1/2010

Figure 8 – TBA Isoconcentration Map 9/1/2010

Graphs:

Graph 1 – TPH-g/Benzene/MTBE/TBA Concentrations and Groundwater Elevations vs. Time (MW-3)

Graph 2 – TPH-g/Benzene/MTBE/TBA Concentrations and Groundwater Elevations vs. Time (MW-4)

Appendices:

Appendix A – LARWQCB letter dated June 4, 2007 and Electronic Correspondence dated September 12, 2008

Appendix B – Blaine Tech Service, Inc. Field Data Sheets

Appendix C – Blaine Tech Service, Inc. Field Procedures

Appendix D – Waste Disposal Documentation

Appendix E – Laboratory Report and Chain-of-Custody Documentation

TABLES

TABLE 1
WELL CONSTRUCTION DETAILS
 1303 South Western Avenue, Los Angeles, California

Name	Type	Date Drilled/ Installed	Approx. Surf. Elev. (ft AMSL)	Total Depth (ft)	Incr. (ft)	Soil Sample Depth (ft)	First GW		Screen Diameter (in.)	Screen Depth (ft)		Comments
							Depth (ft)	Elev. (ft AMSL)		Top	Bottom	
SB-1	Boring	02/16/04	NA	25	5	10 through 25	-	-	-	-	-	Air knifed to ~7' bgs
SB-2	Boring	02/16/04	NA	25	5	10 through 25	-	-	-	-	-	Air knifed to ~7' bgs
SB-3	Boring	02/16/04	NA	25	5	10 through 25	-	-	-	-	-	Air knifed to ~7' bgs
SB-4	Boring	02/16/04	NA	25	5	10 through 25	-	-	-	-	-	Air knifed to ~7' bgs
SB-5	Boring	02/20/04	NA	65	5	10 through 55	-	-	-	-	-	Air knifed to ~7' bgs
SB-6	Boring	02/16/04	NA	65	5	10 through 65	-	-	-	-	-	Air knifed to ~7' bgs
SB-7	Boring	02/16/04	NA	65	5	10 through 65	-	-	-	-	-	Air knifed to ~7' bgs
SB-8	Boring	02/19/04	NA	25	5	10 through 25	-	-	-	-	-	Air knifed to ~7' bgs
SB-9	Boring	02/20/04	NA	65	5	10 through 65	-	-	-	-	-	Air knifed to ~7' bgs
SB-10	Boring	02/19/04	NA	65	5	10 through 65	-	-	-	-	-	Air knifed to ~7' bgs
SB-13	Boring	11/20/06	NA	100	5	10 through 100	97.0	-	-	-	-	Air knifed to ~8' bgs
SB-15	Boring	11/17/06	NA	100	5	10 through 95	97.3	-	-	-	-	Air knifed to ~8' bgs
MW-1	Monitoring Well	11/15/06	201.90	112	Continuous	8 through 112.5	97.0	104.9	4.0	87.0	112.0	Air knifed to ~8' bgs
MW-2	Monitoring Well	11/21/06	202.78	113	5	10 through 110	96.0	106.8	4.0	88.0	113.0	Air knifed to ~8' bgs
MW-3	Monitoring Well	1/10&11/07	201.68	112	5	10 through 110.5	100.0	101.7	4.0	87.0	112.0	Air knifed to ~8' bgs
MW-4	Monitoring Well	2/6&7/07	201.62	112	5	10 through 111	97.0	104.6	4.0	87.0	112.0	Air knifed to ~8' bgs
MW-5	Monitoring Well	01/24/08	200.94	110	5	10 through 110	95.0	105.9	4.0	85.0	110.0	Air knifed to ~8' bgs
MW-6	Monitoring Well	01/23/08	201.07	110	5	10 through 110	95.0	106.1	4.0	85.0	110.0	Air knifed to ~8' bgs
MW-7	Monitoring Well	01/22/08	201.3	110	5	10 through 110	95.0	106.3	4.0	85.0	110.0	Air knifed to ~8' bgs
MW-8	Monitoring Well	1/26&27/2009	200.14	116	5	10 through 116	96.0	104.1	4.0	86.0	116.0	Air knifed to ~8' bgs
MW-9	Monitoring Well	2/2&3/2009	200.59	117	5	10 through 117	97.0	103.6	4.0	87.0	117.0	Air knifed to ~8' bgs

Notes:

NA = not available
 - = not applicable
 bgs = below ground surface

TABLE 3 HISTORICAL GROUNDWATER GAUGING AND ANALYTICAL DATA 1303 South Western Avenue, Los Angeles, California																						
DATE	DEPTH TO GW (feet)	SPH THICKN. (feet)	GW ELEV. (feet relative to MSL)	TPH-G (ug/L)	BENZENE (ug/L)	TOUENE (ug/L)	ETHYL- BENZENE (ug/L)	TOTAL XVLENES (ug/L)	MTBE 8260 (ug/L)	TBA 8260 (ug/L)	DIPE 8260 (ug/L)	ETBE 8260 (ug/L)	TAME 8260 (ug/L)	ETHANOL 8260 (ug/L)	ETHANOL 8015 (ug/L)	METHANE (ug/L)	NITRATE (mg/L)	SULFATE (mg/L)	IRON (mg/L)	D.O. (mg/L)	O.R.P. (mV)	COMMENTS
MW-1	Top of casing elevation (ft): unknown																					
2/13/2007	95.93	0.00																				
	Top of casing elevation (ft): 201.90																					
3/5/2007	95.72	0.00	106.18	130	1.6	ND<0.50	ND<0.50	ND<1.0	15	12	68	ND<1.0	ND<1.0	ND<150								
5/10/2007	95.90	0.00	106.00	110	1.4	ND<0.50	ND<0.50	ND<1.0	7.6	15	41	ND<1.0	ND<1.0	ND<150								
8/31/2007	96.90	0.00	105.90	150	2.3	ND<0.50	ND<0.50	ND<1.0	12	22	44	ND<1.0	ND<1.0	ND<150								
11/30/2007	95.91	0.00	105.99	170	4.7	ND<0.50	ND<0.50	ND<1.0	16	27	64	ND<1.0	ND<1.0	ND<150	ND<500							
3/5/2008	96.32	0.00	105.58	230	1.2	ND<1.0	ND<1.0	ND<1.0	2.3	ND<10	6.6	ND<2.0	ND<2.0	ND<100								
4/17/2008	96.33	0.00	105.57	210 d	1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<10	1.9	ND<2.0	ND<2.0	ND<100								
7/23/2008	96.52	0.00	105.38	170 d	0.75	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<10	8.7	ND<2.0	ND<2.0	ND<100								
10/16/2008	96.73	0.00	105.17	87 d	1.1	ND<1.0	ND<1.0	ND<1.0	1.9	ND<10	9.8	ND<2.0	ND<2.0	ND<100								
1/19/2009	96.77	0.00	105.13	210 d	1.1	ND<1.0	ND<1.0	ND<1.0	2.2	ND<10	17	ND<2.0	ND<2.0	ND<100								
4/29/2009	96.88	0.00	105.02	180 d	1.3	ND<1.0	ND<1.0	ND<1.0	2.7	16	25	ND<2.0	ND<2.0	ND<100		22.4	ND<0.10	120	0.76	3.32	-87	
7/15/2009	97.16	0.00	104.74	240 d	1.5	ND<1.0	ND<1.0	ND<1.0	1.6	ND<10	6.1	ND<2.0	ND<2.0	ND<100		15.8	ND<0.10	130	1.4	0.98	-87	
1/13/2010	97.66	0.00	104.24	180 d	1.2	ND<1.0	ND<1.0	ND<1.0	1.7	ND<10	8.7	ND<2.0	ND<2.0	ND<100		8.05	ND<0.10	170	1.2	0.55	-98	
9/1/2010	98.16	0.00	103.74	190	1.4	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<10	7.4	ND<2.0	ND<2.0	ND<100		5.39	ND<0.10	170	2.2	0.76	-116	
MW-2	Top of casing elevation (ft): unknown																					
2/13/2007	97.60																					
	Top of casing elevation (ft): 202.78																					
3/5/2007	97.50	0.00	105.28	81	ND<0.50	ND<0.50	ND<0.50	ND<1.0	100	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150								
5/10/2007	97.83	0.00	104.95	51	ND<0.50	ND<0.50	ND<0.50	ND<1.0	29	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150								
8/31/2007	98.12	0.00	104.66	65	0.54	ND<0.50	ND<0.50	ND<1.0	20	ND<10	3.7	ND<1.0	ND<1.0	ND<150								
11/30/2007	98.18	0.00	104.60	130	ND<0.50	ND<0.50	ND<0.50	ND<1.0	160	19	6.1	ND<1.0	ND<1.0	ND<150	ND<500							
3/5/2008	98.52	0.00	104.26	120	0.65	ND<1.0	ND<1.0	ND<1.0	11	23	8.2	ND<2.0	ND<2.0	ND<100								
4/17/2008	98.63	0.00	104.15	66 d	0.51	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<10	3.5	ND<2.0	ND<2.0	ND<100								
7/23/2008	98.73	0.00	104.05	110 d	ND<0.50	ND<1.0	ND<1.0	ND<1.0	9.2	ND<10	3.5	ND<2.0	ND<2.0	ND<100								
10/16/2008	98.85	0.00	103.93	ND<50 d	ND<0.50	ND<1.0	ND<1.0	ND<1.0	5.0	17	2.7	ND<2.0	ND<2.0	ND<100								
1/19/2009	98.92	0.00	103.86	72 d	ND<0.50	ND<1.0	ND<1.0	ND<1.0	6.0	15	3.2	ND<2.0	ND<2.0	ND<100								
4/29/2009	98.90	0.00	103.88	ND<50 d	ND<0.50	ND<1.0	ND<1.0	ND<1.0	5.2	16	4.0	ND<2.0	ND<2.0	ND<100		15.6	ND<0.10	110	0.35	3.22	-75	
7/15/2009	99.05	0.00	103.73	93 d	ND<0.50	ND<1.0	ND<1.0	ND<1.0	6.6	ND<10	4.2	ND<2.0	ND<2.0	ND<100		12.4	ND<0.10	110	ND<0.10	1.31	-28	
1/13/2010	99.55	0.00	103.25	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0	6.0	12	4.4	ND<2.0	ND<2.0	ND<100		12.2	ND<0.10	100	ND<0.10	2.31	-26	
9/1/2010	100.20	0.00	102.58	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0	4.3	12	3.4	ND<2.0	ND<2.0	ND<100		20.4	ND<0.10	100	0.12	0.77	-31	
MW-3	Top of casing elevation (ft): unknown																					
2/13/2007	95.40																					
	Top of casing elevation (ft): 201.68																					
3/5/2007	95.55	0.00	106.13	720 a	ND<10	ND<10	ND<10	ND<20	3400	490 b	ND<20	ND<20	ND<20	ND<3000								
5/10/2007	95.64	0.00	106.04	ND<2300 c	ND<25	ND<25	ND<25	ND<50	2200	1500	ND<50	ND<50	ND<50	ND<7500								
8/31/2007	95.63	0.00	106.05	610 a	ND<5.0	ND<5.0	ND<5.0	15	660	1200	ND<10	ND<10	ND<10	ND<1500								
11/30/2007	95.85	0.00	105.83	ND<500 c	ND<5.0	ND<5.0	ND<5.0	ND<10	320	830	ND<10	ND<10	ND<10	ND<1500	ND<500							
3/5/2008	96.24	0.00	105.44	76	ND<0.50	ND<1.0	ND<1.0	ND<1.0	5.8	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100								
4/17/2008	96.33	0.00	105.35	ND<50 d	ND<0.50	ND<1.0	ND<1.0	ND<1.0	28	57	ND<2.0	ND<2.0	ND<2.0	ND<100								
7/23/2008	96.51	0.00	105.17	97 d	ND<0.50	ND<1.0	ND<1.0	ND<1.0	45	110	ND<2.0	ND<2.0	ND<2.0	ND<100								
10/16/2008	96.60	0.00	105.08	ND<50 d	ND<0.50	ND<1.0	ND<1.0	ND<1.0	17	66	ND<2.0	ND<2.0	ND<2.0	ND<100								
1/19/2009	96.73	0.00	104.95	56 d	ND<0.50	ND<1.0	ND<1.0	ND<1.0	14	13	ND<2.0	ND<2.0	ND<2.0	ND<100								
4/29/2009	96.95	0.00	104.73	ND<50 d	ND<0.50	ND<1.0	ND<1.0	ND<1.0	7.5	56	ND<2.0	ND<2.0	ND<2.0	ND<100		ND<1.00	ND<0.10	210	1.2	0.46	-79	
7/15/2009	97.09	0.00	104.59	70 d	ND<0.50	ND<1.0	ND<1.0	ND<1.0	19	23	ND<2.0	ND<2.0	ND<2.0	ND<100		ND<1.00	ND<0.10	230	1.9	1.32	-59	
1/13/2010	97.64	0.00	104.04	53 d	ND<0.50	ND<1.0	ND<1.0	ND<1.0	22	65	ND<2.0	ND<2.0	ND<2.0	ND<100		1.06	ND<0.10	210	1.0	1.96	-64	
9/1/2010	98.13	0.00	103.55	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0	7.2	67	ND<2.0	ND<2.0	ND<2.0	ND<100		ND<1.00	ND<0.10	190	1.8	0.88	-103	

TABLE 3						
HISTORICAL GROUNDWATER GAUGING AND ANALYTICAL DATA						
1303 South Western Avenue, Los Angeles, California						

DATE	DEPTH TO GW (feet)	SPH THICKN. (feet)	GW ELEV. (feet relative to MSL)	TPH-G (ug/L)	BENZENE (ug/L)	TOLUENE (ug/L)	ETHYL-BENZENE (ug/L)	TOTAL XYLENES (ug/L)	MTBE 8260 (ug/L)	TBA 8260 (ug/L)	DIPE 8260 (ug/L)	ETBE 8260 (ug/L)	TAME 8260 (ug/L)	ETHANOL 8260 (ug/L)	ETHANOL 8015 (ug/L)	METHANE (ug/L)	NITRATE (mg/L)	SULFATE (mg/L)	IRON (mg/L)	D.O. (mg/L)	O.R.P. (mV)	COMMENTS
MW-4	Top of casing elevation (ft): unknowns																					
2/13/2007	95.55	0.00																				
	Top of casing elevation (ft): 201.62																					
3/5/2007	95.33	0.00	106.29	550 a	ND-10	25	12	30	2300	280 b	ND-20	ND-20	ND-20	ND-3000								
5/10/2007	95.34	0.00	106.28	ND-2500 c	ND-25	ND-25	ND-25	ND-50	2400	ND-500	ND-50	ND-50	ND-50	ND-7500								
8/31/2007	95.47	0.00	106.15	1400	ND-12	ND-12	ND-12	ND-25	1500	880	ND-25	ND-25	ND-25	ND-3800								
1/13/2008	95.52	0.00	106.10	150	0.65	ND-0.50	ND-0.50	ND-1.0	240	190	2.8	ND-1.0	ND-1.0		ND-500							
3/3/2008	95.84	0.00	105.78	170	ND-0.50	ND-1.0	ND-1.0	ND-1.0	170	34	ND-2.0	ND-2.0	ND-2.0		ND-100							
4/17/2008	95.50	0.00	106.12	160 d	ND-0.50	ND-1.0	ND-1.0	ND-1.0	140	ND-10	ND-2.0	ND-2.0	ND-2.0		ND-100							
7/23/2008	96.10	0.00	105.52	480 d	ND-2.5	ND-5.0	ND-5.0	ND-5.0	320	ND-50	ND-10	ND-10	ND-10		ND-100							
10/16/2008	96.28	0.00	105.34	170 d	ND-0.50	ND-1.0	ND-1.0	ND-1.0	140	120	ND-2.0	ND-2.0	ND-2.0		ND-100							
1/19/2009	96.36	0.00	105.26	280 d	ND-0.50	ND-1.0	ND-1.0	ND-1.0	160	39	2.3	ND-2.0	ND-2.0		ND-100							
4/29/2009	96.28	0.00	105.34	140 d	ND-0.50	ND-1.0	ND-1.0	ND-1.0	130	190	ND-2.0	ND-2.0	ND-2.0		ND-100	ND-1.00	ND-0.10	250	1.4	0.69	-82	
7/15/2009	96.60	0.00	104.93	100 d	ND-0.50	ND-1.0	ND-1.0	ND-1.0	46	46	ND-2.0	ND-2.0	ND-2.0		ND-100	ND-1.00	ND-0.10	260	0.30	2.74	-16	
1/13/2010	97.02	0.00	104.60	70 d	ND-0.50	ND-1.0	ND-1.0	ND-1.0	21	ND-10	ND-2.0	ND-2.0	ND-2.0		ND-100	ND-1.00	ND-0.10	240	1.5	0.48	-57	
9/1/2010	97.67	0.00	103.95	ND-50	ND-0.50	ND-1.0	ND-1.0	ND-1.0	8.4	ND-10	ND-2.0	ND-2.0	ND-2.0		ND-100	ND-1.00	ND-0.10	220	2.2	0.70	-88	
MW-5	Top of casing elevation (ft): unknowns																					
1/29/2008	94.99	0.00																				
	Top of casing elevation (ft): 200.62																					
3/3/2008	95.02	0.00	105.60	70	ND-0.50	ND-1.0	ND-1.0	ND-1.0	3.9	ND-10	ND-2.0	ND-2.0	ND-2.0		ND-100							
4/17/2008	95.04	0.00	105.58	56 d	ND-0.50	ND-1.0	ND-1.0	ND-1.0	2.4	ND-10	ND-2.0	ND-2.0	ND-2.0		ND-100							
7/23/2008	95.28	0.00	105.34	140 d	ND-0.50	ND-1.0	ND-1.0	ND-1.0	7.5	ND-10	ND-2.0	ND-2.0	ND-2.0		ND-100							
10/16/2008	95.42	0.00	105.20	ND-50 d	ND-0.50	ND-1.0	ND-1.0	ND-1.0	4.6	ND-10	ND-2.0	ND-2.0	ND-2.0		ND-100							
1/19/2009	95.61	0.00	105.01	70 d	ND-0.50	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-10	ND-2.0	ND-2.0	ND-2.0		ND-100							
4/29/2009	95.83	0.00	104.79	ND-50 d	ND-0.50	ND-1.0	ND-1.0	ND-1.0	1.2	ND-10	ND-2.0	ND-2.0	ND-2.0		ND-100	ND-1.00	ND-0.10	250	1.0	1.61	-94	
7/15/2009	96.13	0.00	104.49	90 d	ND-0.50	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-10	ND-2.0	ND-2.0	ND-2.0		ND-100	ND-1.00	ND-0.10	250	0.45	2.84	-57	
1/13/2010	96.78	0.00	103.84	ND-50 d	ND-0.50	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-10	ND-2.0	ND-2.0	ND-2.0		ND-100	ND-1.00	ND-0.10	250	ND-0.10	1.57	-15	
9/1/2010	97.37	0.00	103.25	ND-50	ND-0.50	ND-1.0	ND-1.0	ND-1.0	1.2	ND-10	ND-2.0	ND-2.0	ND-2.0		ND-100	ND-1.00	ND-0.10	220	2.5	0.67	-102	
MW-6	Top of casing elevation (ft): unknowns																					
1/29/2008	95.00	0.00																				
	Top of casing elevation (ft): 200.79																					
3/3/2008	95.42	0.00	105.37	230	1.2	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-10	ND-2.0	ND-2.0	ND-2.0		ND-100							
4/17/2008	95.71	0.00	105.08	110 d	0.64	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-10	ND-2.0	ND-2.0	ND-2.0		ND-100							
7/23/2008	95.73	0.00	105.06	330 d	0.78	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-10	ND-2.0	ND-2.0	ND-2.0		ND-100							
10/16/2008	95.74	0.00	105.05	76 d	0.53	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-10	ND-2.0	ND-2.0	ND-2.0		ND-100							
1/19/2009	95.96	0.00	104.83	260 d	0.73	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-10	ND-2.0	ND-2.0	ND-2.0		ND-100							
4/29/2009	96.15	0.00	104.64	110 d	0.74	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-10	ND-2.0	ND-2.0	ND-2.0		ND-100	ND-1.00	ND-0.10	160	0.25	1.05	-65	
7/15/2009	96.23	0.00	104.56	280 d	0.73	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-10	ND-2.0	ND-2.0	ND-2.0		ND-100	ND-1.00	ND-0.10	170	0.27	1.62	-10	
1/13/2010	96.83	0.00	103.96	190 d	0.88	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-10	ND-2.0	ND-2.0	ND-2.0		ND-100	1.26	ND-0.10	190	0.69	0.87	-83	
9/1/2010	97.38	0.00	103.41	170	0.54	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-10	ND-2.0	ND-2.0	ND-2.0		ND-100	1.28	ND-0.10	200	1.3	0.70	-104	
MW-7	Top of casing elevation (ft): unknowns																					
1/29/2008	94.93	0.00																				
	Top of casing elevation (ft): 200.83																					
3/3/2008	95.18	0.00	105.65	630	1.5	1.2	12	63	ND-1.0	27	8.5	ND-2.0	ND-2.0		ND-100							
4/17/2008	95.94	0.00	105.79	340 d	0.70	ND-1.0	9.7	16.5	ND-1.0	ND-10	13	ND-2.0	ND-2.0		ND-100							
7/23/2008	95.06	0.00	105.77	490 d	2.9	ND-1.0	3.3	ND-1.0	ND-1.0	ND-10	11	ND-2.0	ND-2.0		ND-100							
10/16/2008	95.43	0.00	105.40	91 d	0.98	ND-1.0	ND-1.0	ND-1.0	ND-1.0	12	8.4	ND-2.0	ND-2.0		ND-100							
1/19/2009	95.58	0.00	105.25	250 d	1.4	ND-1.0	ND-1.0	ND-1.0	ND-1.0	27	6.1	ND-2.0	ND-2.0		ND-100							
4/29/2009	95.88	0.00	104.95	220 d	1.6	ND-1.0	ND-1.0	ND-1.0	ND-1.0	21	5.7	ND-2.0	ND-2.0		ND-100	14.4	ND-0.10	96	1.3	0.38	-102	
7/15/2009	96.08	0.00	104.75	260 d	1.5	ND-1.0	ND-1.0	ND-1.0	1.1	17	3.5	ND-2.0	ND-2.0		ND-100	38.2	ND-0.10	100	0.93	2.02	-78	
1/13/2010	96.86	0.00	103.97	130 d	0.88	ND-1.0	ND-1.0	ND-1.0	2.2	16	14	ND-2.0	ND-2.0		ND-100	21.5	ND-0.10	100	1.1	0.49	-87	
9/1/2010	97.49	0.00	103.34	140	0.86	ND-1.0	ND-1.0	ND-1.0	2.8	11	22	ND-2.0	ND-2.0		ND-100	14.2	ND-0.10	140	1.7	0.86	-106	
MW-8	Top of casing elevation (ft): unknowns																					
3/3/2009	95.69	0.00																				
3/11/2009	95.61	0.00		ND-50 d	ND-0.50	ND-1.0	ND-1.0	ND-1.0	1.2	ND-10	ND-2.0	ND-2.0	ND-2.0		ND-100							
	Top of casing elevation (ft): 200.14																					
4/29/2009	95.53	0.00	104.61	ND-50 d	ND-0.50	ND-1.0	ND-1.0	ND-1.0	2.8	ND-10	ND-2.0	ND-2.0	ND-2.0		ND-100	ND-1.00	ND-0.10	180	0.89	2.70	-78	
7/15/2009	95.78	0.00	104.36	ND-50 d	ND-0.50	ND-1.0	ND-1.0	ND-1.0	1.6	ND-10	ND-2.0	ND-2.0	ND-2.0		ND-100	ND-1.00	ND-0.10	180	1.2	0.95	-84	
1/13/2010	96.58	0.00	103.56	ND-50 d	ND-0.50	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-10	ND-2.0	ND-2.0	ND-2.0		ND-100	ND-1.00	ND-0.10	190	1.3	0.98	-89	
9/1/2010	98.00	0.00	102.14	ND-50 d	ND-0.50	ND-1.0	ND-1.0	ND-1.0	ND-1.0	ND-10	ND-2.0	ND-2.0	ND-2.0		ND-100	4.57	ND-0.10	180	0.54	0.91	-91	

TABLE 3																						
HISTORICAL GROUNDWATER GAUGING AND ANALYTICAL DATA																						
1303 South Western Avenue, Los Angeles, California																						
DATE	DEPTH TO GW (feet)	SPH THICKN. (feet)	GW ELEV. (feet relative to MSL)	TPH-G (ug/L)	BENZENE (ug/L)	TOLUENE (ug/L)	ETHYL- BENZENE (ug/L)	TOTAL XYLENES (ug/L)	MTBE 8260 (ug/L)	TBA 8260 (ug/L)	DIPE 8260 (ug/L)	ETBE 8260 (ug/L)	TAME 8260 (ug/L)	ETHANOL 8260 (ug/L)	ETHANOL 8015 (ug/L)	METHANE (ug/L)	NITRATE (mg/L)	SULFATE (mg/L)	IRON (mg/L)	D.O. (mg/L)	O.R.P. (mV)	COMMENTS
MW-9	Top of casing elevation (ft): unknown																					
3/3/2009	97.30	0.00																				
3/11/2009	97.41	0.00		56 d	ND<0.50	ND<1.0	ND<1.0	ND<1.0	3.7	ND<10	ND<2.0	ND<2.0	ND<2.0		ND<100							
	Top of casing elevation (ft): 200.59																					
4/29/2009	97.47	0.00	103.12	ND<50 d	ND<0.50	ND<1.0	ND<1.0	ND<1.0	7.5	28	ND<2.0	ND<2.0	ND<2.0		ND<100	3.29	ND<0.10	110	ND<0.10	3.35	-9	
7/15/2009	97.56	0.00	103.03	ND<50 d	ND<0.50	ND<1.0	ND<1.0	ND<1.0	15	12	ND<2.0	ND<2.0	ND<2.0		ND<100	7.40	ND<0.10	140	ND<0.10	1.78	-10	
1/13/2010	98.22	0.00	102.37	ND<50 d	ND<0.50	ND<1.0	ND<1.0	ND<1.0	15	ND<10	ND<2.0	ND<2.0	ND<2.0		ND<100	8.49	ND<0.10	120	ND<0.10	3.56	-24	
9/1/2010	99.02	0.00	101.57	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0	9.1	ND<10	ND<2.0	ND<2.0	ND<2.0		ND<100	6.07	ND<0.10	100	ND<0.10	1.56	-26	
Notes:																						
GW = groundwater																						
SPH = separate-phase hydrocarbons																						
MSL = mean sea level																						
ND = not detected																						
ug/L = parts per billion																						
TPH-D = total petroleum hydrocarbons as diesel or diesel range organics (DRO) using EPA Method 8015M.																						
TPH-G = total petroleum hydrocarbons as gasoline – analyzed using California DHS LUFT Method, EPA Method 8015M, EPA Method 8260B, or as total purgeable petroleum hydrocarbons (TPPH) by EPA Method 8260B.																						
Benzene, toluene, ethylbenzene, and total xylenes analyzed using EPA Method 8260B																						
MTBE = methyl tertiary butyl ether analyzed using EPA Method 8260B																						
TBA = tertiary butyl alcohol analyzed using EPA Method 8260B																						
DIPE = diisopropyl ether analyzed using EPA Method 8260B																						
ETBE = ethyl tertiary butyl ether analyzed using EPA Method 8260B																						
TAME = tertiary amyl methyl ether analyzed using EPA Method 8260B																						
a = hydrocarbon result partly due to individual peak(s) in quantitation range.																						
b = due to low levels of analyte found in the sample, the analyte was qualitatively identified based on the compound's retention time and the presence of a single mass ion.																						
c = reporting limit raised due to high concentration of non-target analytes.																						
d = total petroleum hydrocarbons as gasoline analyzed using 8260B																						
Site survey dated February 8, 2007 prepared by DULIN and BOYNTON, CA.																						
Site survey dated January 28, 2008 prepared by DULIN and BOYNTON, CA.																						
Site survey dated February 13, 2009 provided by DULIN and BOYNTON, CA.																						

FIGURES / GRAPHS

SCA1303W1D

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NUMBER

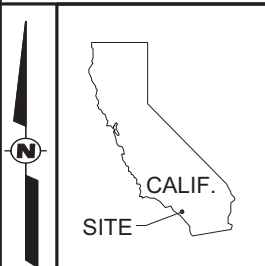
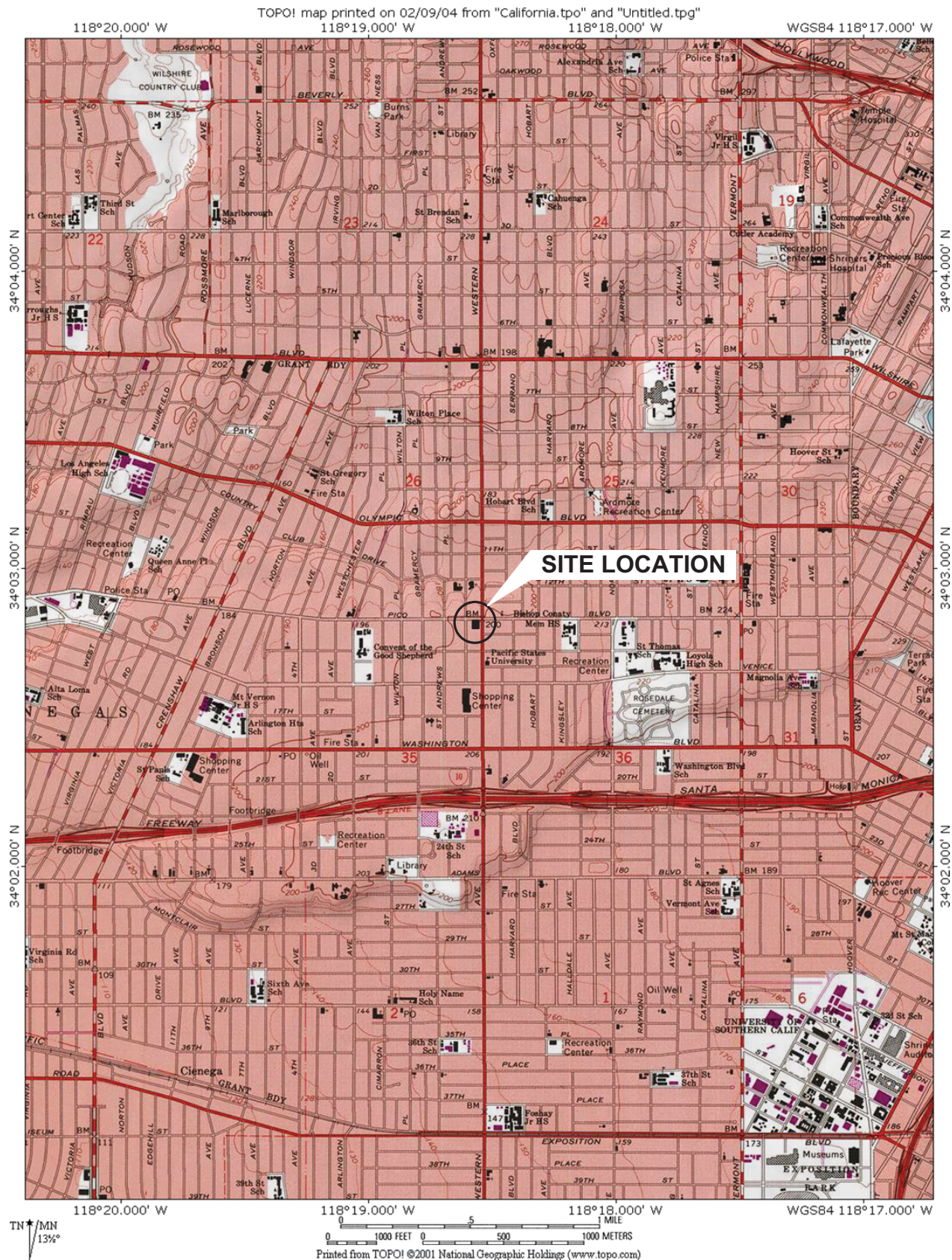
APPROVED BY

CHECKED BY

DRAWN BY

04/17/03

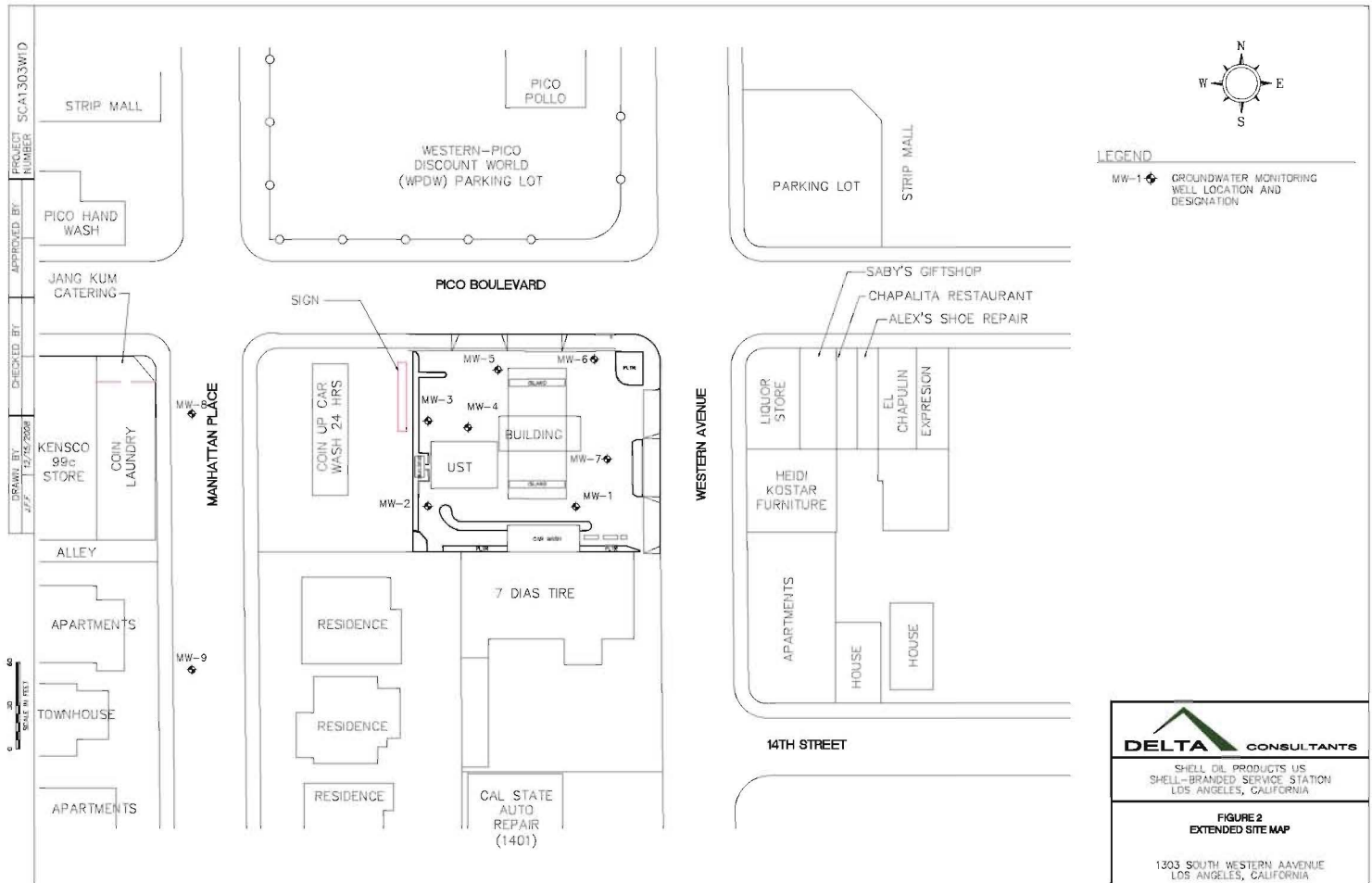
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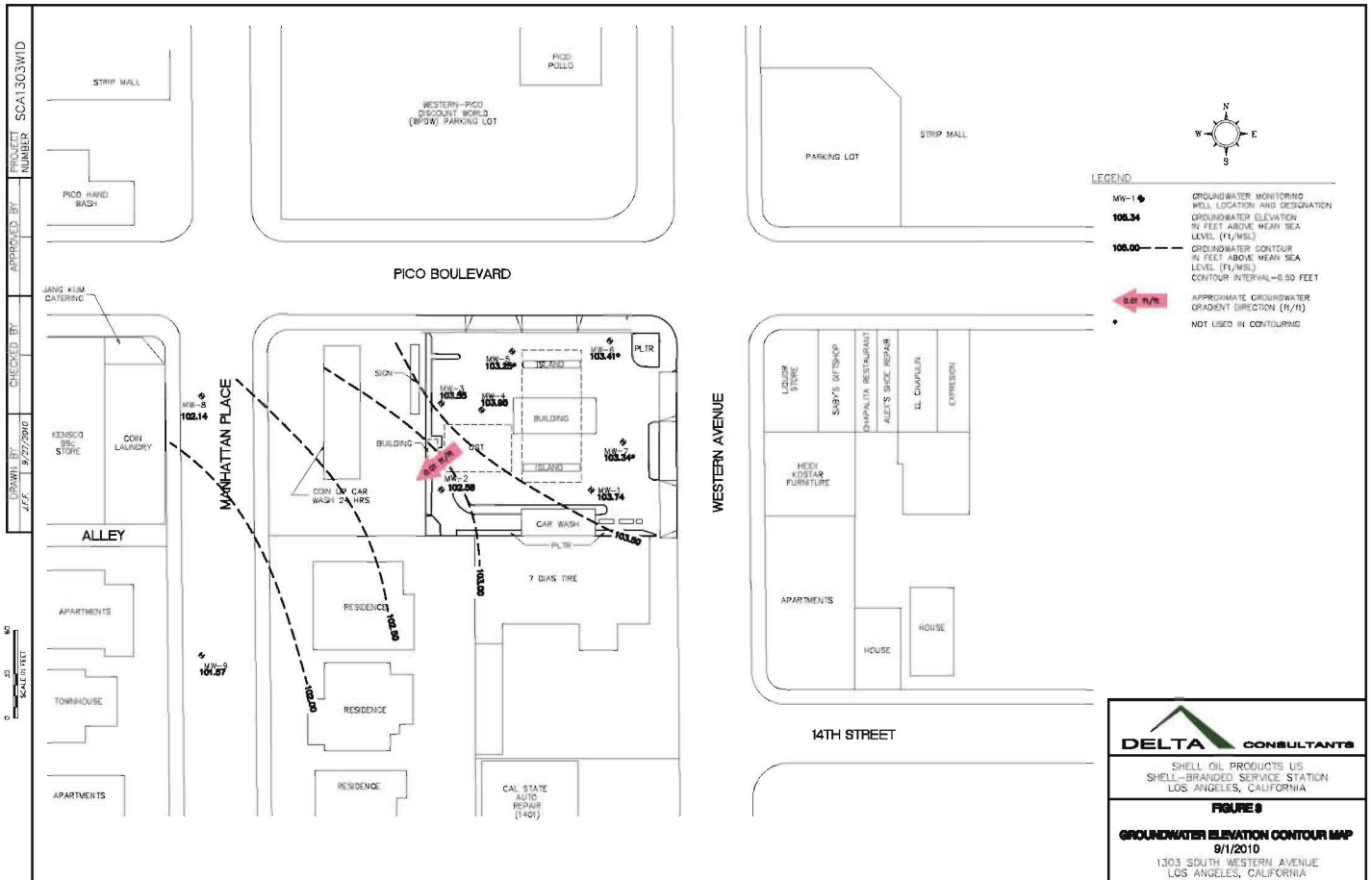


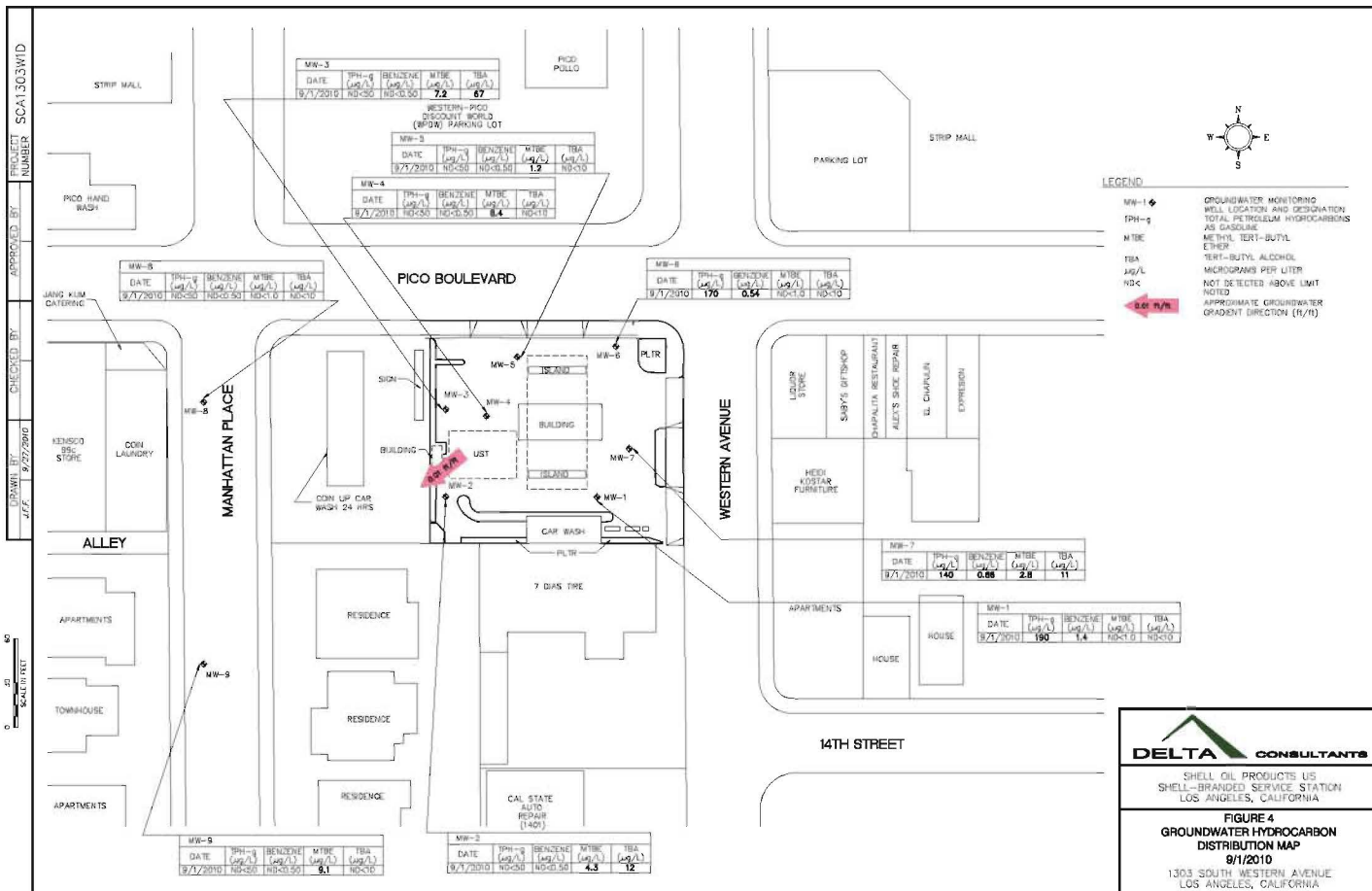
SHELL OIL PRODUCTS US
SHELL-BRANDED SERVICE STATION
LOS ANGELES, CALIFORNIA

FIGURE 1
SITE LOCATION MAP

1303 SOUTH WESTERN AVENUE
LOS ANGELES, CALIFORNIA



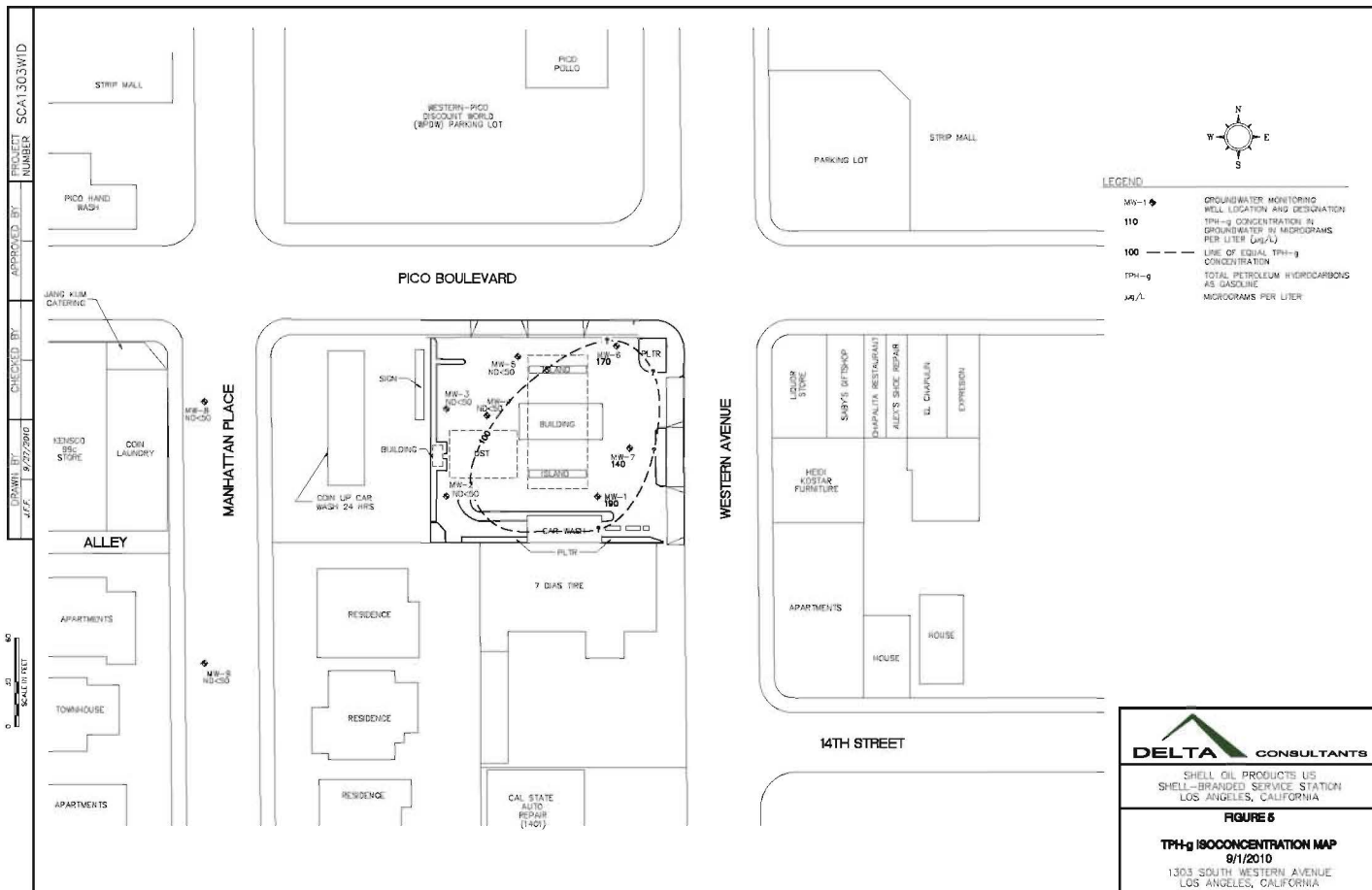


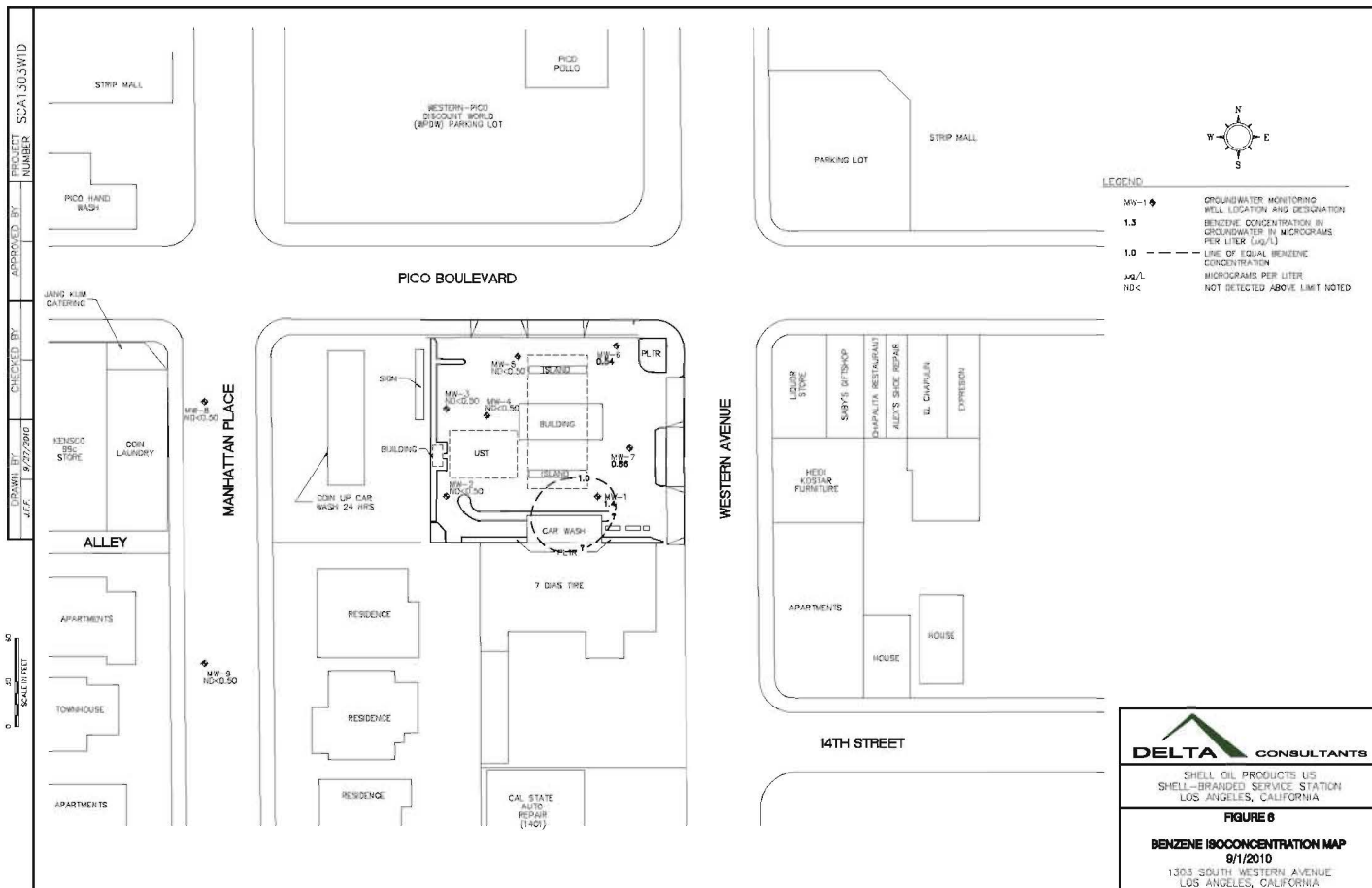


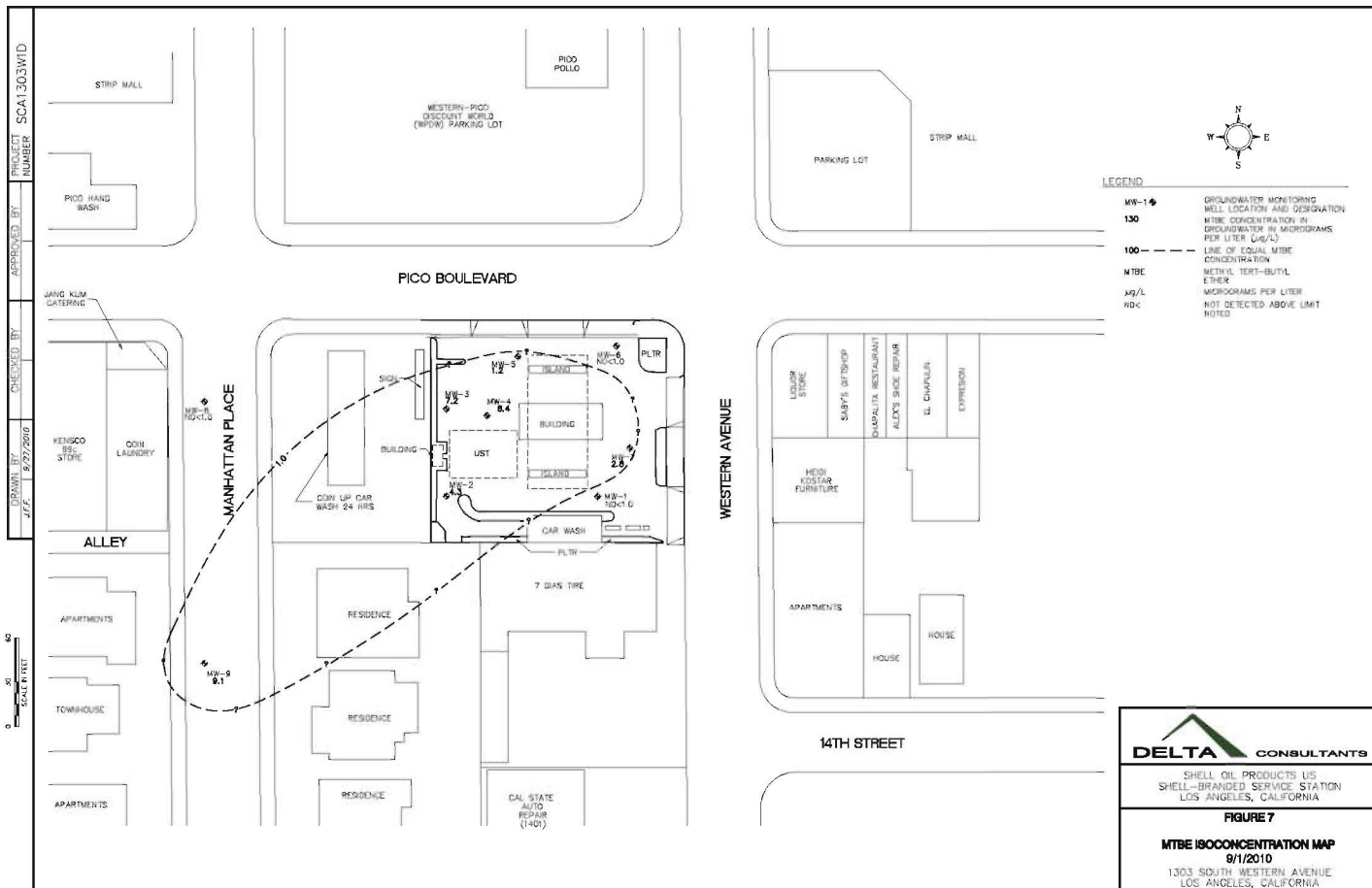
DELTA CONSULTANTS

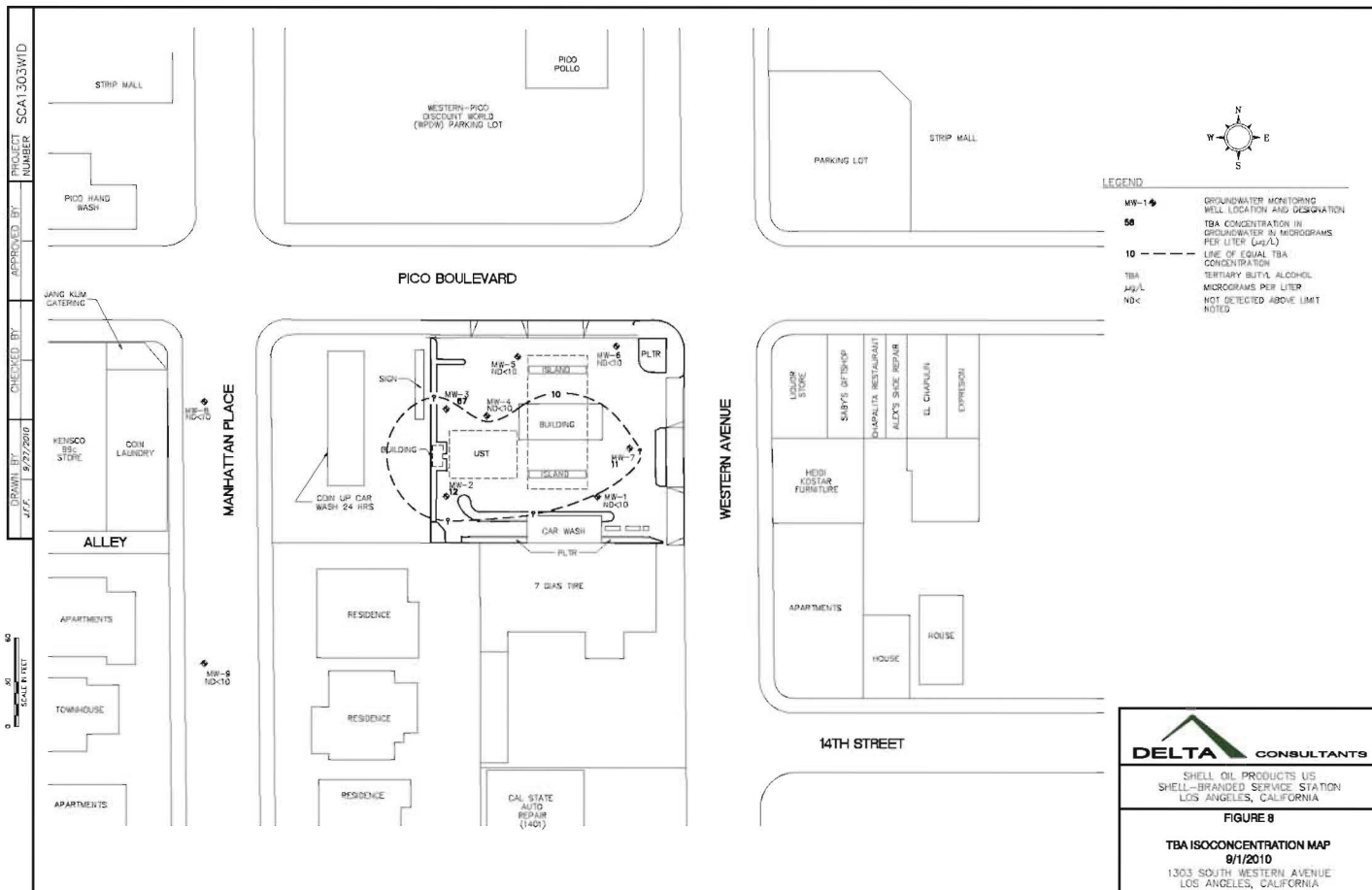
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FIGURE 4
GROUNDWATER HYDROCARBON
DISTRIBUTION MAP
9/1/2010
1303 SOUTH WESTERN AVENUE
LOS ANGELES, CALIFORNIA

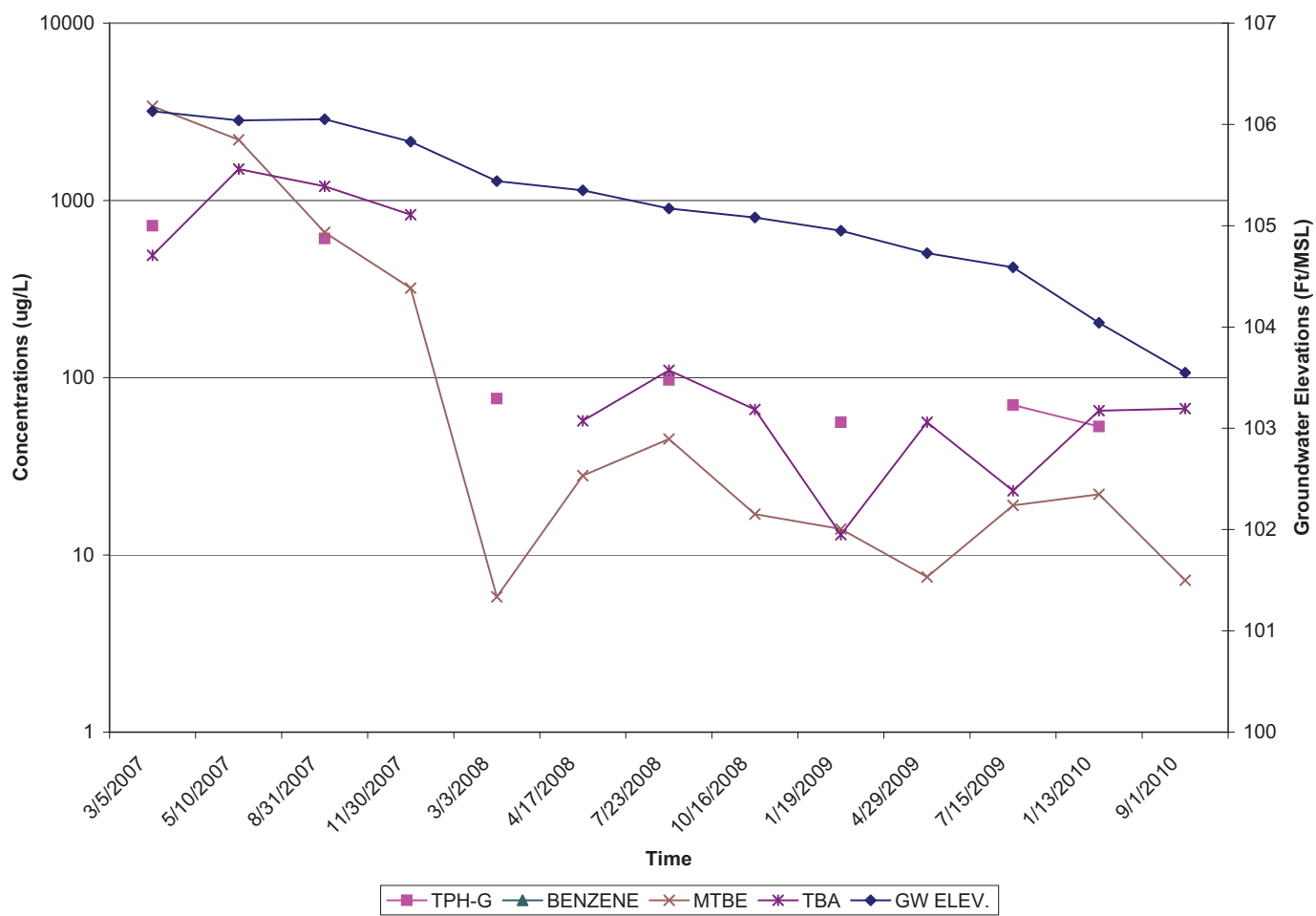




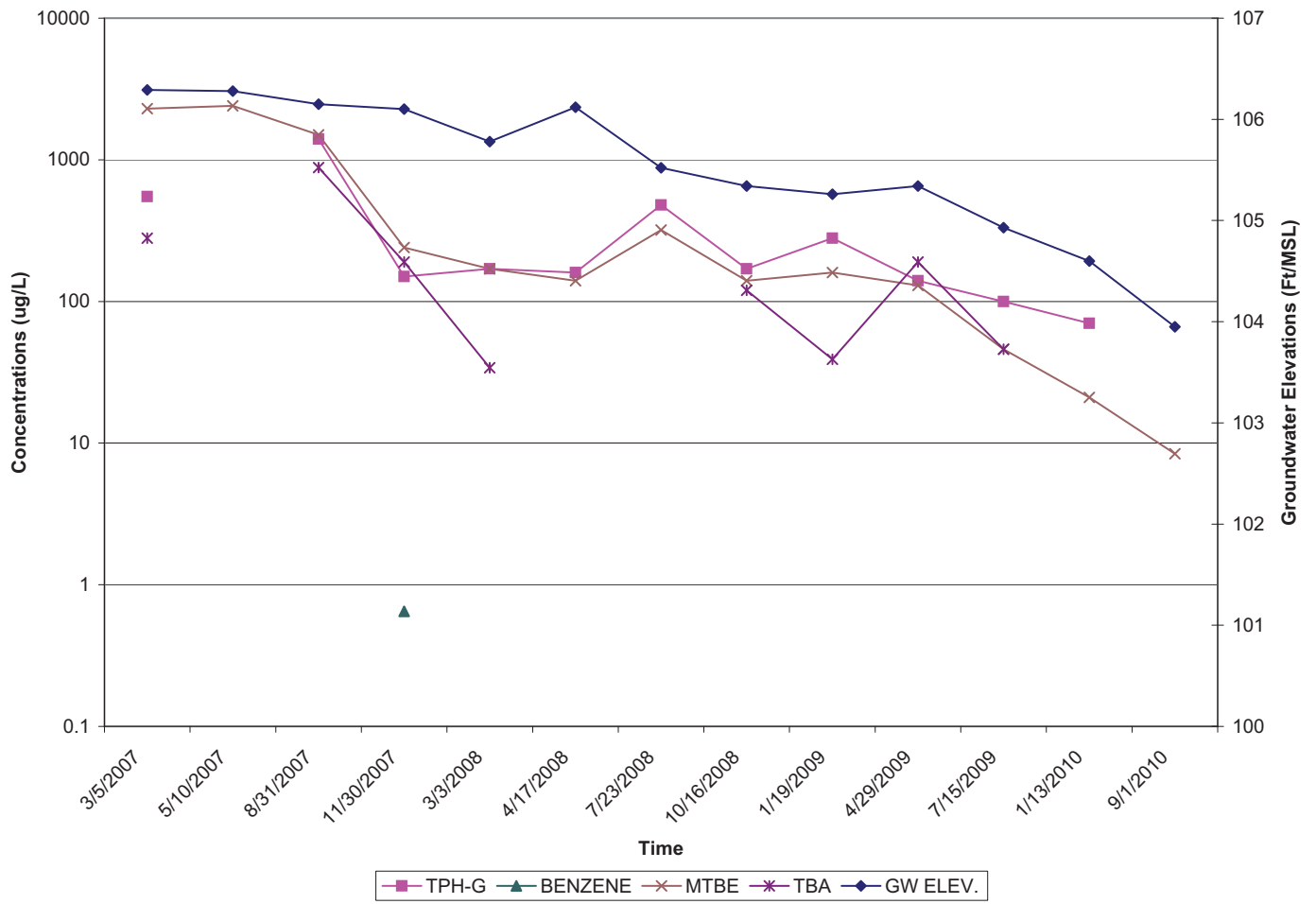




Graph 1
TPH-g/Benzene/MTBE/TBA Concentrations and Groundwater Elevations vs. Time (MW-3)
1303 South Western Avenue, Los Angeles, California



Graph 2
TPH-g/Benzene/MTBE/TBA Concentrations and Groundwater Elevations vs. Time (MW-4)
1303 South Western Avenue, Los Angeles, California



APPENDIX A

**LARWQCB LETTER DATED JUNE 4, 2007 AND ELECTRONIC CORRESPONDENCE DATED
SEPTEMBER 12, 2008**



California Regional Water Quality Control Board

Los Angeles Region



Recipient of the 2001 Environmental Leadership Award from Keep California Beautiful

Linda S. Adams
Agency Secretary

320 W. 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640 - Internet Address: <http://www.waterboards.ca.gov/losangeles>

Arnold Schwarzenegger
Governor

June 4, 2007

Mr. Ed Paden / *Andrea Wing*
Shell Oil Products US
20945 South Wilmington Avenue
Carson, CA 90810

135498

UNDERGROUND STORAGE TANKS (UST) PROGRAM – REQUEST FOR ADDITIONAL INFORMATION

SHELL SERVICE STATION

1303 SOUTH WESTERN AVENUE, LOS ANGELES

(Case No. 900060134) (Global ID #T0603708316) (Priority D1)

Dear Mr. Paden,

On May 7, 2007, the Los Angeles City Fire Department transmitted this case to this agency due to concerns of groundwater impacts from the subject site. The California Regional Water Quality Control Board, Los Angeles Region, is the public agency with primary responsibility for the protection of ground and surface water quality for all beneficial uses within the Los Angeles and Ventura Counties. As such, we are the lead regulatory agency for overseeing corrective action (assessment and/or monitoring activities) and cleanup of releases from leaking underground storage tank (UST) systems at the subject site.

To facilitate our review, we would appreciate that you provide the following information regarding the referenced site that has not already been submitted (see above):

1. Facility contact person's name, phone number, and email address, if any;
2. Facility mailing address;
3. Contaminant release information (e.g., copy of Site Assessment Report);
4. Tank removal and/or repair information (include tank size and contents, removal and/or repair date);
5. Tank disposal documentation;
6. Copies of all previous site assessment and/or remediation report(s), if any;
7. Reports of all previous soil and groundwater sample analytical results, if any;
8. Name, telephone number, and email address of your environmental consultant, if any;
9. Copies of all correspondence regarding environmental assessment for the subject site;
10. Property Owner Information

Pursuant to the California Health and Safety Code Chapter 6.75 (Section 25299.37.2) and Division 7 of the Porter Cologne Water Quality Control Act under AB 681, the Regional Board is required to notify all current fee title holders for the subject site or sites impacted by releases from underground storage tanks prior to considering corrective action and cleanup or case

California Environmental Protection Agency



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RECEIVED - SOP US

JUN 05 2007

ENVIROMENTAL SERVICES
WESTERN REGION

closure. If corrective action data from the site indicate that release(s) from the underground storage tank systems have impacted offsite property, we are also required to notify offsite property owners. Therefore, you are required to provide to this Regional Board the name, mailing address, and phone number for any record fee title holders for the subject site and any offsite property(ies) impacted by releases from the subject site, together with a copy of county record of current ownership (grant trust deed), available from the County Recorder's Office, for each property affected. Or as an alternative, you can complete this Regional Board's "Certification Declaration for Compliance with Fee Title Holder Notification Requirements," for each site (available at

http://www.waterboards.ca.gov/losangeles/html/programs/ust/AB681_form.pdf).

Copies of future technical reports shall also be sent directly to the property owner of the site and to any other property owner(s) impacted by contamination from the site. You are also responsible to provide new contact information if the property owner(s) changes. The new owner shall comply with the requirement stated above.

The above requested information is due to this Regional Board, no later than **July 5, 2007**.

11. Regulatory Requirement for Electronic Submission of Laboratory Data to the State Geotracker Internet Database

On September 30, 2004, the State Water Resources Control Board (SWRCB) adopted the resolution to revise regulations in Chapter 30, Division 3 of Title 23 of California Code of Regulations (CCR), which requires persons to ensure electronic submission of laboratory analytical data (i.e., soil or water chemical analysis) and locational data (i.e., location and elevation of groundwater monitoring wells), via the Internet to the SWRCB's GeoTracker database. The regulations and other background information are available at <http://geotracker.waterboards.ca.gov>.

In accordance with the above regulations, you are required to submit all laboratory data over the Internet in the Electronic Deliverable Format to the SWRCB's GeoTracker database for any soil and/or groundwater samples obtained after September 1, 2001. This would include any sampling completed for underground storage tank system removal, site assessment activities, periodic groundwater monitoring, and post cleanup verification sampling. Per the same regulations, you are also required to submit locational data for all groundwater monitoring wells (i.e., latitude, longitude, and elevation survey data) together with groundwater information (i.e., elevation, depth to free product, monitoring well status, etc.) and a site map commencing January 1, 2002. A complete copy of all clean-up and monitoring reports since January 1, 2005, must also be submitted to GeoTracker, while hard copy paper reports for the main contents are still required per Regional Board guidelines available at http://www.waterboards.ca.gov/losangeles/html/programs/ust/04_0621_e-QMRGuideline6-04.pdf.



Mr. Ed Paden
Shell Oil Products US

- 3 -

June 4, 2007

Per our prioritization criteria, the subject site is classified as a lower priority case. However, this case is qualified under our UST program's Expedited Agency Oversight Program (EAOP) as you have experienced in working with us in the past. In EAOP, the responsible party (RP) implements a reduced regulatory oversight "self-directed" process to complete the necessary assessment and cleanup at the site. After using your own judgement and completing the soil and/or groundwater corrective actions and confirmation sample results, the responsible party may prepare a package requesting for case closure. At that time, we will make a determination on case closure.

If you have any questions regarding this matter, please contact me at (213) 576-6711 or send me an email at jhuang@waterboards.ca.gov.

Sincerely,



Jay C. Huang, P.G., C.E.G.
Associate Engineering Geologist
Underground Tank Section/LA Coastal

Enclosure: Leaking UST Program Certification Declaration for Compliance with Fee Title Holder Notification Requirements (Assembly Bill 681)

cc: Yvonne Shanks, State Water Resources Control Board, Underground Storage Tank
Cleanup Fund
Frank Comfort, City of Los Angeles Fire Department, Environmental Unit
Valerie Toney, City of Los Angeles Fire Department, Environmental Unit
Nancy Matsumoto, Water Replenishment District of Southern California

California Environmental Protection Agency



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California Regional Water Quality Control Board

Los Angeles Region



Terry Tamminen
Secretary for
Environmental
Protection

Over 54 Years Serving Coastal Los Angeles and Ventura Counties
Recipient of the 2001 *Environmental Leadership Award* from Keep California Beautiful

Arnold Schwarzenegger
Governor

320 W. 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640 - Internet Address: <http://www.waterboards.ca.gov/losangeles>

LEAKING UNDERGROUND STORAGE TANK PROGRAM CERTIFICATION DECLARATION FOR COMPLIANCE WITH FEE TITLE HOLDER NOTIFICATION REQUIREMENTS (ASSEMBLY BILL 681)

Please Print or Type

Fee Title Holder(s): _____

Mailing Address: _____

Contact Person: _____

Telephone Number / Fax Number: _____

Site Name: _____

Address: _____

Contact Person: _____

Telephone Number / Fax Number: _____

File Number: _____

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations." (See attached page for who shall sign the Certification Declaration).

Printed Name of Person Signing

Official Title

Signature

Date Signed

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The certification declaration form must be signed as follows:

1. For a corporation - by a responsible corporate officer, which means; (i) by a president, secretary, treasurer, or vice president of the corporation in charge of a principal business function, or any other person who performs similar policy of decision making functions for the corporation, or (ii) the manager of one or more manufacturing, production, or operating facilities employing more than 250 persons or having gross annual sales or expenditures exceeding \$25 million, if authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures.
2. For a partnership or sole proprietorship - by a general partner or the proprietor respectively.
3. For a municipality, state, federal, or public agency - by either a principal executive officer or ranking elected official. A principal executive officer of a federal agency includes (i) the chief executive officer of the agency or (ii) a senior executive officer having responsibility for the overall operations or a principal geographic unit.

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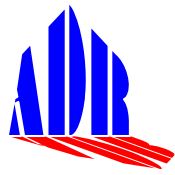
Re Re-location of wells correspondence_1303 Western Avenue Los Angeles.txt
From: Jay Huang [JHUANG@waterboards.ca.gov]
Sent: Friday, September 12, 2008 2:37 PM
To: Sharissa Singh
Cc: Monica Ortega
Subject: Re: 1303 Western Avenue, Los Angeles

yes, that looks OK to install

--

Jay C. Huang, PG, CEG
213-576-6711 (phone)
213-576-6700 fax
jhuang@waterboards.ca.gov

>>> On 9/12/2008 at 10:12 AM, in message
<B6965BD494070C4EABFE566BCDA5A3AD026E570A@deltaexch.delta.pvt>, "Sharissa
Singh" <ssingh2@deltaenv.com> wrote:
> Jay,
>
> As per our conversation this morning, we have been waiting on an offsite
> access agreement for the west adjacent property as per our workplan that
> was submitted November 12, 2007. We have not received access to the
> west adjacent property to date and would like move the proposed well
> locations to further downgradient, onto Manhattan Place.
>
> Please let me know if the new well locations are acceptable and if you
> have any questions. Please see the attached site plan for the proposed
> locations for MW-8 and MW-9.
>
> Regards,
>
>
>
>
> Sharissa Singh
> Project Manager
>
> Delta Consultants
>
> 911 S. Primrose Ave., Suite K
> Monrovia, CA 91016
>
> p:+1 626.256.6662
>
> f:+1 626.256.6263
>
> c.+1 626.205.8149
>
> USA Toll Free: +1 800.477.7411
>
> email: ssingh2@deltaenv.com
>
>
>
> website: www.deltaenv.com <blocked::http://www.deltaenv.com/>
>
>



Environmental Site Assessment Questionnaire(s)

Environmental Site Assessment Questionnaire

- ☐ Yes ☒ No ☐ Unkwn (1a) Is the Property used for an Industrial use?
- ☐ Yes ☒ No ☐ Unkwn (1b) Is any adjoining Property used for an industrial use?
- ☐ Yes ☐ No ☒ Unkwn (2a) To the best of your knowledge, has the Property been used for an industrial use in the past?
- ☐ Yes ☐ No ☒ Unkwn (2b) To the best of your knowledge, has the adjoining property been used for an industrial use in the past?
- ☐ Yes ☒ No ☐ Unkwn (3a) Is the Property used as a gasoline station, motor repair facility, commercial printing facility, dry-cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?
- ☐ Yes ☒ No ☐ Unkwn (3b) Is any Adjoining Property used as a gasoline station, motor repair facility, commercial printing facility, dry-cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?
- ☐ Yes ☐ No ☒ Unkwn (4a) To the best of your knowledge, has the Property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?
- ☐ Yes ☐ No ☒ Unkwn (4b) To the best of your knowledge, has any adjoining Property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?
- ☐ Yes ☒ No ☐ Unkwn (5a) Are there currently any operations at the Property or within the facility that involve the processing, storage or handling of petroleum in individual containers of greater than five gallons in volume, or fifty gallons in the aggregate.
- ☒ Yes ☐ No ☒ Unkwn (5b) To the best of your knowledge have there previously been any operations at the Property or within the facility that involved the processing, storage or handling of petroleum in individual containers of greater than five gallons in volume, or fifty gallons in the aggregate.
- Yes ☐ No ☒ Unkwn (6a) Are there currently any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals, in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the Property or within the facility.

___Yes___No___☒Unkwn

(6b) To the best of your knowledge have there previously been any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals, in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the Property or within the facility.

___Yes___☒No___Unkwn

(7a) Are there currently any industrial drums (typically 55 gallon) or sacks of chemicals located on the Property or at the facility?

___Yes___No___☒Unkwn

(7b) To the best of your knowledge have there previously been any industrial drums (typically 55 gallon) or sacks of chemicals located on the Property or at the facility?

___Yes___No___☒Unkwn

(8a) Has Fill Dirt been brought onto the Property that originated from a contaminated site?

___Yes___No___☒Unkwn

(8b) Has Fill Dirt been brought onto the Property that originated from an unknown origin?

___Yes___☒No___Unkwn

(9a) Are there currently any Pits, Ponds, Surface Impoundments or Lagoons located on the Property in connection with waste treatment or waste disposal?

___Yes___☒No___Unkwn

(9b) To the best of your knowledge have there previously been any Pits, Ponds, Surface Impoundments or Lagoons located on the Property in connection with waste treatment or waste disposal?

___Yes___No___☒Unkwn

(10) Are there currently, or to the best of your knowledge have there been previously, any Incinerators, Injection Wells, Transfer Stations, Waste Recycling Operations, Waste Treatment Detoxification, or Land Disposal Areas located on the Property in connection with waste treatment or waste disposal?

___Yes___No___☒Unkwn

(11a) Is there currently any stained soil on the Property?

___Yes___No___☒Unkwn

(11b) To the best of your knowledge has there previously been any stained soil on the Property?

___Yes___No___☒Unkwn

(12a) Are there currently any registered or unregistered above or underground storage tanks located on the Property?

___Yes___No___☒Unkwn

(12b) To the best of your knowledge have there previously been any registered or unregistered above or underground storage tanks located on the Property?

___Yes___☒No___Unkwn

(13a) Are there currently any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Property or adjacent to any structure located on the Property?

___Yes___No___☒Unkwn

(13b) To the best of your knowledge has there previously been any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Property or adjacent to any structure located on the Property?

___Yes___No___☒Unkwn

(14a) Are there currently any flooring, drains, or walls located within the facility that are stained by substances other than water, or are emitting foul odors?

___Yes___No___☒Unkwn

(14b) To the best of your knowledge has there previously been any flooring, drains, or walls located within the facility that are stained by substances other than water, or are emitting foul odors?

___Yes___No___☒Unkwn

(15a) If the Property is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system.

___Yes___No___☒Unkwn

(15b) If the Property is served by a private well or non-public water system, has the well been designated as contaminated by any government environmental and or health agency?

___Yes___☒No___Unkwn

(16) Does the Owner or Occupant of the Property have any knowledge of Environmental Liens or government notification relating to past or current violations of environmental laws with respect to the Property or any facility located on the Property?

___Yes___☒No___Unkwn

(17a) Has the Owner or Occupant of the Property been informed of the past existence of hazardous Substances or Petroleum Products or environmental violations with respect to the Property or any facility located on the Property?

___Yes___☒No___Unkwn

(17b) Has the Owner or Occupant of the Property been informed of the current existence of hazardous Substances or Petroleum Products or environmental violations with respect to the Property or any facility located on the Property?

___Yes___☒No___Unkwn

(18) Does the Owner or Occupant of the Property have any knowledge of any Environmental Site Assessment of the Property or facility that indicated the presence of Hazardous Substances or Petroleum Products on, or contamination of, the Property, or recommended further assessment of the Property?

___Yes___☒No___Unkwn

(19) Does the Owner or Occupant of the Property know of any past lawsuits or administrative proceedings concerning a release or threatened release of any Hazardous Substances or Petroleum Products involving the Property by an Owner or Occupant?

___Yes___☒No___Unkwn

(20) Does the Owner or Occupant of the Property know of any threatened or pending lawsuits or administrative proceedings concerning a release or threatened release of any Hazardous Substances or Petroleum Products involving the Property by an Owner or Occupant?

___Yes___No___☒Unkwn

(21a) Does the Property discharge waste water on or adjacent to the property, other than storm water, into a storm water sewer system?

___Yes___No___☒Unkwn

(21b) Does the Property discharge waste water on or adjacent to the property, other than storm water, directly to a sanitary sewer system?

___Yes___No___☒Unkwn

(22) To the best of your knowledge, have any Hazardous Substances or Petroleum Products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried, and/or burned on the Property?

___Yes___No___☒Unkwn

(23) To the best of your knowledge, have any railroad ties, telephone poles, treated lumber, wooden wire or cable storage reels or spools been dumped above grade, buried, and/or burned on the Property?

___Yes___No___☒Unkwn

(24) To the best of your knowledge, in the past or the present, have any railroad tracks or railroad right-of-ways been located on or adjacent to the Property?

___Yes___No___☒Unkwn

(25) Is there a transformer, capacitor or any hydraulic equipment for which there are any records indicating the presence of PCBs?

___Yes___No___☒Unkwn

(26) Are there currently, or to the best of your knowledge, has the Owner or Operator of the Property previously been required to submit, file, or maintain Material Safety Data Sheets (MSDS), a written Hazard Communication Program or Environmental Permits?

___Yes___No___☒Unkwn

(27) Are there currently, or to the best of your knowledge, has the Owner or Operator of the Property previously been required to submit or file to Federal or State agencies a Chemical Contingency Plan, Emergency and Hazardous Chemical Inventory Form, Toxic Chemical Release Form, SARA Title III - Emergency Planning and Community Right-to-Know Act inventory, SARA Title III - Extremely Hazardous Substances inventory, or report under the Emergency Response Notification System?

___Yes___No___☒Unkwn

(28) To the best of your knowledge, does the Property currently fall within the auspices of Department of Housing and Urban Development (HUD) supplied funding, or is a source of income revenue directly derived from, supplied, or guaranteed by HUD?

___Yes___No___☒Unkwn


(29) To the best of your knowledge, do any Phase I Environmental Site Assessments regarding the Property exist, or have you been made aware of them in the past.

☐ Yes ☐ No ☒ Unkwn

(30) To the best of your knowledge, do any of the following Assessments exist regarding the Property or any facility located on the Property - Phase II Reports, UST Removal Reports, Asbestos Surveys - or have you been made aware of them in the past.

This questionnaire was answered by:

Name: Boaz Miodovsky

Signature: 

Title: Manager

Firm: Decolage Ventures, LLC

Date: 12-6-16

This questionnaire was administered and completed by:

Name: Steve Kerchner

Signature: _____

Title: _____

Date: _____

Note: This Field Transaction Screen Questionnaire is based upon the American Society of Testing and Materials Transaction Screen E1527-00

This questionnaire was answered:

Via: ☒ In Person
☐ Telephone Conversation
☐ Sent Registered mail
☐ By Fax

Additional Information

How long have you been familiar with the property? 24 months

Property size (acreage or square feet): 21,500

Building size(s) (individual square footages): 6000 for front / Rear SFD = 1342

Age of existing structure(s): SFD is 108 years / front 88

Age of current operation: unknown

Past/Prior use(s) of the property/structures include approximately time periods:

Auto Parts

Apartment 15

Name of utility provider:

Gas: Socal Gas

Electricity: LA DWP

Propane: —

Fuel oil: —

Water: LA DWP

Sewer: "

Waste Disposal: "

User Environmental Questionnaire

___Yes___☒No___Unkwn

(1) Are you aware of any environmental clean-up liens against the subject Property that are filed or recorded under federal, tribal, state, or local law?

___Yes___☒No___Unkwn

(2) Are you aware of any *Activity and Use Limitations* (AULs), such as engineering controls, land use restrictions, or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law?

___Yes___☒No___Unkwn

(3) As the User of this Environmental Site Assessment (ESA) do you have any specialized knowledge or experience related to the subject Property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the subject Property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

☒Yes___No___Unkwn

(4) Does the purchase price being paid for this subject Property reasonably reflect the fair market value of the property? If no or unknown answer 4b.

___Yes___No___Unkwn

(4b) If you concluded there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the subject Property?

___Yes___☒No___Unkwn

(5) Are you aware of commonly known or reasonably ascertainable information about the subject Property that would help the environmental professional (i.e. ADR consultant) to identify conditions indicative of releases or threatened releases?

☒Yes___No___Unkwn

(6) Do you know the past uses of the subject Property? If so, please list:

Pudo ~~Auto~~ Parts Store

Apartment

Single Family Dwelling

___Yes___☒No___Unkwn

(7) Do you know the specific chemicals that are present or once were present at the subject Property? If so, please list:

___Yes___☒No___Unkwn

(8) Do you know of spills or other chemical releases that have taken place at the subject Property? If so, please list:

___Yes___☒No___Unkwn

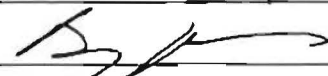
(9) Do you know of any environmental clean-ups that have taken place at the subject Property? If so, please list:

___Yes___☒No___Unkwn

(10) As the User of this ESA, based on your knowledge and experience related to the subject Property are there any obvious indicators that point to the presence or likely presence of contamination at the subject Property?

This questionnaire was answered by:

Name: Bonz Miodovsky

Signature: 

Title: Manager

Firm: Decolage Ventures, LLC

Date: 12-6-16

This questionnaire was administered and completed by:

Name: Steven Kerchner

Signature: _____

Title: Environmental Assessor

Date: _____

This questionnaire was answered:

Via: ☐ In Person
☐ Telephone Conversation
☐ Sent Registered mail
☐ By Fax



Miscellaneous



PARTIES. This Agreement is made this Friday, December 2, 2016, between **Ketter Designs, Inc.**, subsequently referred to as "Client", and **ADR Environmental Group, Inc.**, subsequently referred to as "ADR", whose addresses are as follows:

ADR Environmental Group, Inc.
225 30th Street, Suite 202
Sacramento, CA 95816
Phone: (916) 921-0600
Fax: (916) 648-6688

Ketter Designs, Inc.
14541 Delano St.
Van Nuys, CA 91411
Phone: 818-387-8832
Fax: 818-804-5264

Client designates **John Friedman** as Client's authorized representative to act in Client's behalf with respect to the services to be performed by ADR.

PROJECT. By joining in this Agreement, Client retains ADR to provide services in regard to the project referred to as:

**3057-3063 Pico Boulevard
Los Angeles, CA 90006
(APNs 5080-012-011 and 5080-012-012)**

SCOPE. Phase I Environmental Site Assessment: By this Agreement, the scope of ADR's services on Project is limited to an ASTM Standard 1527-13 / AAI Phase I Environmental Site Assessment: i) review within listed search parameters reasonably ascertainable federal environmental databases and applicable state databases, geocoded as available upon area locator map; ii) visual and physical on-site observation of subject property for underground storage tanks, reasonably ascertainable indicators of CERCLA defined environmental contaminants and hazardous materials, generally recognized environmental contaminants and visible pollutants, and railroad right-of-ways; iii) review of reasonable ascertainable historical information back to at least 1940 or first use, whichever is earlier, local emergency release records, and environmental permits; iv) visual interior observation as allowed for reasonably ascertainable indicators of contamination from airborne emissions, asbestos-containing materials, lead based paint, PCB-containing transformers, radon, underground fuel storage tanks, business operation procedures, regulated materials handling and storage practices, and waste stream disposal; v) completion as allowed of an environmental screening questionnaire by Key Site Manager; vi) visual observation of adjoining and adjacent properties for reasonably ascertainable potential environmental hazards and contaminants; and vii) photographic documentation of on-site conditions and adjoining properties. This scope excludes a title search.

FEE. ADR agrees to provide the services described in this Agreement for the stipulated fee of

SCHEDULE. ADR agrees to provide an electronic copy of the report not later than **15** business days from the receipt of an executed Agreement. Hard copies will follow by regular mail on request.

TERMS AND CONDITIONS

SCOPE OF SERVICES/ENTIRE AGREEMENT. ADR shall provide services for the Project in accordance with this Agreement, which constitutes the entire agreement between Client and ADR, superseding all prior negotiations, agreements, representations and understandings, either written or oral, of the parties with respect to this Project.

CHANGES. The Client and ADR may make additions or deletions to the scope of services by mutual written agreement only. These general conditions, with appropriate changes in ADR's compensation and project schedule, shall apply to all additions and deletions.

CLIENT'S RESPONSIBILITIES. As applicable to ADR's services the Client will:

1. Provide all criteria and full information as to its requirements for the Project, including study design, construction or other objectives, standards or constraints which the Client will require to be utilized.

2. Provide all information available to Client pertinent to the Project, including previous reports and any other data. Unless otherwise noted, ADR may rely upon such information without confirmation.

3. Provide rights of access or permission to enter the property or to enter upon public or private lands as required for ADR to perform its services under this Agreement.

4. Examine all studies, reports, cost estimates, specifications, designs, proposals, programs and other documents submitted by ADR to Client, and promptly render required decisions relating thereto.

5. Designate a person to act as the Client's Authorized Representative with respect to the services to be rendered under this Agreement and identify their limits of authority, if any, in writing.

6. Provide its EPA Generator Identification Number and sign all manifests or other documents for off-site transportation of hazardous or toxic wastes, materials or substances. Client shall select the landfill or other disposal point and shall retain all legal,



equitable or economic interest or title to such material.

7. Warrant that it has full authority and sufficient funds available to take the action contemplated with respect to the Project or any hazardous or toxic wastes, materials, substances or conditions at the site.

8. Provide all available information on buried utilities, structures, or piping located within the Project Site boundaries and approve designated exploration or excavation locations as free of such obstacles. ADR shall have no liability for any damages resulting from subsequently encountering such obstacles at an approved location.

9. Inform ADR of all requirements under Client's hazard communication program.

PAYMENT. Payment for services rendered by ADR shall be in accordance with this Agreement or the following:

1. Invoices will be submitted by ADR periodically, unless the Project schedule is of three (3) weeks duration or less, in which case invoices will be submitted on substantial completion of the scope of services.

2. Payment will be made by the Client in U. S. currency within 30 days of the date of invoice and will be remitted to the address designated on the Invoice.

3. Payments due ADR under this Agreement shall be subject to fees and late charges totaling one and one-half (1-1/2%) percent per month commencing thirty days after the date of invoice, or the maximum rate allowed by law, whichever is less.

4. If the Client does not make prompt payments to ADR, ADR may suspend its services on the basis of non-performance by Client. In addition to the fees and late charges specified in 3. above, Client shall be liable for all fees, costs and expenses of collection.

INSURANCE AND LIMITATION OF LIABILITY.

ADR shall, during the performance of this Agreement, keep in force the following insurance subject to the conditions and limitations of the policies: (1) Worker's Compensation Insurance, including Employer's Liability Insurance for its employees; (2) Comprehensive General Liability Insurance with limits of \$1,000,000 per occurrence, \$1,000,000 aggregate; (3) Comprehensive Automobile Liability Insurance, including operation of owned, non-owned, and hired automobiles with limits of \$1,000,000 per occurrence and in the aggregate; (4) Professional Liability, Errors and Omissions, Insurance with limits of \$1,000,000 per occurrence and in the aggregate.

ADR agrees to furnish Client, upon request, insurance certificate(s) reflecting ADR's compliance with the requirements of this article.

Unless covered by insurance carried by ADR pursuant to this article, in which case the coverage and limits specified to be maintained shall apply, the aggregate liability of ADR for any and all claims, damages, costs or expenses, including attorney's fees, resulting from ADR's performance or non-performance of its obligations under this Agreement, whether based in contract, breach of warranty, tort (including negligence), strict liability or otherwise shall not exceed the total compensation paid for services out of

which the claim, damage, cost or expense arose, but in no event shall ADR be liable for any consequential or special damages such as loss of profits or revenues or increased cost of operation or by reason of shut down or delay whether based on contract, tort (including negligence), or strict liability, whether caused by or alleged to have been caused by ADR, its employees, subcontractors or independent parties working under the direction of, or with, ADR.

The provisions of this article allocate the risks under this Agreement between ADR and Client. ADR's pricing reflects this allocation of risk and the limitation of liability specified herein. If the Client desires ADR to obtain greater limits or additional types of insurance, or to otherwise assume additional risk, ADR shall endeavor to obtain such insurance or assume such risk for additional compensation.

REPRESENTATIONS AND WARRANTIES OF THIRD PARTIES.

ADR may rely without confirmation upon information provided by others and federal, state, and local agencies, pertinent to the project.

STANDARD OF CARE/WARRANTY. ADR shall perform its services in accordance with generally accepted engineering or technical practices and standards prevailing in the locality of the Project current at the time the services are performed and not according to later standards. ADR makes no other express or implied guarantees, warranties or assurances regarding any services performed or materials or equipment supplied by ADR or by any other party.

CONFIDENTIALITY. ADR shall not disclose, or permit disclosure, of any information designated by the Client as confidential, except to (1) its employees and other consultants who need such information to properly execute the services of this Agreement or (2) to comply with any governmental or judicial order or directive. Unless expressly restricted or barred by Client, ADR may refer to this project in proposals, marketing literature and sales presentations, provided no confidential information, as designated by Client, is disclosed.

OWNERSHIP AND USE OF DOCUMENTS.

1. Reports, studies, cost estimates and laboratory data are prepared for the exclusive use by Client but may be used or referred to by ADR for like or similar work for others.

2. Client shall hold harmless and indemnify ADR from and against any and all claims for damages arising out of, or in any way connected with, the use of reports, studies, cost estimates and laboratory data by any person, corporation, agency or partnership not a party to this Agreement.

3. Specifications and program manuals remain the exclusive property of ADR and may not be reproduced or reused by Client, except by written agreement and with appropriate compensation to ADR.

4. Distribution by Client of specifications and program manuals to meet official regulatory requirements are not to be construed as publication in derogation of ADR's rights.



COMPLIANCE WITH LAWS. ADR shall comply with all laws, statutes, rules, regulations and ordinances it deems applicable to the services provided.

SAFETY. ADR, its employees and its subcontractors shall comply with Client's reasonable written safety procedures while working on the site, provided they have been provided to ADR and are applicable to all of Client's employees and its other contractors at the site, but shall have no responsibility for the safety of Client's or other contractor's employees.

SUCCESSOR AND ASSIGNS.

1. The Client and ADR each binds itself and its partners, successors, executors, administrators, assigns and legal representatives to the other party to this Agreement and to the partners, successors, executors, administrators, assigns and legal representatives of such other party, in respect to all covenants, agreements and obligations of this Agreement.

2. Neither the Client nor ADR shall assign, sublet or transfer any rights under or interest in this Agreement without the written consent of the other and except to the extent that this limitation may be restricted by law. Nothing contained herein shall prevent ADR from employing such independent consultants or subcontractors as may be necessary.

3. Nothing herein shall be construed to give any rights or benefits hereunder to anyone other than the Client or ADR.

INDEPENDENT CONTRACTOR. ADR is an independent contractor in the performance of the Project and, except as otherwise provided in this Agreement, shall not be or hold itself out as an agent or employee of Client. ADR shall have complete charge and control of its employees and its subcontractors engaged in the performance of the Project.

TERMINATION OF AGREEMENT. This Agreement may be terminated without cause by either party by fourteen (14) days written notice to the other party. If this Agreement is terminated without cause by Client, ADR shall be paid for time and expenses in accordance with ADR's Standard Fees and Expenses,

whether or not incorporated into this Agreement as an attachment, then in effect for the extent of services performed by it to the effective date of termination. If this Agreement is terminated without cause by ADR, ADR shall be paid the lesser of (1) time and expenses in accordance with ADR's Standard Fees and Expenses, whether or not incorporated into this Agreement as an attachment, then in effect for the extent of services performed by it to the effective date of termination, or (2) the sum stipulated in the Service Agreement plus changes, if any.

WAIVER. Any waiver by either party of any provision or condition of this Agreement shall not be construed or deemed to be a waiver of any other provision or condition of this Agreement, nor a waiver of a subsequent breach of the same condition or provision, unless such waiver be so expressed in writing and signed by the party to be bound.

CLAIMS. Client shall not assert any claim or suit, whether in tort, breach of warranty or contract, against ADR after expiration of a Limitation Period, defined as the shorter of (a) one (1) year from substantial completion of the particular service(s) out of which the claim or suit arose or (b) the time period of any statute of limitation or ultimate repose provided by law.

SEPARABILITY. If any section, subsection or clause of this Agreement shall be finally adjudged illegal, invalid or unenforceable, such illegality, invalidity or unenforceability shall not affect the legality, validity or enforceability of this Agreement as a whole or of any section, subsection, sentence or clause hereof not so adjudged.

ATTORNEY'S FEES. If any suit, dispute or action arises from or in connection with this Agreement, the prevailing party shall be entitled to recover all reasonable attorney fees, costs and expenses incurred, including without limitation any at trial, on appeal, or in a bankruptcy proceeding.

GOVERNING LAW. This Agreement is made under and shall be governed by and construed and enforced under the laws of the state of California.

Authorized By:

ADR Environmental Group, Inc.

By:

(Signature)

Kevin F. Gallagher
(Print or type name)

Title:

Principal

Date

December 2, 2016

Client

(Signature)

JOHN FRIEDMAN
(Print or type name)

Principal

12.5.16



Steve Kerchner, SST

Mr. Kerchner has a BS in Forestry from U.C. Berkeley (1975) and has holds a certificate in Toxic & Hazardous Materials Control & Management from University of California, Los Angeles (1991). Mr. Kerchner has over 20 years experience in environmental and air quality related fields, and has completed several hundred Phase I Environmental Assessments and asbestos surveys. Additionally, Mr. Kerchner has completed numerous environmental investigations related to underground storage tank removals and other environmental processes. Specifically, his experience includes performing Phase I Environmental Site Assessments, soil and groundwater investigations, air quality monitoring, AB2588 "toxic hot spot" inventories, asbestos and lead investigations, UST removals, UST monitoring system upgrades, NPDES permitting, and remediation oversight. Additionally, Mr. Kerchner's experience includes work in the private sector for both Lockheed Electronics and Northrop Services Consulting Group; and for the past 13 years in the environmental consulting industry for various firms including AeroVironment, GeoResearch, and Bradley Environmental.

Professional Certifications:

Certificate in Toxic & Hazardous Materials Management, UCLA
Certified Site Surveillance Technician, California DOSH
AHERA Asbestos Building Inspector/Management Planner
AHERA Asbestos Contractor Supervisor
40-hr HAZWOPER

Project Highlights:

Pacific Crest Bank, Agoura, CA - Performed due diligence projects including Phase I ESAs and Transaction Screens on an ongoing basis for commercial, multi-family, and industrial sites throughout Southern California and Arizona. Performed field work for Phase II soil and groundwater investigations for dry cleaners and former automotive sites.

Fremont Investment and Loan - Performed Phase I ESAs and asbestos surveys for new loan origination and foreclosure projects throughout Southern California. Projects have included commercial and industrial properties.

Redevelopment Project, Anaheim, CA - Led project team that assessed the viability of acquiring and demolishing a 28 acre site containing commercial structures. Work included Phase I ESA, investigation of former gas station site, and pre-renovation asbestos/lead surveys of buildings at the site.

Blackburne and Brown, Sacramento, CA - Performed Phase I ESAs for commercial and multi-family properties throughout Southern California. Additionally, performed soil and groundwater investigation field work and report preparation for UST removal projects and former dry cleaner projects.



Kevin F. Gallagher, SST, Principal

Mr. Gallagher has a BS in Mechanical Engineering from University of Lowell (1989). Kevin has over 20 years experience in the environmental consulting industry. His experience has ranged from building inspections for asbestos, to performing hundreds of Phase I and II Environmental Site Assessments, to being responsible as a technical manager for a national staff of Environmental Site Assessment personnel for a national environmental consulting firm. Kevin has organized, reviewed and handled customer interface for major national customers for over 15 years, and understands the process. Additionally, he has completed multiple courses in underground storage tank removal and investigation.

Licenses and Certifications:

Asbestos Site Surveillance Technician, California Division of Occupational Safety and Health
AHERA Asbestos Contractor Supervisor
AHERA Asbestos Building Inspector
Lead Awareness Training (29 CFR 1926.62)
40 Hour HAZWOPER (OSHA 29 CFR 1910.120)

Project Highlights:

Citibank, N.A.- National point of contact and technical manager for all Environmental Site Assessment work for client and various conduit programs throughout the United States.

JPMorgan Chase Bank, N.A. - National point of contact and technical manager for all Environmental Site Assessment work for client throughout the United States.

Comerica Bank - National point of contact and technical manager for all Environmental Site Assessment work for client throughout the United States.

Union Bank - National point of contact and technical manager for all Environmental Site Assessment work for client throughout the United States

Kimco Realty Corporation- National point of contact and technical manager for all Phase I, Phase II, and asbestos management services for client throughout the United States.

Former Doc Milgroms Cleaner, Northridge, CA - Senior Project Manager for investigation and remediation of solvent impacted site with agency oversight.

State of California, Real Estate Services Division, Napa State Hospital - Member of asbestos survey team for over 1 million square foot facility involving database generation.

Simpson Paper Company, Anderson Mill - Project Manager for an asbestos survey team that inspected an entire pulp and paper mill collecting over 1,500 bulk asbestos samples and preparing a database generated report.



Fidelity National Title Company

5000 Van Nuys Blvd., Suite 500, Sherman Oaks, CA 91403
Phone: (818) 881-7800 • Fax: (818) 776-8528

July 9, 2015

Decolage Ventures LLC
14541 Delano Street
Van Nuys, CA 91411

Order No.: 00089885-994-VNO-RR1

Loan No.:

Property Address: 3057 - 3067 1/2 West Pico Boulevard, 3062 West 12th Place, Los Angeles, CA
90006

We appreciate the opportunity of being of service to you. Please refer any questions regarding this policy of title insurance to:

Fidelity National Title Company



POLICY OF TITLE INSURANCE

Issued by

Fidelity National Title Insurance Company

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, FIDELITY NATIONAL TITLE INSURANCE COMPANY, a California corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of right of access to and from the land;

and in addition, as to an insured lender only:

5. The invalidity or unenforceability of the lien of the insured mortgage upon the title;
6. The priority of any lien or encumbrance over the lien of the insured mortgage, said mortgage being shown in Schedule B in the order of its priority;
7. The invalidity or unenforceability of any assignment of the insured mortgage, provided the assignment is shown in Schedule B, or the failure of the assignment shown in Schedule B to vest title to the insured mortgage in the named insured assignee free and clear of all liens.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title or the lien of the insured mortgage, as insured, but only to the extent provided in the Conditions and Stipulations.

Fidelity National Title Insurance Company
Countersigned by:

Cindy Liel
Authorized Signature



By

Randy Quirk
Randy Quirk, President

Attest

Michael Granville
Michael Granville, Secretary

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees and expenses which arise by reason of:

1.
 - (a) Any law, ordinance or governmental regulations (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
 - (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

CONDITIONS AND STIPULATIONS

I. Definition of Terms.

The following terms when used in this policy mean:

(a) "insured": the insured named in Schedule A, and, subject to any rights or defenses the Company would have had against the named insured, those who succeed to the interest of the named insured by operation of law as distinguished from purchase including, but not limited to, heirs, distributees, devisees, survivors, personal representatives, next of kin, or corporate or fiduciary successors. The term "insured" also includes:

(i) the owner of the indebtedness secured by the insured mortgage and each successor in ownership of the indebtedness except a successor who is an obligor under the provisions of Section 12(c) of these Conditions and Stipulations (reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor insured, unless the successor acquired the indebtedness as a purchaser for value without knowledge of the asserted defect, lien, encumbrance, adverse claim or other matter insured against by this policy as affecting title to the estate or interest in the land);

(ii) any governmental agency or governmental instrumentality which is an insurer or guarantor under an insurance contract or guaranty insuring or guaranteeing the indebtedness secured by the insured mortgage, or any part thereof, whether named as an insured herein or not;

(iii) the parties designated in Section 2(a) of these Conditions and Stipulations.

(iv) Subject to any rights or defenses the Company would have had against the named insured, A) the spouse of an insured who receives title to the land because of dissolution of marriage, B) the trustee or successor trustee of a trust or any estate planning entity created for the insured to whom or to which the insured transfers title to the land after the Date of Policy or C) the beneficiaries of such a trust upon the death of the insured.

(b) "insured claimant": an insured claiming loss or damage.

(c) "insured lender": the owner of an insured mortgage.

(d) "insured mortgage": a mortgage shown in Schedule B, the owner of which is named as an insured in Schedule A.

(e) "knowledge" or "known": actual knowledge, not constructive knowledge or notice which may be imputed to an insured by reason of the public records as defined in this policy or any other records which impart constructive notice of matters affecting the land.

(f) "land": the land described or referred to in Schedule A, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule A, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but nothing herein shall modify or limit the extent to which a right of access to and from the land is insured by this policy.

(g) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.

(h) "public records": records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

(i) "unmarketability of the title": an alleged or apparent matter affecting the title to the land, not excluded or excepted from coverage, which would entitle a purchaser of the estate or interest described in Schedule A or the insured mortgage to be released from the obligation to purchase by virtue of a contractual condition requiring the delivery of marketable title.

2. Continuation of Insurance

(a) **After Acquisition of Title by Insured Lender.** If this policy insures the owner of the indebtedness secured by the insured mortgage, the coverage of this policy shall continue in force as of Date of Policy in favor of (i) such insured lender who acquires all or any part of the estate or interest in the land by foreclosure, trustee's sale, conveyance in lieu of foreclosure, or other legal manner which discharges the lien of the insured mortgage; (ii) a transferee of the estate or interest so acquired from an insured corporation, provided the transferee is the parent or wholly-owned subsidiary of the insured corporation, and their corporate successors by operation of law and not by purchase, subject to any rights or defenses the Company may have against any predecessor insureds; and (iii) any governmental agency or governmental instrumentality which acquires all or any part of the estate or interest pursuant to a contract of insurance or guaranty insuring or guaranteeing the indebtedness secured by the insured mortgage.

(b) **After Conveyance of Title by an Insured.** The coverage of this policy shall continue in force as of Date of Policy in favor of an insured only so long as the insured retains an estate or interest in the land, or holds an indebtedness

secured by a purchase money mortgage given by a purchaser from the insured, or only so long as the insured shall have liability by reason of covenants of warranty made by the insured in any transfer or conveyance of the estate or interest. This policy shall not continue in force in favor of any purchaser from an insured of either (i) an estate or interest in the land, or (ii) an indebtedness secured by a purchase money mortgage given to an insured.

(c) **Amount of Insurance.** The amount of insurance after the acquisition or after the conveyance by an insured lender shall in neither event exceed the least of:

(i) The amount of insurance stated in Schedule A;

(ii) The amount of the principal of the indebtedness secured by the insured mortgage as of Date of Policy, interest thereon, expenses of foreclosure, amounts advanced pursuant to the insured mortgage to assure compliance with laws or to protect the lien of the insured mortgage prior to the time of acquisition of the estate or interest in the land and secured thereby and reasonable amounts expended to prevent deterioration of improvements, but reduced by the amount of all payments made; or

(iii) The amount paid by an governmental agency or governmental instrumentality, if the agency or the instrumentality is the insured claimant, in the acquisition of the estate or interest in satisfaction of its insurance contract or guaranty.

3. Notice of Claim to be Given by Insured Claimant.

An insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in 4(a) below; (ii) in case knowledge shall come to an insured hereunder of any claim of title or interest which is adverse to the title to the estate or interest or the lien of the insured mortgage, as insured, and which might cause loss or damage for which the Company may be liable by virtue of this policy; or (iii) if title to the estate or interest or the lien of the insured mortgage, as insured, is rejected as unmarketable. If prompt notice shall not be given to the Company, then as to that insured all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any insured under this policy unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

4. Defense and Prosecution of Actions; Duty of Insured Claimant to Cooperate.

(a) Upon written request by an insured and subject to the options contained in Section 6 of these Conditions and Stipulations, the Company, at its own cost and without unreasonable delay, shall provide for the defense of such insured in litigation in which any third party asserts a claim adverse to the title or interest as insured, but only as to those stated causes of action alleging a defect, lien or encumbrance or other matter insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of such insured to object for reasonable cause) to represent the insured as to those stated causes of action and shall not be liable for and will not pay the fees of any other counsel. The company will not pay any fees, costs or expenses incurred by an insured in the defense of those causes of action which allege matters not insured against by this policy.

(b) The Company shall have the right, at its own cost, to institute and prosecute any action or proceeding or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest or the lien of the insured mortgage, as insured, or to prevent or reduce loss or damage to an insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this policy. If the Company shall exercise its rights under this paragraph, it shall do so diligently.

(c) Whenever the Company shall have brought an action or interposed a defense as required or permitted by the provisions of this policy, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from any adverse judgment or order.

(d) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding, an insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such insured for this purpose. Whenever requested by the Company, an insured, at the Company's expense, shall give the Company all reasonable aid (i) in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act which in the opinion of the Company

may be necessary or desirable to establish the title to the estate or interest or the lien of the insured mortgage, as insured. If the Company is prejudiced by the failure of an insured to furnish the required cooperation, the Company's obligations to such insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

5. Proof of Loss or Damage.

In addition to and after the notices required under Section 3 of these Conditions and Stipulations have been provided the Company, a proof of loss or damage signed and sworn to by each insured claimant shall be furnished to the Company within 90 days after the insured claimant shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the defect in, or lien or encumbrance on the title, or other matter insured against by this policy which constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of an insured claimant to provide the required proof of loss or damage, the Company's obligations to such insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such proof of loss or damage.

In addition, an insured claimant may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Policy, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the insured claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by an insured claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of an insured claimant to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in this paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that insured for that claim.

6. Options to Pay or Otherwise Settle Claims; Termination of Liability.

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance or to Purchase the Indebtedness.

(i) to pay or tender payment of the amount of insurance under this policy together with any costs, attorneys' fees and expenses incurred by the insured claimant, which were authorized by the Company, up to the time of payment or tender of payment and which the Company is obligated to pay; or

(ii) in case loss or damage is claimed under this policy by the owner of the indebtedness secured by the insured mortgage, to purchase the indebtedness secured by the insured mortgage for the amount owing thereon together with any costs, attorneys' fees and expenses incurred by the insured claimant which were authorized by the Company up to the time of purchase and which the Company is obligated to pay.

If the Company offers to purchase the indebtedness as herein provided, the owner of the indebtedness shall transfer, assign, and convey the indebtedness and the insured mortgage, together with any collateral security, to the Company upon payment therefor.

Upon the exercise by the Company of the option provided for in paragraph a(i), all liability and obligations to the insured under this policy, other than to make the payment required in that paragraph, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, and the policy shall be surrendered to the Company for cancellation.

Upon the exercise by the Company of the option provided for in paragraph a(ii) the Company's obligation to an insured Lender under this policy for the claimed loss or damage, other than the payment required to be made, shall terminate, including any liability or obligation to defend, prosecute or continue any litigation.

(b) To Pay or Otherwise Settle with Parties Other than the Insured or With the Insured Claimant.

(i) to pay or otherwise settle with other parties for or in the name of an insured claimant any claim insured against under this policy, together with any

costs, attorneys' fees and expenses incurred by the insured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay; or

(ii) to pay or otherwise settle with the insured claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees and expenses incurred by the insured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in paragraphs b(i) or b(ii), the Company's obligations to the insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute or continue any litigation.

7. Determination and Extent of Liability.

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the insured claimant who has suffered loss or damage by reason of matters insured against by this policy and only to the extent herein described.

(a) The liability of the Company under this policy to an insured lender shall not exceed the least of:

(i) the Amount of Insurance stated in Schedule A, or, if applicable, the amount of insurance as defined in Section 2 (c) of these Conditions and Stipulations;

(ii) the amount of the unpaid principal indebtedness secured by the insured mortgage as limited or provided under Section 8 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage insured against by this policy occurs, together with interest thereon; or

(iii) the difference between the value of the insured estate or interest as insured and the value of the insured estate or interest subject to the defect, lien or encumbrance insured against by this policy.

(b) In the event the insured lender has acquired the estate or interest in the manner described in Section 2(a) of these Conditions and Stipulations or has conveyed the title, then the liability of the Company shall continue as set forth in Section 7(a) of these Conditions and Stipulations.

(c) The liability of the Company under this policy to an insured owner of the estate or interest in the land described in Schedule A shall not exceed the least of:

(i) the Amount of Insurance stated in Schedule A; or,

(ii) the difference between the value of the insured estate or interest as insured and the value of the insured estate or interest subject to the defect, lien or encumbrance insured against by this policy.

(d) The Company will pay only those costs, attorneys' fees and expenses incurred in accordance with Section 4 of these Conditions and Stipulations.

8. Limitation of Liability.

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures the lack of a right of access to or from the land, or cures the claim of unmarketability of title, or otherwise establishes the lien of the insured mortgage, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, or, if applicable, to the lien of the insured mortgage, as insured.

(c) The Company shall not be liable for loss or damage to any insured for liability voluntarily assumed by the insured in settling any claim or suit without the prior written consent of the Company.

(d) The Company shall not be liable to an insured lender for: (i) any indebtedness created subsequent to Date of Policy except for advances made to protect the lien of the insured mortgage and secured thereby and reasonable amounts expended to prevent deterioration of improvements; or (ii) construction loan advances made subsequent to Date of Policy for the purpose of financing in whole or in part the construction of an improvement to the land which at Date of Policy were secured by the insured mortgage and which the insured was and continued to be obligated to advance at and after Date of Policy.

9. Reduction of Insurance; Reduction or Termination of Liability.

(a) All payments under this policy, except payments made for costs, attorneys' fees and expenses, shall reduce the amount of insurance pro tanto. However, as to an insured lender, any payments made prior to the acquisition of

title to the estate or interest as provided in Section 2(a) of these Conditions and Stipulations shall not reduce pro tanto the amount of insurance afforded under this policy as to any such insured, except to the extent that the payments reduce the amount of the indebtedness secured by the insured mortgage.

(b) Payment in part by any person of the principal of the indebtedness, or any other obligation secured by the insured mortgage, or any voluntary partial satisfaction or release of the insured mortgage, to the extent of the payment, satisfaction or release, shall reduce the amount of insurance pro tanto. The amount of insurance may thereafter be increased by accruing interest and advances made to protect the lien of the insured mortgage and secured thereby, with interest thereon, provided in no event shall the amount of insurance be greater than the Amount of Insurance stated in Schedule A.

(c) Payment in full by any person or the voluntary satisfaction or release of the insured mortgage shall terminate all liability of the Company to an insured lender except as provided in Section 2(a) of these Conditions and Stipulations.

10. Liability Noncumulative.

It is expressly understood that the amount of insurance under this policy shall be reduced by any amount the Company may pay under any policy insuring a mortgage to which exception is taken in Schedule B or to which the insured has agreed, assumed, or taken subject, or which is hereafter executed by an insured and which is a charge or lien on the estate or interest described or referred to in Schedule A, and the amount so paid shall be deemed a payment under this policy to the insured owner.

The provisions of this Section shall not apply to an insured lender, unless such insured acquires title to said estate or interest in satisfaction of the indebtedness secured by an insured mortgage.

11. Payment of Loss.

(a) No payment shall be made without producing this policy for endorsement of the payment unless the policy has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within 30 days thereafter.

12. Subrogation Upon Payment or Settlement.

(a) The Company's Right of Subrogation

Whenever the Company shall have settled and paid a claim under this policy, all right of subrogation shall vest in the Company unaffected by any act of the insured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the insured claimant would have had against any person or property in respect to the claim had this policy not been issued. If requested by the Company, the insured claimant shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The insured claimant shall permit the Company to sue, compromise or settle in the name of the insured claimant and to use the name of the insured claimant in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the insured claimant, the Company shall be subrogated (i) as to an insured owner, to all rights and remedies in the proportion which the Company's payment bears to the whole amount of the loss; and (ii) as to an insured lender, to all rights and remedies of the insured claimant after the insured claimant shall have recovered its principal, interest, and costs of collection.

If loss should result from any act of the insured claimant, as stated above, that act shall not void this policy, but the Company, in that event, shall be required to pay only that part of any losses insured against by this policy which shall exceed the amount, if any, lost to the Company by reason of the impairment by the insured claimant of the Company's right of subrogation.

(b) The Insured's Rights and Limitations.

Notwithstanding the foregoing, the owner of the indebtedness secured by an insured mortgage, provided the priority of the lien of the insured mortgage or its enforceability is not affected, may release or substitute the personal liability of any debtor or guarantor, or extend or otherwise modify the terms of payment, or

release a portion of the estate or interest from the lien of the insured mortgage, or release any collateral security for the indebtedness.

When the permitted acts of the insured claimant occur and the insured has knowledge of any claim of title or interest adverse to the title to the estate or interest or the priority or enforceability of the lien of an insured mortgage, as insured, the Company shall be required to pay only that part of any losses insured against by this policy which shall exceed the amount, if any, lost to the Company by reason of the impairment by the insured claimant of the Company's right of subrogation.

(c) The Company's Rights Against Non-insured Obligors.

The Company's right of subrogation against non-insured obligors shall exist and shall include, without limitation, the rights of the insured to indemnities, guaranties, other policies of insurance or bonds, notwithstanding any terms or conditions contained in those instruments which provide for subrogation rights by reason of this policy.

The Company's right of subrogation shall not be avoided by acquisition of an insured mortgage by an obligor (except an obligor described in Section 1(a)(ii) of these Conditions and Stipulations) who acquires the insured mortgage as a result of an indemnity, guarantee, other policy of insurance, or bond and the obligor will not be an insured under this policy, notwithstanding Section 1(a)(i) of these Conditions and Stipulations.

13. Arbitration.

Unless prohibited by applicable law, either the Company or the insured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. All arbitrable matters when the Amount of Insurance is \$1,000,000 or less shall be arbitrated at the option of either the Company or the insured. All arbitrable matters when the Amount of Insurance is in excess of \$1,000,000 shall be arbitrated only when agreed to by both the Company and the insured. Arbitration pursuant to this policy and under the Rules in effect on the date the demand for arbitration is made or, at the option of the insured, the Rules in effect at Date of Policy shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permit a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

14. Liability Limited to This Policy; Policy Entire Contract.

(a) This policy together with all endorsements, if any, attached hereto by the Company is the entire policy and contract between the insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, and which arises out of the status of the lien of the insured mortgage or of the title to the estate or interest covered hereby or by any action asserting such claim, shall be restricted to this policy.

(c) No amendment of or endorsement to this policy can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

15. Severability.

In the event any provision of the policy is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision and all other provisions shall remain in full force and effect.

16. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this policy and shall be addressed to the Company at Fidelity National Title Insurance Company, Attn: Claims Department, P.O. Box 45023, Jacksonville, FL 32232-5023.

SCHEDULE A

Order No.: 00089885-994-VNO-RR1

Policy No.: CA-FLVE-IMP-27472-1-15-00089885

Amount of Insurance: \$2,800,000.00

Premium: \$3,792.00

Date of Policy: June 30, 2015 at 8:00 AM

1. Name of Insured:
Decolage Ventures LLC, a California Limited Liability Company
2. The estate or interest in the land which is covered by this policy is:
Fee Estate
3. Title to the estate or interest in the land is vested in:
Decolage Ventures LLC, a California Limited Liability Company
4. The land referred to in this policy is described as follows:
See Exhibit A attached hereto and made a part hereof.

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF PICO STREET, 80 FEET WIDE, 240 FEET EAST OF THE EAST LINE OF WESTERN AVENUE, 80 FEET WIDE; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF WESTERN AVENUE, 290 FEET; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF PICO STREET, 50 FEET; THENCE SOUTHERLY AT RIGHT ANGLES 290 FEET TO PICO STREET; THENCE WESTERLY ALONG PICO STREET, 50 FEET OF THE POINT F BEGINNING.

EXCEPT THE NORTHERLY 107.5 FEET THEREOF.

ALSO EXCEPT ALL CRUDE OIL, PETROLEUM, GAS AND ALL KINDRED SUBSTANCES SITUATED 500 FEET BELOW THE SURFACE OF SAID LAND, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED BY WEINGART FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION, IN DEED RECORDED NOVEMBER 30, 1979 AS INSTRUMENT NO. 79-1350187, OFFICIAL RECORDS.

PARCEL 2:

THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF PICO STREET (80 FEET WIDE) DISTANT 290 FEET EAST OF THE EAST LINE OF WESTERN AVENUE (80 FEET WIDE), THENCE NORTH 140 FEET, THENCE EAST 50 FEET, THENCE SOUTH 140 FEET, THENCE WEST 50 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THE NORTH 107.5 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT IN THE NORTH LINE OF PICO STREET, 80 FEET WIDE, 240 FEET EAST OF THE EAST LINE OF THE WESTERN AVENUE, 80 FEET WIDE; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF WESTERN AVENUE 290 FEET; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF PICO STREET, 50 FEET, THENCE SOUTHERLY AT RIGHT ANGLES 290 FEET TO PICO STREET, THENCE WESTERLY ALONG PICO STREET 50 FEET TO THE POINT OF BEGINNING.

APN: 5080-012-011, 012 & 006

SCHEDULE B
EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

PART I

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

SCHEDULE B

EXCEPTIONS FROM COVERAGE

PART II

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2015-2016.
2. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

3. Water rights, claims or title to water, whether or not disclosed by the public records.

THE FOLLOWING AFFECT PARCELS 1 AND 2:

4. Any rights of the parties in possession as tenants only.
5. Covenant and agreement wherein the owners agree to hold said Land as one parcel and not to sell any portion thereof separately. Said covenant is expressed to run with the Land and be binding upon future owners.

Recording Date: December 9, 1981
Recording No.: 81-1210293 of Official Records.

Reference is made to said document for full particulars.

This covenant and agreement provides that it shall be binding upon any future owners, encumbrancers, their successors or assigns, and shall continue in effect until the advisory agency approves termination.

6. An oil and gas lease for the term therein provided with certain covenants, conditions and provisions, together with easements, if any, as set forth therein.

Dated: September 9, 1968
Lessor: William Newman
Lessee: Union Oil Co.,
Recording Date: October 20, 1964
Recording No.: 4191 of Official Records.

Said lease affects that portion of said Land lying below a depth of Not shown feet from the surface thereof.

Said lease provides for no right of surface entry.

No insurance is made as to the present ownership of the leasehold created by said lease, nor as to other matters affecting the rights or interests of the lessor or lessee in said lease.

SCHEDULE B – Part II
(Continued)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress and egress and incidental purposes
Recording Date: June 20, 1945
Recording No.: 30, of Official Records

8. A community oil and gas lease for the term therein provided, executed by the parties herein named, and other parties as owners of other lands described in said lease, with certain covenants, conditions and provisions, together with easements, if any, as set forth therein.

Lessor: Paul E. D'Arcy and Agnes A. D'Arcy
Lessee: Union Oil Company of California, a California Corporation
Recording Date: April 5, 1967
Recording No.: 2578 of Official Records.

Said lease affects that portion of said Land lying below a depth of 500 feet from the surface thereof.

Said lease provides for no right of surface entry.

No insurance is made as to the present ownership of the leasehold created by said lease, nor as to other matters affecting the rights or interests of the lessor or lessee in said lease.

9. An unrecorded lease with certain terms, covenants, conditions, and provisions as set forth therein, as disclosed by inspection and/or investigation.

Lessee: L.A. Auto Parts

10. An encroachment of improvements located on said land onto other property adjoining on the East consisting of a fence by 1 foot as disclosed by an inspection.

11. An easement for pole lines over the Northerly 1 foot of said land as disclosed by an inspection.

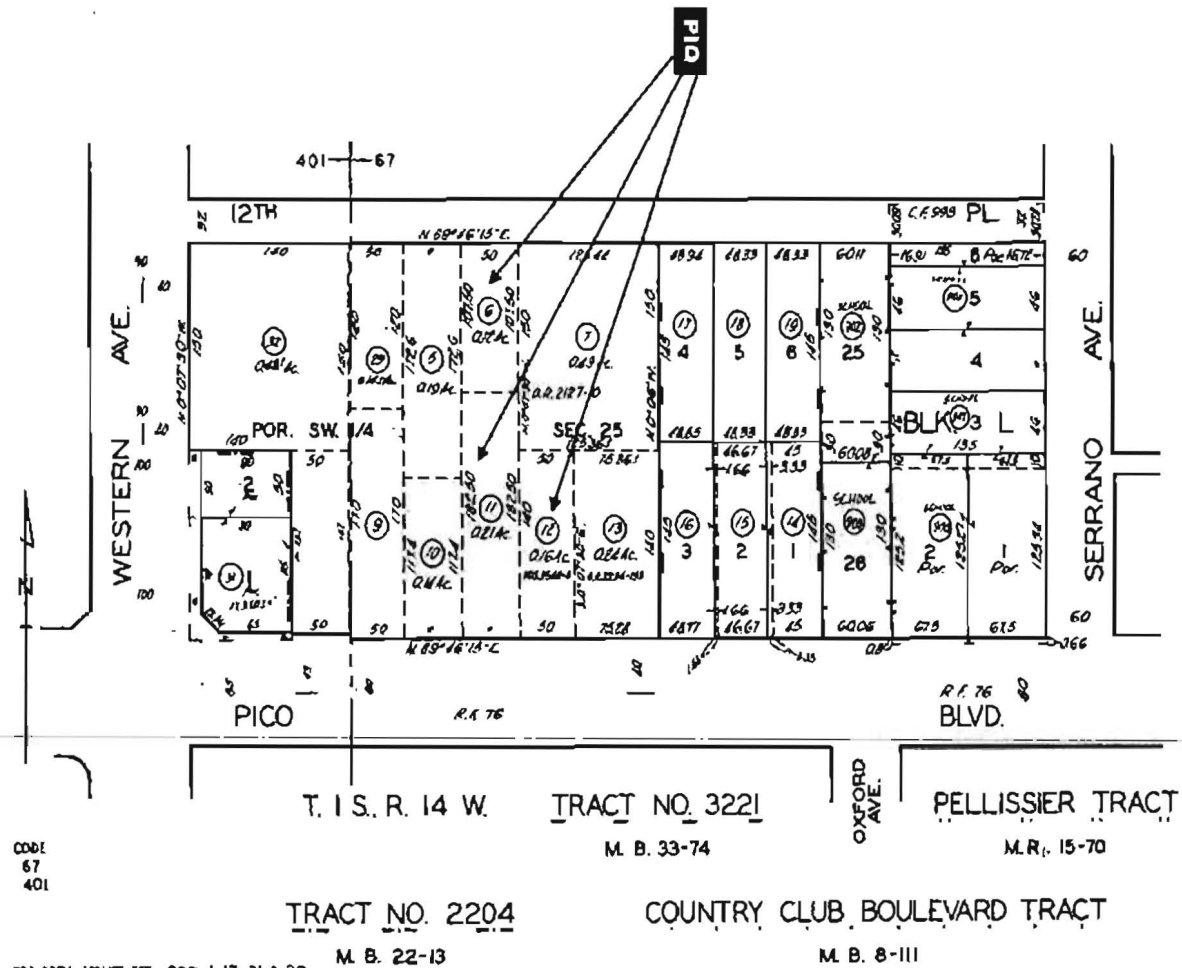
Affects Parcel 2

12. Any encroachment of improvements located on said land onto Pico Blvd. adjoining on the South consisting of security doors, vents and a sign as disclosed by an inspection.

13. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$1,680,000.00
Dated: June 24, 2015
Trustor/Grantor: Decolage Ventures LLC, a California Limited Liability Company
Trustee: Lone Oak Industries Inc., a California Corporation
Beneficiary: Lone Oak Fund, LLC, a California Limited Liability Company
Loan No.:
Recording Date: June 30, 2015
Recording No.: 20150780163, Official Records

1997



M. B. 22-13

M. B. 8-111

ASSIGNMENT MAP
COUNTY OF LOS ANGELES, CALIF.

12-3-66
81054406
671116107
680306
70071106
72012106
720828
72111229
680310000001
6810120603001
681008007001
671007007001
3112041009001-09
2111931006001-09
910888

emissions are due in part to its large size and large population compared to other states. However, a factor that reduces California's per capita fuel use and GHG emissions, as compared to other states, is its relatively mild climate. The ARB has projected statewide unregulated GHG emissions for the year 2020 will be 509 MMT CO₂e (ARB 2016). These projections represent the emissions that would be expected to occur in the absence of any GHG reduction actions.

Effects of Global Climate Change

Globally, climate change has the potential to affect numerous environmental resources through potential impacts related to future air temperatures and precipitation patterns. Scientific modeling predicts that continued GHG emissions at or above current rates would induce more extreme climate changes during the 21st century than were observed during the 20th century. Long-term trends have found that each of the past three decades has been warmer than all the previous decades in the instrumental record, and the decade from 2000 through 2010 has been the warmest. The global combined land and ocean temperature data show an increase of about 0.89°C (0.69°C–1.08°C) over the period 1901–2012 and about 0.72°C (0.49°C–0.89°C) over the period 1951–2012 when described by a linear trend. Several independently analyzed data records of global and regional Land-Surface Air Temperature (LSAT) obtained from station observations are in agreement that LSAT as well as sea surface temperatures have increased. In addition to these findings, there are identifiable signs that global warming is currently taking place, including substantial ice loss in the Arctic over the past two decades (IPCC 2013).

According to the CalEPA's *2010 Climate Action Team Biennial Report*, potential impacts of climate change in California may include loss in snow pack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years (CalEPA 2010). Below is a summary of some of the potential effects that could be experienced in California as a result of climate change.

Air Quality. Higher temperatures, which are conducive to air pollution formation, could worsen air quality in California. Climate change may increase the concentration of ground-level ozone, but the magnitude of the effect, and therefore its indirect effects, are uncertain. If higher temperatures are accompanied by drier conditions, the potential for large wildfires could increase, which, in turn, would further worsen air quality. However, if higher temperatures are accompanied by wetter, rather than drier conditions, the rains would tend to temporarily clear the air of particulate pollution and reduce the incidence of large wildfires, thereby ameliorating the pollution associated with wildfires. Additionally, severe heat accompanied by drier conditions and poor air quality could increase the number of heat-related deaths, illnesses, and asthma attacks throughout the state (California Energy Commission [CEC] 2016).

Water Supply. Analysis of paleoclimatic data (such as tree-ring reconstructions of stream flow and precipitation) indicates a history of naturally and widely varying hydrologic conditions in California and the west, including a pattern of recurring and extended droughts. Uncertainty remains with respect to the overall impact of climate change on future water supplies in California. However, the average early spring snowpack in the Sierra Nevada decreased by about 10 percent during the last century, a loss of 1.5 million acre-feet of snowpack storage. During the same period, sea level rose eight inches along California's coast. California's temperature has risen 1°F, mostly at night and during the winter, with higher elevations

experiencing the highest increase. The last 35 years have brought California some of the wettest and driest winters, including several multi-year wet and dry periods (OEHHA 2013).

This uncertainty complicates the analysis of future water demand, especially where the relationship between climate change and its potential effect on water demand is not well understood. The Sierra snowpack provides the majority of California's water supply by accumulating snow during the state's wet winters and releasing it slowly during the state's dry springs and summers. Based upon historical data and modeling DWR projects that the Sierra snowpack will experience a 25 to 40 percent reduction from its historic average by 2050. Climate change is also anticipated to bring warmer storms that result in less snowfall at lower elevations, reducing the total snowpack (DWR 2008).

Hydrology and Sea Level Rise. As discussed above, climate change could potentially affect: the amount of snowfall, rainfall, and snow pack; the intensity and frequency of storms; flood hydrographs (flash floods, rain or snow events, coincidental high tide and high runoff events); sea level rise and coastal flooding; coastal erosion; and the potential for salt water intrusion. According to The Impacts of Sea-Level Rise on the California Coast, prepared by the California Climate Change Center (CCCC) (CCCC 2009), climate change has the potential to induce substantial sea level rise in the coming century. The rising sea level increases the likelihood and risk of flooding. The rate of increase of global mean sea levels over the 2001-2010 decade, as observed by satellites, ocean buoys and land gauges, was approximately 3.2 mm per year, which is double the observed 20th century trend of 1.6 mm per year (World Meteorological Organization [WMO] 2013). As a result, sea levels averaged over the last decade were about 8 inches higher than those of 1880 (WMO 2013). Sea levels are rising faster now than in the previous two millennia, and the rise is expected to accelerate, even with robust GHG emission control measures. The PCC's Fifth Assessment Report (IPCC 2013) predicts a mean sea-level rise of 11-38 inches by 2100. This prediction is more than 50 percent higher than earlier projections of 10-32 inches, when comparing the same emissions scenarios and time periods. A rise in sea levels could result in coastal flooding and erosion and could jeopardize California's water supply due to salt water intrusion. *In addition*, increased CO₂ emissions can cause oceans to acidify due to the carbonic acid it forms. Increased storm intensity and frequency could affect the ability of flood-control facilities, including levees, to handle storm events.

Agriculture. California has a \$30 billion annual agricultural industry that produces half of the country's fruits and vegetables. Higher CO₂ levels can stimulate plant production and increase plant water-use efficiency. However, if temperatures rise and drier conditions prevail, water demand could increase; crop-yield could be threatened by a less reliable water supply; and greater air pollution could render plants more susceptible to pest and disease outbreaks. In addition, temperature increases could change the time of year certain crops, such as wine grapes, bloom or ripen, and thereby affect their quality (CCCC 2006).

Ecosystems and Wildlife. Climate change and the potential resulting changes in weather patterns could have ecological effects on a global and local scale. Increasing concentrations of GHGs are likely to accelerate the rate of climate change. Scientists project that the average global surface temperature could rise by 1.0-4.5°F (0.6-2.5°C) in the next 50 years, and 2.2-10°F (1.4-5.8°C) in the next century, with substantial regional variation. Soil moisture is likely to decline in many regions, and intense rainstorms are likely to become more frequent. Rising temperatures could



have four major impacts on plants and animals: (1) timing of ecological events; (2) geographic range; (3) species' composition within communities; and (4) ecosystem processes, such as carbon cycling and storage (Parmesan 2006).

Local Effects of Climate Change. While the above discussion identifies the possible effects of climate change at a global and potentially statewide level, current scientific modeling tools are unable to predict with a similar degree of accuracy what local impacts may occur with a similar degree of accuracy. In general, regional and local predictions are made based on downscaling statewide models (CalEPA 2010).

Regulatory Setting

The following regulations address both climate change and GHG emissions.

International Regulations

The United States is, and has been, a participant in the United Nations Framework Convention on Climate Change (UNFCCC) since it was produced in 1992. The UNFCCC is an international environmental treaty with the objective of, "stabilization of GHG concentrations in the atmosphere at a level that would prevent dangerous anthropogenic interference with the climate system." This is generally understood to be achieved by stabilizing global GHG concentrations between 350 and 400 ppm, in order to limit the global average temperature increases between 2 and 2.4°C above pre-industrial levels (IPCC 2007). The UNFCCC itself does not set limits on GHG emissions for individual countries or enforcement mechanisms. Instead, the treaty provides for updates, called "protocols," that would identify mandatory emissions limits.

Five years later, the UNFCCC brought nations together again to draft the *Kyoto Protocol* (1997). The Kyoto Protocol established commitments for industrialized nations to reduce their collective emissions of six GHGs (CO₂, CH₄, N₂O, SF₆, HFCs, and PFCs) to 5.2 percent below 1990 levels by 2012. The United States is a signatory of the Kyoto Protocol, but Congress has not ratified it and the United States has not bound itself to the Protocol's commitments (UNFCCC 2007). The first commitment period of the Kyoto Protocol ended in 2012. Governments, including 38 industrialized countries, agreed to a second commitment period of the Kyoto Protocol beginning January 1, 2013 and ending either on December 31, 2017 or December 31, 2020, to be decided by the Ad Hoc Working Group on Further Commitments for Annex I Parties under the Kyoto Protocol at its seventeenth session (UNFCCC 2011).

In Durban (17th session of the Conference of the Parties in Durban, South Africa, 2011), governments decided to adopt a universal legal agreement on climate change. Work began on that task immediately under a new group called the Ad Hoc Working Group on the Durban Platform for Enhanced Action. Progress was also made regarding the creation of a Green Climate Fund (GCF) for which a management framework was adopted (UNFCCC 2011; United Nations, 2011).

In December 2015, the 21st session of the Conference of the Parties (COP21) adopted the Paris Agreement. The deal requires all countries that ratify it to commit to cutting greenhouse gas emissions, with the goal of peaking greenhouse gas emissions "as soon as possible" (Worland,



2015). The agreement includes commitments to (1) achieve a balance between sources and sinks of greenhouse gases in the second half of this century; (2) to keep global temperature increase “well below” two degrees Celsius (C) or 3.6 degrees Fahrenheit (F) and to pursue efforts to limit it to 1.5 C; (3) to review progress every five years; and (4) to spend \$100 billion a year in climate finance for developing countries by 2020 (UNFCCC 2015). The agreement includes both legally binding measures, like reporting requirements, as well as voluntary or non-binding measures while, such as the setting of emissions targets for any individual country (Worland 2015).

Federal Regulations

The United States Supreme Court in *Massachusetts et al. v. Environmental Protection Agency et al.* ([2007] 549 U.S. 05-1120) held that the U.S. EPA has the authority to regulate motor-vehicle GHG emissions under the federal Clean Air Act.

The U.S. EPA issued a Final Rule for mandatory reporting of GHG emissions in October 2009. This Final Rule applies to fossil fuel suppliers, industrial gas suppliers, direct GHG emitters, and manufacturers of heavy-duty and off-road vehicles and vehicle engines, and requires annual reporting of emissions. The first annual reports for these sources were due in March 2011.

On May 13, 2010, the U.S. EPA issued a Final Rule that took effect on January 2, 2011, setting a threshold of 75,000 tons CO₂e per year for GHG emissions. New and existing industrial facilities that meet or exceed that threshold will require a permit after that date. On November 10, 2010, the U.S. EPA published the “PSD and Title V Permitting Guidance for Greenhouse Gases.” The U.S. EPA’s guidance document is directed at state agencies responsible for air pollution permits under the Federal Clean Air Act to help them understand how to implement GHG reduction requirements while mitigating costs for industry. It is expected that most states will use the U.S. EPA’s new guidelines when processing new air pollution permits for power plants, oil refineries, cement manufacturing, and other large pollution point sources.

On January 2, 2011, the U.S. EPA implemented the first phase of the Tailoring Rule for GHG emissions Title V Permitting. Under the first phase of the Tailoring Rule, all new sources of emissions are subject to GHG Title V permitting if they are otherwise subject to Title V for another air pollutant and they emit at least 75,000 tons CO₂e per year. Under Phase 1, no sources were required to obtain a Title V permit solely due to GHG emissions. Phase 2 of the Tailoring Rule went into effect July 1, 2011. At that time new sources were subject to GHG Title V permitting if the source emits 100,000 tons CO₂e per year, or they are otherwise subject to Title V permitting for another pollutant and emit at least 75,000 tons CO₂e per year.

On July 3, 2012 the U.S. EPA issued the final rule that retains the GHG permitting thresholds that were established in Phases 1 and 2 of the GHG Tailoring Rule. These emission thresholds determine when Clean Air Act permits under the New Source Review Prevention of Significant Deterioration (PSD) and Title V Operating Permit programs are required for new and existing industrial facilities.

California Regulations



California Air Resources Board (ARB) is responsible for the coordination and oversight of State and local air pollution control programs in California. California has numerous regulations aimed at reducing the state's GHG emissions. These initiatives are summarized below.

Assembly Bill (AB) 1493 (2002), California's Advanced Clean Cars program (referred to as "Pavley"), requires the ARB to develop and adopt regulations to achieve "the maximum feasible and cost-effective reduction of GHG emissions from motor vehicles." On June 30, 2009, U.S. EPA granted the waiver of Clean Air Act preemption to California for its greenhouse gas emission standards for motor vehicles beginning with the 2009 model year. Pavley I took effect for model years starting in 2009 to 2016 and Pavley II, which is now referred to as "LEV (Low Emission Vehicle) III GHG" will cover 2017 to 2025. Fleet average emission standards would reach 22 percent reduction from 2009 levels by 2012 and 30 percent by 2016. The Advanced Clean Cars program coordinates the goals of the Low Emissions Vehicles (LEV), Zero Emissions Vehicles (ZEV), and Clean Fuels Outlet programs and would provide major reductions in GHG emissions. By 2025, when the rules will be fully implemented, new automobiles will emit 34 percent fewer GHGs and 75 percent fewer smog-forming emissions from their model year 2016 levels (ARB 2011).

In 2005, the governor issued Executive Order (EO) S-3-05, establishing statewide GHG emissions reduction targets. EO S-3-05 provides that by the year 2010, emissions shall be reduced to 2000 levels; by 2020, emissions shall be reduced to 1990 levels; and by 2050, emissions shall be reduced to 80 percent below 1990 levels (CalEPA 2006). In response to EO S-3-05, CalEPA created the Climate Action Team (CAT), which in March 2006 published the Climate Action Team Report (the "2006 CAT Report") (CalEPA 2006). The 2006 CAT Report identified a recommended list of strategies that the state could pursue to reduce GHG emissions. These are strategies that could be implemented by various state agencies to ensure that the emission reduction targets in EO S-3-05 are met and can be met with existing authority of the state agencies. The strategies include the reduction of passenger and light duty truck emissions, the reduction of idling times for diesel trucks, an overhaul of shipping technology/infrastructure, increased use of alternative fuels, increased recycling, and landfill methane capture, etc. In April 2015 Governor Brown issued EO B-30-15, calling for a new target of 40 percent below 1990 levels by 2030.

California's major initiative for reducing GHG emissions is outlined in Assembly Bill 32 (AB 32), the "California Global Warming Solutions Act of 2006," signed into law in 2006. AB 32 codifies the statewide goal of reducing GHG emissions to 1990 levels by 2020 (essentially a 15 percent reduction below 2005 emission levels; the same requirement as under S-3-05), and requires ARB to prepare a Scoping Plan that outlines the main State strategies for reducing GHGs to meet the 2020 deadline. In addition, AB 32 requires the ARB to adopt regulations to require reporting and verification of statewide GHG emissions.

After completing a comprehensive review and update process, the ARB approved a 1990 statewide GHG level and 2020 limit of 427 MMT CO₂e. The Scoping Plan was approved by ARB on December 11, 2008, and included measures to address GHG emission reduction strategies related to energy efficiency, water use, and recycling and solid waste, among other measures. Many of the GHG reduction measures included in the Scoping Plan (e.g., Low Carbon Fuel Standard (LCFS), Advanced Clean Car standards, and Cap-and-Trade) have been adopted over the last five years. Implementation activities are ongoing and ARB is currently the process of updating the Scoping Plan.



In May 2014, the ARB approved the first update to the AB 32 Scoping Plan. The 2013 Scoping Plan update defines the ARB's climate change priorities for the next five years and sets the groundwork to reach post-2020 goals set forth in EO S-3-05. The update highlights California's progress toward meeting the "near-term" 2020 GHG emission reduction goals defined in the original Scoping Plan. It also evaluates how to align the State's longer-term GHG reduction strategies with other State policy priorities, such as for water, waste, natural resources, clean energy and transportation, and land use (ARB 2014).

Senate Bill (SB) 97, signed in August 2007, acknowledges that climate change is an environmental issue that requires analysis in California Environmental Quality Act (CEQA) documents. In March 2010, the California Resources Agency (Resources Agency) adopted amendments to the State CEQA Guidelines for the feasible mitigation of GHG emissions or the effects of GHG emissions. The adopted guidelines give lead agencies the discretion to set quantitative or qualitative thresholds for the assessment and mitigation of GHGs and climate change impacts.

ARB Resolution 07-54 establishes 25,000 MT of GHG emissions as the threshold for identifying the largest stationary emission sources in California for purposes of requiring the annual reporting of emissions. This threshold is just over 0.005 percent of California's total inventory of GHG emissions for 2004.

In 2007 the ARB adopted EO S-01-07, the Low Carbon Fuel Standard (LCFS), which establishes the goal to reduce the carbon intensity of California's transportation fuels by at least 10 percent by 2020. In 2011 a federal judge issued an injunction blocking enforcement of the LCFS. The ARB appealed the ruling in 2012, and in 2013, the 9th U.S. Circuit Court of Appeals panel upheld the LCFS. The LCFS was readopted in 2015 and stands today. The LCFS established carbon credits for low carbon fuels and electric vehicles.

Senate Bill (SB) 375, signed in August 2008, enhances the state's ability to reach AB 32 goals by directing ARB to develop regional GHG emission reduction targets to be achieved from passenger vehicles for 2020 and 2035. In addition, SB 375 directs each of the state's 18 major Metropolitan Planning Organizations (MPO) to prepare a "sustainable communities strategy" (SCS) that contains a growth strategy to meet these emission targets for inclusion in the Regional Transportation Plan (RTP). On September 23, 2010, ARB adopted final regional targets for reducing GHG emissions from 2005 levels by 2020 and 2035.

The Southern California Association of Governments (SCAG) was assigned targets of an 8 percent reduction in GHGs from transportation sources by 2020 and a 13 percent reduction in GHGs from transportation sources by 2035. In the SCAG region, SB 375 also provides the option for the coordinated development of subregional plans by the subregional councils of governments and the county transportation commissions to meet SB 375 requirements.

In April 2011, Governor Brown signed SB 2X, requiring California to generate 33 percent of its electricity from renewable energy by 2020.

On April 29, 2015, Governor Brown issued an executive order B-30-15 establishing a statewide interim GHG reduction target of 40 percent below 1990 levels by 2030. According to the ARB, reducing GHG emissions by 40 percent below 1990 levels in 2030 ensures that California will continue its efforts to reduce carbon pollution and help to achieve federal health-based air quality standards. Setting clear targets beyond 2020 also provides market certainty to foster investment



and growth in a wide array of industries throughout the State, including clean technology and clean energy.

In 2015, SB 350 the Clean Energy and Pollution Reduction Act was signed into law, establishing new clean energy, clean air and greenhouse gas reduction goals for 2030 and beyond. The law requires that the renewable portfolio standard be increased from 33 percent by 2020 to 50 percent by 2030 and requires the state to double statewide energy efficiency savings in electricity and natural gas by 2030.

In September 2016, SB 32 was signed into law, formally codifying the 40 percent GHG emission reduction target adopted by Governor Brown in April 2015 through an executive order (B-30-15) into California legislation. SB 32 will become effective on January 1, 2017 and will require the ARB to develop technologically feasible and cost effective regulations to achieve the targeted 40 percent GHG emission reduction. The ARB is currently working to update the Scoping Plan to provide a framework for achieving the 2030 target. The updated Scoping Plan is expected to be completed and adopted by the ARB in spring 2017 (ARB 2016c). The most recent public workshop on the 2030 Target Scoping Plan Update discussing GHG policy scenarios was held on November 7, 2016 (ARB 2016c).

For more information on the Senate and Assembly Bills, Executive Orders, and reports discussed above, and to view reports and research referenced above, please refer to the following websites: www.climatechange.ca.gov and www.arb.ca.gov/cc/cc.htm.

California Environmental Quality Act

Pursuant to the requirements of SB 97, the California Natural Resources Agency has adopted amendments to the *State CEQA Guidelines* for the feasible mitigation of GHG emissions or the effects of GHG emissions. The adopted *CEQA Guidelines* provide general regulatory guidance on the analysis and mitigation of GHG emissions in CEQA documents, while giving lead agencies the discretion to set quantitative or qualitative thresholds for the assessment and mitigation of GHGs and climate change impacts. To date, a number of air districts have adopted quantitative significance thresholds for GHGs. The SCAQMD threshold, which was proposed in December 2008, considers emissions of over 10,000 MT CO₂e per year to be significant. However, the SCAQMD's threshold applies only to stationary sources and is expressly intended to apply only when the SCAQMD is the CEQA lead agency. Although not formally adopted, the SCAQMD recommends a quantitative screening threshold for residential/commercial use types of 3,000 MT CO₂e per year (SCAQMD 2010). Note that no air district has the power to establish definitive thresholds that will completely relieve a lead agency of the obligation to determine significance on a case-by-case basis for a specific project.

Local Regulations

The City of Los Angeles adopted its climate action plan, Green LA: An Action Plan to Lead the Nation in Fighting Global Warming (Green LA), in May 2007. Green LA set the goal of reducing the City's greenhouse gas emissions to 35 percent below 1990 levels by 2030. The emphasis of Green LA is on municipal facilities and operations followed by programs to reduce emissions in the community. Green LA is being implemented through Climate LA, which provides detailed information about each action item discussed in the Green LA framework.



On April 8, 2015, Mayor Eric Garcetti released the City of Los Angeles Sustainable City Plan known as the “pLAn” (Los Angeles 2015). The pLAn includes both short and long term targets within 14 categories, including Air Quality and Carbon and Climate Leadership. The pLAn reinforces the City’s goal to reduce GHG emissions below 1990 baseline levels by 45 percent in 2025, by 60 percent in 2035, and by 80 percent in the year 2050. The pLAn also establishes goals to improve local Los Angeles economy and concurrently reduce GHG emissions by reducing the amount of GHGs emitted, per dollar of economic productivity. In 2009, the City of Los Angeles produced 44.5 metric tons of CO₂e per million dollars of metro area gross domestic product (GDP). The pLAn sets goals to improve the “GHG efficiency” by 55 percent in 2025 and by 75 percent in 2035 (Los Angeles 2015). Short-term goals (year 2017) include developing a climate action and adaptation plan which would include a comprehensive GHG inventory.

IMPACT ANALYSIS

Air Quality Significance Thresholds

Regional Thresholds

To determine whether a proposed project would have a significant impact to air quality, Appendix G of the CEQA *Guidelines* questions whether a project would:

- a) *Conflict with or obstruct implementation of the applicable air quality plan;*
- b) *Violate any air quality standard or contribute substantially to an existing or projected air quality violation;*
- c) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors);*
- d) *Expose sensitive receptors to substantial pollutant concentrations; or*
- e) *Create objectionable odors affecting a substantial number of people.*

The SCAQMD has established the following significance thresholds for construction activities and project operations within the South Coast Air Basin:

Construction Thresholds

- 75 pounds per day of ROG
- 100 pounds per day of NO_x
- 550 pounds per day of CO
- 150 pounds per day of PM₁₀
- 55 pounds per day of PM_{2.5}

Operation Thresholds

- 55 pounds per day of ROG
- 55 pounds per day of NO_x
- 550 pounds per day of CO
- 150 pounds per day of SO_x
- 150 pounds per day of PM₁₀
- 55 pounds per day of PM_{2.5}

Localized Significance Thresholds

LSTs have been developed for emissions within areas up to five acres in size, with air pollutant modeling recommended for activity within larger areas. The SCAQMD provides lookup tables for project sites that measure one, two, or five acres. The project site is located in Source



Receptor Area 1 (SRA-1, Central LA). SCAQMD's *Sample Construction Scenarios for Projects Less than 5 Acres in Size* contains methodology for determining the thresholds for projects that are not exactly 1, 2, or 5 acres in size. This methodology was implemented to determine the thresholds for the proposed project. Additionally, the thresholds are different depending on the distance to the nearest sensitive receptor. The sensitive receptors closest to the project site are residences located adjacent to the northern border of the site, within 45 feet of the vacant commercial building which would be demolished as part of the proposed project, so the 25 meter (82 feet) threshold provided by SCAQMD was used for this analysis. According to the SCAQMD's publication *Final Localized Significant (LST) Thresholds Methodology*, the use of LSTs is voluntary, to be implemented at the discretion of local agencies. Because the project site is 0.605 acres, a regression analysis was used to calculate the thresholds shown in Table 3. To determine whether an air quality impact would occur, the project-generated emissions are compared to the calculated LSTs for construction emissions.

Table 3
South Coast Air Quality Management District Localized Significance Thresholds for Construction

Pollutant	Allowable emissions (lbs/day) as a function of receptor distance in feet from a two-acre site in SRA-7	
	Distance of 82 feet at a 1 acre site	Distance of 82 feet at a 0.605 acre site
Gradual conversion of NOx to NO2	74	61
CO	680	535
PM10	5	4
PM2.5	3	2

Source: SCAQMD, June 2003, Revised October 2009, <http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/appendix-c-mass-rate-lst-look-up-tables.pdf?sfvrsn=2>, accessed online December 2016.

Greenhouse Gas Emissions Thresholds

The *State CEQA Guidelines* are used in evaluating the cumulative significance of GHG emissions from the proposed project. As described by *CEQA Guidelines* Section 15064.4, a lead agency shall have discretion to determine, in the context of a particular project, whether to:

- (1) *Use a model or methodology to quantify greenhouse gas emissions resulting from a project, and which model or methodology to use. The lead agency has discretion to select the model or methodology it considers most appropriate provided it supports its decision with substantial evidence. The lead agency should explain the limitations of the particular model or methodology selected for use; and/or*
- (2) *Rely on a qualitative analysis or performance based standards.*



Further, a lead agency should consider the following factors, among others, when assessing the significance of impacts from greenhouse gas emissions on the environment:

- (1) The extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting;*
- (2) Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project.*
- (3) The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions. Such requirements must be adopted by the relevant public agency through a public review process and must reduce or mitigate the project's incremental contribution of greenhouse gas emissions. If there is substantial evidence that the possible effects of a particular project are still cumulatively considerable notwithstanding compliance with the adopted regulations or requirements, an EIR must be prepared for the project.*

The vast majority of individual projects do not generate sufficient GHG emissions to create a project-specific impact through a direct influence to global climate change; therefore, the issue of climate change typically involves an analysis of whether a project's contribution towards an impact is cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, other current projects, and probable future projects (CEQA Guidelines, Section 15355).

The adopted *CEQA Guidelines* provide regulatory guidance on the analysis and mitigation of GHG emissions in CEQA documents, while giving lead agencies the discretion to set quantitative or qualitative thresholds for the assessment and mitigation of GHGs and climate change impacts. The 2008 SCAQMD GHG threshold considers emissions of over 10,000 metric tons of carbon dioxide equivalent (CO₂e) per year from industrial development projects to be significant (SCAQMD 2009). However, the SCAQMD's threshold applies only to stationary sources and is expressly intended to apply only when the SCAQMD is the CEQA lead agency. Although not formally adopted, the SCAQMD has a recommended three tiered GHG significance threshold (SCAQMD 2008). Tier 1 projects are those with a CEQA exemption. Under Tier 2, project impacts would be less than significant if a project is consistent with an approved local or regional plan. If a local or regional GHG reduction policy or plan is not applicable to a project, and Tier 3 compares the project to a quantitative threshold. SCAQMD has a recommended a quantitative threshold of 3,000 metric tons for all land use types CO₂e /year (SCAQMD, "Proposed Tier 3 Quantitative Thresholds - Option 1", September 2010).

The proposed project is not exempt from CEQA and therefore, Tier 2 methodologies are applicable. GHG emissions associated with the proposed project would be less than significant if the project is consistent with the Los Angeles pLAN, Climate LA, Green LA, and other applicable GHG reduction policies and plans. To further evaluate the project we have also compared the projects modeled emissions to the SCAQMD Tier 3 threshold.



Air Quality Methodology

This air quality analysis conforms to the methodologies recommended in the SCAQMD's *CEQA Air Quality Handbook* (1993). The handbook includes thresholds for emissions associated with both construction and operation of proposed projects.

The construction activities associated with development would generate diesel emissions and dust. Construction equipment that would generate criteria air pollutants includes excavators, graders, dump trucks, and loaders. Some of this equipment would be used during grading activities as well as when structures are constructed. It is assumed that all construction equipment used would be diesel-powered. The California Emissions Estimator Model (CalEEMod) version 2016 was used to estimate construction emissions. CalEEMod was developed by SCAQMD and is used by jurisdictions throughout the state to quantify criteria pollutant emissions. Construction emissions are analyzed based on the regional thresholds established by the SCAQMD and published in the *CEQA Air Quality Handbook*. The highest emissions from the output were included in this analysis. In this case, the highest emissions are from the Winter Output (Appendix A).

Operational emissions associated with on-site development were also estimated using CalEEMod. Operational emissions include mobile source emissions, energy emissions, and area source emissions. Mobile source emissions are generated by the increase in motor vehicle trips to and from the project site associated with operation of on-site development. Emissions attributed to energy use include electricity and natural gas consumption for space and water heating. Area source emissions are generated by landscape maintenance equipment, consumer products and architectural coating. To determine whether a regional air quality impact would occur, the increase in emissions would be compared with the SCAQMD's recommended regional thresholds for operational emissions.

Greenhouse Gas Methodology

This analysis is based on the methodologies recommended by the California Air Pollution Control Officers Association [CAPCOA] (January 2008) *CEQA and Climate Change* white paper. The analysis focuses on CO₂, N₂O, and CH₄ as these are the GHG emissions that onsite development would generate in the largest quantities. Fluorinated gases, such as HFCs, PFCs, and SF₆, were also considered for the analysis. However, the project is a 51 unit mid-rise apartment building. Therefore, the quantity of fluorinated gases would not be significant since fluorinated gases are primarily associated with industrial processes. Calculations were based on the methodologies discussed in the CAPCOA white paper (January 2008) and included the use of the California Climate Action Registry General Reporting Protocol (January 2009).

This analysis calculates GHG emissions by quantifying the project's amenities and design features and also takes into account current state and federal measures that are intended to reduce GHG emissions. State and federal measures that are built into the emissions model calculation include 2013 Title 24 Energy Standards, Pavley (Clean Car Standards) and Low Carbon Fuel Standards.



Construction Emissions

Construction of the proposed project would generate GHG emissions, primarily due to the operation of construction equipment and truck trips. Project construction was estimated to be completed within approximately 12 months. For this analysis, it was assumed that construction would commence in January 2017 and would be completed in December of 2017. Emissions associated with the construction period were estimated using the California Emissions Estimator Model (CalEEMod version 2016.3.1), based on the projected maximum amount of equipment that would be used onsite at one time. Complete CalEEMod results and assumptions can be viewed in Appendix A.

Although construction activity is addressed in this analysis, CAPCOA does not discuss whether any of the suggested threshold approaches (as discussed below in *GHG Cumulative Significance*) adequately address impacts from temporary construction activity. As stated in the *CEQA and Climate Change* white paper, “more study is needed to make this assessment or to develop separate thresholds for construction activity” (CAPCOA 2008). Nevertheless, the SCAQMD has recommended amortizing construction-related emissions over a 30-year period in conjunction with the proposed project’s operational emissions.

Indirect Emissions

Emissions associated with area sources including consumer products, landscape maintenance, and architectural coating were calculated in CalEEMod and utilize standard emission rates from the ARB, USEPA, and district supplied emission factor values (CalEEMod User Guide, 2016). Per SCAQMD Rule 4, wood burning hearths and fireplaces were omitted from the analysis.

Operational emissions from electricity and natural gas use at the proposed project were estimated using CalEEMod (see Appendix A for calculations). The default values on which CalEEMod are based include the California Energy Commission (CEC) sponsored California Commercial End Use Survey (CEUS) and Residential Appliance Saturation Survey (RASS) studies. CalEEMod provides operational emissions of CO₂, N₂O, and CH₄. This methodology is considered reasonable and reliable for use, as it has been subjected to peer review by numerous public and private stakeholders, and in particular by the CEC. It is also recommended by CAPCOA (January 2008).

Emissions from waste generation were also calculated in CalEEMod and are based on the IPCC’s methods for quantifying GHG emissions from solid waste using the degradable organic content of waste (CalEEMod User Guide 2016). Waste disposal rates by land use and overall composition of municipal solid waste in California was primarily based on data provided by the California Department of Resources Recycling and Recovery (CalRecycle).

Emissions from water and wastewater usage calculated in CalEEMod were based on the default electricity intensity is from the CEC’s 2006 Refining Estimates of Water-Related Energy Use in California using the average values for Northern and Southern California.

Direct Emissions from Mobile Combustion



Emissions of CO₂ and CH₄ from transportation sources were quantified using CalEEMod. Because CalEEMod does not calculate N₂O emissions from mobile sources, N₂O emissions were quantified using the California Climate Action Registry General Reporting Protocol (January 2009) direct emissions factors for mobile combustion (see Appendix A for calculations). The calculation methodology used is consistent with, but more conservative than, The Climate Registry (March 2013). Vehicle trips were estimated in CalEEMod using the default settings and daily trip rate values from the Traffic Study for a 51 unit mid-rise apartment building. Emission rates for N₂O emissions were calculated based on the vehicle mix output generated by CalEEMod and the emission factors found in the California Climate Action Registry General Reporting Protocol and have been included in Appendix C.

One of the limitations to a quantitative analysis is that emission models, such as CalEEMod, evaluate aggregate emissions and do not demonstrate, with respect to a global impact, what proportion of these emissions are “new” emissions, specifically attributable to the project in question. For most projects, the main contribution of GHG emissions is from motor vehicles and the total vehicle miles traveled (VMT), but the quantity of these emissions appropriately characterized as “new” is uncertain. Traffic associated with a project may be relocated trips from other locales, and consequently, may result in either higher or lower net VMT. For the proposed project analyzed in this report, it is likely that some of the GHG emissions associated with traffic and energy demand would be truly “new” emissions. However, it is also likely that some of the emissions represent diversion of emissions from other locations. Thus, although GHG emissions are associated with onsite development, it is not possible to discern how much diversion is occurring or what fraction of those emissions represents global increases. In the absence of information regarding the different types of trips, the VMT estimate generated by CalEEMod, which assumes that all trips are new, is used as a conservative, “worst-case” estimate.

IMPACT ANALYSIS

Air Quality Impacts

Construction Emissions

Project construction would generate temporary air pollutant emissions. These impacts are associated with fugitive dust (PM₁₀ and PM_{2.5}) and exhaust emissions from heavy-duty construction vehicles, in addition to ROG emissions that would be released during the drying phase upon application of architectural coatings. Construction would generally consist of site preparation, demolition of existing structures grading, erection of the proposed building and subterranean parking structure, paving, and application of architectural coating.

The site preparation phase and excavation activities would involve the greatest amount of heavy equipment and the most substantial generation of fugitive dust. This analysis assumes that there would be approximately 616 cubic yards of soil removed from the site in order to create the subterranean parking area. It was also assumed that the project would comply with the SCAQMD Rule 403, which identifies measures to reduce fugitive dust (e.g. watering two times per day) and is required to be implemented at all construction sites located within the South Coast Air Basin. Therefore, the following conditions, which would be required to reduce fugitive dust in compliance with SCAQMD Rule 403, were included in CalEEMod for the site



preparation and grading phases of construction.

1. **Minimization of Disturbance.** Construction contractors should minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust.
2. **Soil Treatment.** Construction contractors should treat all graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site roadways to minimize fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization materials, and/or roll compaction as appropriate. Watering shall be done as often as necessary, and at least twice daily, preferably in the late morning and after work is done for the day.
3. **Soil Stabilization.** Construction contractors should monitor all graded and/or excavated inactive areas of the construction site at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area shall be seeded and watered until landscape growth is evident, or periodically treated with environmentally safe dust suppressants, to prevent excessive fugitive dust.
4. **No Grading During High Winds.** Construction contractors should stop all clearing, grading, earth moving, and excavation operations during periods of high winds (20 miles per hour or greater, as measured continuously over a one-hour period).
5. **Street Sweeping.** Construction contractors should sweep all on-site driveways and adjacent streets and roads at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads.

Construction emissions modeling for grading and site preparation is based on the proposed development and phasing. The emissions modeling also includes the use of low-VOC paint (150 g/L for nonflat coatings) as required by SCAQMD Rule 1113. Table 4 summarizes the estimated maximum daily emissions of air pollutants during construction. The maximum daily emissions of ROG would occur during the architectural coating phase, which was modeled to occur simultaneously during the construction phase. The maximum daily emissions of NO_x would occur during the grading phase. The maximum daily emissions of CO would occur during the demolition phase, while the maximum daily emissions of PM₁₀ and PM_{2.5} would occur during the grading phase.



Table 4
Estimated Maximum Daily Construction Emissions

Construction Phase	Maximum Emissions (lbs/day)				
	ROG	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Construction Emissions	13.1	14.9	12.2*	1.6	1.0
SCAQMD Regional Thresholds	75	100	550	150	55
Threshold Exceeded?	No	No	No	No	No
Maximum lbs/day (on-site only)	13.06	12.75	8.07	0.86	0.79
Local Significance Threshold ¹ (on-site only)	n/a	61	535	4	2
Threshold Exceeded?	n/a	No	No	No	No

Notes: All calculations were made using the CalEEMod software. See the Appendix A for calculations. Totals include worker trips, construction vehicle emissions and fugitive dust. Winter emissions shown for TOG NO_x, PM₁₀ and PM_{2.5}, while summer emissions shown for CO maximum daily construction emissions. All values have been rounded.

Grading phase incorporates anticipated emissions reductions include the conditions listed above, which are required by SCAQMD Rule 403 to reduce fugitive dust.

Architectural Coating phase anticipated emissions reductions include the standards in SCAQMD Rule 1113, and the phase is assumed to occur simultaneously during the last half of building construction phase.

¹ LSTs are calculated by a regression analysis between the thresholds for a one acre project and a two acre project in SRA-1 within a distance of 82 feet from the site boundary.

With the use of low-VOC paint according to SCAQMD Rule 1113, temporary ROG emissions would not exceed SCAQMD regional thresholds. Maximum daily emissions of NO_x and CO would not exceed SCAQMD or LST thresholds. With adherence to the conditions listed above, as required by SCAQMD Rule 403, maximum daily emissions of fugitive dust (PM₁₀ and PM_{2.5}) would not exceed SCAQMD or LST thresholds. Therefore, construction-related emissions would be less than significant.

Operational Emissions

Table 5 summarizes estimated emissions associated with operation of the proposed project. The majority of project-related operational emissions would be due to area emissions and vehicle trips to and from the project site. The emissions from the proposed project takes into consideration operational emissions from the current existing land uses in operation on the project site. Net emissions from the proposed project are the emissions from the proposed project minus emissions from the existing land uses. This analysis uses traffic volumes from the project Traffic Impact Study. The overall difference in traffic from the existing land use to the proposed project is an increase of 416 net new vehicle trips per day. The project operational emissions also assume compliance with SCAQMD Rule 445, which prohibits the installation of wood burning hearths in new developments.



Table 5
Estimated Operational Emissions

Operational Phase	Estimated Emissions (lbs/day)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Proposed Project						
Area	1.34	0.05	4.26	<0.01	0.02	0.02
Energy	0.02	0.15	0.06	<0.01	0.01	0.01
Mobile	0.92	3.37	8.71	0.02	1.35	0.38
<i>Maximum lbs/day</i>	2.28	3.56	13.04	0.02	1.38	0.41
Existing Land Use						
Area	2.02	0.15	4.14	<0.01	0.54	0.54
Energy	<0.01	0.04	0.02	<0.01	<0.01	<0.01
Mobile	0.14	0.63	1.87	<0.01	0.37	0.10
<i>Maximum lbs/day</i>	2.16	0.82	6.02	0.01	0.91	0.64
Net Emissions From Proposed Project¹	0.12	2.74	7.02	0.014	0.47	-0.23
SCAQMD Thresholds	55	55	550	150	150	55
<i>Threshold Exceeded?</i>	No	No	No	No	No	No

See Appendix A for Proposed Project CalEEMod computer model output and Appendix B for existing land use CalEEMod computer model output. Winter emissions shown. All values have been rounded.

¹Net emissions = Proposed Project – Existing Land Use

Project-generated emissions would not exceed SCAQMD thresholds for ROG, NO_x, CO, SO_x, PM₁₀, and PM_{2.5}. Therefore, the project's long-term regional air quality impacts (including impacts related to criteria pollutants, sensitive receptors and violations of air quality standards) would be less than significant.

Local Carbon Monoxide Emissions

CO is a colorless, odorless, poisonous gas that is found in high concentrations near areas of high traffic volumes. The South Coast Air Basin is in attainment of state and federal CO standards and has been for several years. Three major control programs have contributed to the reduced per-vehicle CO emissions: exhaust standards, cleaner burning fuels, and motor vehicle inspection and maintenance programs. At the Reseda Monitoring Station monitoring station, the maximum 8-hour CO level recorded in 2012 (the most recent year for which data is available) was 2.7 parts per million (ppm), about 30 percent of the 9 ppm state and federal 8-hour standard.

Although CO is not expected to be a major air quality concern in Los Angeles over the planning horizon, elevated CO levels can occur at or near intersections that experience severe traffic congestion. Given the low background CO levels in the area and the fact that project emissions are well under SCAQMD thresholds, it is not anticipated that project-related traffic would



create or contribute to any exceedances of state or federal CO standards. However, the SCAQMD recommends a quantified assessment of CO hotspots when a project increases the volume to capacity ratio by 0.02 (2%) for any intersection with an existing LOS D or worse. The project Traffic Impact Study by LLG Engineers (2016) found that no intersections would result in an increase in volume to capacity ratio by two percent or greater at intersections with an existing LOS D or worse (see appendix D). Therefore, no quantitative CO analysis is warranted.

Objectionable Odors

The proposed mixed use project would not be expected to create or emit objectionable odors. Therefore, this impact would be less than significant.

AQMP Consistency

A project may be inconsistent with the SCAQMD's adopted Air Quality Management Plan (AQMP) if it would generate population, housing or employment growth exceeding the forecasts used in the development of the AQMP. The 2012 AQMP, the most recent AQMP adopted by the SCAQMD, incorporates in part local city general plans and the Southern California Association of Government's (SCAG) Regional Transportation Plan socioeconomic forecasts of regional population, housing and employment growth. The proposed project involves the development of a residential project. According to the California Department of Finance, the average household in Los Angeles includes 2.88 individuals (Department of Finance 2016). CalEEMod results estimate that the project would generate a population of 146 individuals. The SCAG population growth estimate for the City of Los Angeles is six percent by 2020 or 221,200 people. The proposed project would represent 0.07% of this projected growth. Based on the estimated on-site population and employment, the proposed project would not conflict with the AQMP.

Greenhouse Gas Impacts

Construction Emissions

Construction activity is assumed to occur over a period of approximately 12 months. Based on CalEEMod results, construction activity for the project would generate an estimated 129 metric tons of carbon dioxide equivalent (CO₂e) units between January 2017 and December 2017 (as shown in Table 6). Amortized over a 30-year period (the assumed life of the project), construction of the proposed project would generate about 4.3 metric tons of CO₂e per year. Appendix A includes the full CalEEMod output for reference.

Table 6
Estimated Construction Emissions of Greenhouse Gases

Year	Annual Emissions (Carbon Dioxide Equivalent (CO ₂ e))
2017	129.2 metric tons
Amortized over 30 years	4.3 metric tons per year

See Appendix A for CalEEMod Results. Annual results shown. Values have been rounded.

Operational Indirect and Stationary Direct Emissions

Area Source Emissions

The CalEEMod model was used to calculate direct sources of air emissions located at the project site. Direct sources includes hearths/fireplaces, consumer product use, and landscape maintenance equipment. However, per SCAQMD Rule 4, it was assumed no wood burning hearths or fireplaces would be included in the proposed project. Net emissions associated with consumer products and landscaping equipment from the project site are considered to be the difference between the emissions from the proposed project site and the existing land uses. As shown in Table 7, net area source emissions resulting from the project would be approximately -1.52 metric tons of CO₂e per year.

Table 7
Estimated Area Source Greenhouse Gas Emissions

Emission Source	Annual Emissions (Carbon Dioxide Equivalent (CO ₂ e))
Proposed Project	0.88 metric tons
Existing Land Use	2.4
Total Net Emissions	-1.52 metric tons

Source: See Appendix A and B (proposed vs existing) for calculations and for GHG emission factor assumptions. Annual results shown.

Energy Use

The default setting in the CalEEMod output assumes that the operation of the onsite development would consume both electricity and natural gas (see Appendix for calculations). However, the actual facility will not be connected to a natural gas system and would not generate any CO₂e emissions from the consumption of natural gas. The generation of electricity through combustion of fossil fuels typically yields CO₂, and to a smaller extent, N₂O and CH₄. As discussed above, annual electricity and natural gas emissions have been calculated using default values from the CEC sponsored CEUS and RASS studies which are built into CalEEMod.

This analysis assumes that the net operational emissions from the proposed project would be the difference between the proposed project energy emissions and the energy emissions from the existing land use. Based on the default setting in CalEEMod, the proposed project would generate approximately 214.3 metric tons of CO₂e per year. As shown in Table 8, electricity consumption associated with the project and existing land use would generate approximately a total net emissions of 195.5 metric tons of CO₂e per year.



Table 8
Estimated Annual Operational Energy-Related Greenhouse Gas Emissions

Emission Source	Annual Emissions (Carbon Dioxide Equivalent (CO₂e))
Proposed Project Electricity ¹	183.43 metric tons
Proposed Project Natural Gas	30.9 metric tons
<i>Proposed Project Subtotal</i>	<i>214.3 metric tons</i>
Existing Land Use (electricity and natural gas)	18.82 metric tons
Total Net Emissions	195.5 metric tons

¹ See Appendix A for calculations and for GHG emission factor assumptions. Annual results shown. Values have been rounded.

Solid Waste Emissions

The proposed project would generate approximately 13.8 tons of solid waste per year, according to CalEEMod. As shown in Table 9, based on this estimate, the difference between the existing land use and the proposed project would result in a net increase of approximately five metric tons of CO₂e emissions per year, associated with the generation of solid waste.

Table 9
Estimated Annual Solid Waste Greenhouse Gas Emissions

Emission Source	Annual Emissions (Carbon Dioxide Equivalent (CO₂e))
Proposed Project Solid Waste	6.9 metric tons
Existing Land Use Solid Waste	2 metric tons
Net Emissions	4.9 metric tons

Source: See Appendix A for calculations and GHG emission factor assumptions. Annual mitigated results shown.

Water Use Emissions

The project would utilize approximately five million gallons of water per year (approximately three million gallons for indoor consumption and two million gallons for outdoor use). Based on the amount of electricity generated in order to supply this amount of water, as shown in Table 10, the proposed project would generate approximately 23.6 metric tons of CO₂e per year. When accounting for the emissions associated with water use at the existing land use, the net increase in emissions would be approximately 20 metric tons of CO₂e per year.

Table 10
Estimated Greenhouse Gas Emissions from Water Use

Emission Source	Annual Emissions (Carbon Dioxide Equivalent (CO₂e))
Proposed Project Water Use	23.6 metric tons
Existing Land Use Water Use	3.5 metric tons
Total Net Emissions	20.1 metric tons

Source: See Appendix A for calculations and GHG emission factor assumptions. Annual results shown.

Transportation Emissions

Mobile source GHG emissions were estimated using the average daily trips derived from the Traffic Impact Study prepared by LLG Engineers (2016) and by the total vehicle miles traveled (VMT) estimated in CalEEMod. Based on the CalEEMod estimate, onsite development would generate an estimated 6620,770 annual VMT.

Table 11 shows the estimated mobile emissions of GHGs for the project based on the estimated annual VMT. As noted above, CalEEMod does not calculate N₂O emissions related to mobile sources. As such, N₂O emissions were calculated based on the project's VMT using calculation methods provided by the 2009 California Climate Action Registry General Reporting Protocol. Based on these calculations, the proposed project would result in 12.78 metric tons of CO₂e, which represents a net increase of 9.26 metric tons of CO₂e. As shown in Table 11, the net difference between mobile emissions from the proposed project and the existing land use would generate approximately 246 metric tons of CO₂e units.

Table 11
Estimated Annual Mobile Emissions of Greenhouse Gases

Emission Source	Annual Emissions (Carbon Dioxide Equivalent (CO₂e))
Proposed Project Mobile Emissions (CO ₂ & CH ₄) ¹	318 metric tons
Proposed Project Mobile Emissions (N ₂ O) ²	12.8 metric tons
<i>Proposed Project Subtotal</i>	<i>330.8 metric tons</i>
Existing Land Use Mobile Emissions (CO ₂ & CH ₄)	81.7 metric tons
Existing Land Use Mobile Emissions (N ₂ O) ²	3.5 metric tons
<i>Existing Subtotal</i>	<i>85.2 metric tons</i>
Total Net Emissions	245.6 metric tons

¹ See Appendix A for Proposed Project CalEEMod computer model output and Appendix B for existing land use CalEEMod computer model output. Annual results shown. Values have been rounded.

² See Appendix for calculations according to California Climate Action Registry General Reporting Protocol, Reporting Entity-Wide Greenhouse Gas Emissions, Version 2016.3.1, January 2009, page 30-35.

Combined Construction, Stationary and Mobile Source Emissions

Table 12 combines the construction, operational and mobile GHG emissions associated with onsite development for the proposed project. Construction emissions associated with construction activity (approximately 129 metric tons CO₂e) are amortized over 30 years (the anticipated life of the project).



Table 12
Combined Annual Emissions of Greenhouse Gases

Emission Source	Proposed Project Annual Emissions	Existing Land use Emissions
Construction (amortized)	4.3 metric tons CO ₂ e	n/a
<i>Operational</i> Area Energy Solid Waste Water	0.88 metric tons CO ₂ e 214.3 metric tons CO ₂ e 6.9 metric tons CO ₂ e 23.6 metric tons CO ₂ e	2.4 metric tons CO ₂ e 18.82 metric tons CO ₂ e 2 metric tons CO ₂ e 3.5 metric tons CO ₂ e
Mobile	330.8 metric tons CO ₂ e	85.2 metric tons CO ₂ e
Total	580.8 metric tons CO₂e	111.9 metric tons CO₂e
Total Net Emissions ¹	468.9 metric tons CO₂e (construction emissions omitted)	

Sources: See Appendix A and B for calculations and for GHG emission factor assumptions. Annual results shown. Values have been rounded

¹ Net Emissions= (proposed project-existing land use)

The proposed project would result in a total of approximately 581 metric tons of CO₂e per year, including construction emission, which represents a net increase of 468.9 metric tons of CO₂e per year, associated with operation of the proposed project compared to the existing land use. The majority of the project's GHG emissions are associated with vehicular travel (55 percent). As noted above, mobile emissions are in part a redirection of existing travel to other locations, and according to the Traffic Study, the project would result in an increase of 416 net new trips per day.

GHG Cumulative Significance

As discussed above, the City of Los Angeles released its climate action plan, Green LA: An Action Plan to Lead the Nation in Fighting Global Warming (Green LA), in May 2007. The goal of Green LA is to reduce the City's GHG emissions to 35 percent below 1990 levels by 2030, encouraging municipal facilities and operations to reduce emissions in the community. Green LA is being implemented through Climate LA, which provides detailed information about each action item discussed in the Green LA framework. Table 13 shows the project's consistency with applicable Green LA and Climate LA measures. The proposed project would not conflict with GreenLA, ClimateLA, or the pLAN, which is focused on municipal facilities.

Senate Bill 375, signed in August 2008, requires the inclusion of sustainable communities strategies (SCS) in regional transportation plans (RTPs) for the purpose of reducing GHG emissions. In April 2016, the South Coast Association of Government (SCAG) adopted the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). SCAG's RTP/SCS includes a commitment to reduce emissions from transportation sources by promoting compact and infill development to comply with SB 375. A goal of the SCS is to "encourage land use and growth patterns that facilitate transit and active transportation." The proposed project would be infill development that would also be located within walking distance of residential,



commercial, and recreational activities, as well as public transportation (approximately 160 feet from the Pico/Western (30/330 bus stop). Access to these facilities would reduce the number and length of project-generated vehicle trips. Therefore, the proposed project would be consistent with this goal.

Table 13
Consistency with Applicable Green LA and Climate LA
Climate Action Plan Reduction Measures

Measure	Project Consistency
<i>Transportation and Mobility</i>	
Promote walking and biking to work, within neighborhoods, and to large events and venues.	Consistent The project site is located within walking distance of retail facilities, restaurants, and public transportation.
Promote high-density housing close to major transportation arteries.	Consistent The project is a multi-family residential development that is near public transportation (bus stop 30/330 is approximately 160 feet away on West Pico Boulevard).
<i>Water</i>	
Meet all additional demand for water resulting from growth through water conservation and recycling.	Consistent According to the 2009 Sustainability Plan by the Los Angeles Department of Water and Power (LADWP), LADWP is in partnership with the Bureau of Sanitation (BOS) to expand the use of recycled water and develop a Recycled Water Master Plan that would expand the recycled water pipeline system and use recycled water for groundwater replenishment. The project would participate in City-wide water conservation programs.
Reduce per capita water consumption by 20 percent.	Consistent In accordance with the 2010 California Green Building Standards Code, the project would include a schedule of plumbing fixtures and fixture fittings that would reduce the overall use of potable water within the building by at least 20 percent. The reduction would be based on the maximum allowable water use per plumbing fixture and fitting as required by the California Building Standards Code. Additionally, the project would include weather controlled outdoor landscape irrigation technologies.
<i>Waste</i>	
Divert 75 percent of trash by 2020.	Consistent Using the calculation methodology adopted by the State of California, the City of Los Angeles has achieved a landfill diversion rate of 76.4 percent. The project would be subject to the requirements of the statewide mandatory commercial recycling program, which establishes a statewide goal of diverting at least 75 percent of solid waste from landfills by 2020 through recycling and composting initiatives (per AB 341 and AB 1826). Compliance with existing City and state programs would achieve consistency with this measure.

The proposed project would not conflict with any measures intended to reduce GHG emissions.

As discussed under “Greenhouse Gas Emissions Background,” the 2006 CAT Report identified a recommended list of strategies that the state could pursue to reduce GHG emissions. The strategies include the reduction of passenger and light duty truck emissions, reduction of energy and water use, and increased recycling. In addition, in 2010 the California Attorney General published Addressing Global Warming Impacts at the Local Agency Level (California



Attorney General's Office, 2010). The proposed project would meet many objectives set forth in the CAT Report and by the Attorney General's Office as described in Table 14 and Table 15. Therefore, the proposed project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.

Table 14
Project Consistency with 2006 CAT Report
Greenhouse Gas Emission Reduction Strategies

Strategy	Project Consistency
California Air Resources Board	
Vehicle Climate Change Standards AB 143 (Pavley) required the state to develop and adopt regulations that achieve the maximum feasible and cost-effective reduction of climate change emissions emitted by passenger vehicles and light duty trucks. Regulations were adopted by the ARB I September 2004.	Consistent The vehicles that travel to and from the project site on public roadways would be in compliance with CARB vehicle standards that are in effect at the time of vehicle purchase.
Diesel Anti-Idling In July 2004, the ARB adopted a measure to limit diesel-fueled commercial motor vehicle idling.	Consistent Current state law restricts diesel truck idling to five minutes or less. Diesel trucks operating on the project site during construction are subject to this statewide law.
Alternative Fuels: Biodiesel Blends ARB would develop regulations to require the use of one to four percent biodiesel displacement of California diesel fuel.	Consistent The ARB is in the process of developing regulations that would increase the use of biodiesel for transportation uses. Currently, it is unknown when such regulations would be implemented; however, it is expected that upon implementation of such a regulation that would require increase biodiesel blends, the diesel fueled vehicles that travel to and from the project site would be replaced by vehicles using biodiesel.
Heavy-Duty Vehicle Emission Reduction Measures Increased efficiency in the design of heavy duty vehicles and an education program for the heavy-duty vehicle sector.	Consistent The heavy-duty vehicles that travel to and from the project site on public roadways would be subject to all applicable ARB efficiency standards that are in effect at the time of vehicle manufacture.
Achieving 50 percent Statewide Recycling Goal Achieving the State's 50 percent waste reduction mandate as established by the Integrated Waste Management Act of 1989, (AB 939, Sher, Chapter 1095, Statutes of 1989), will reduce climate change emissions, associated with energy intensive material extraction and production, as well as methane emission from landfills. A per-capita diversion rate of 65 percent has been achieved on a statewide basis, consistent with AB 939. AB 341 reinforces state diversion efforts by setting a goal of 75 percent diversion by 2020 to be consistent with the AB 32 Scoping plan to reduce GHG emissions by five MMT of CO ₂ e by recovering two to three million tons of materials annually by 2020.	Consistent The City of Los Angeles has enacted numerous programs to achieve the mandated 50 percent diversion, including the Solid Waste Integrated Resources Plan (SWIRP) to achieve zero waste. This plan surpasses the statewide diversion goal by setting a goal to achieve 90 percent diversion by 2025. The project applicant would participate in the City's waste diversion programs and would similarly divert at least 50 percent of its solid waste through composting and recycling programs. The project would also be subject to all applicable State and City requirements for solid waste reduction as they change in the future, including AB 1826. Effective January 1, 2017 businesses that generate four cubic yards of organic waste per week shall arrange for organic waste recycling services, and effective January 1, 2019 businesses generating four cubic yards or more of commercial solid waste per week shall arrange for organic waste recycling services, pursuant to AB 1826.



Table 15
Project Consistency with Applicable Attorney General
Greenhouse Gas Reduction Measures

Strategy	Project Consistency
Transportation-Related Emissions	
Diesel Anti-Idling Set specific limits on idling time for commercial vehicles, including delivery vehicles.	Consistent Currently, the ARB's Airborne Toxic Control Measure (ATCM) to Limit Diesel-Fueled Commercial Motor Vehicle Idling restricts diesel truck idling to five minutes or less. Diesel powered construction vehicles are subject to this regulation and thus would comply with the applicable provisions.
Solid Waste and Energy Emissions	
Solid Waste Reduction Strategy Project construction shall require reuse and recycling of construction and demolition waste.	Consistent The project applicant would participate in the City's waste diversion programs and would similarly divert at least 50 percent of its solid waste from construction. March 5, 201 Los Angeles City Council passed a construction and demolition (C&D) ordinance which requires all mixed C&D waste to be taken to a certified C&D waste processor (LASAN 2016) The project would also be subject to all applicable State and City requirements for solid waste reduction as they change in the future.

Greenhouse Gas Emissions Conclusion

Included in the proposed project are various measures that may reduce the global climate change related impacts of a project such as reducing construction and demolition waste, reducing water use, and encouraging smart land use. At least 80 percent of construction and demolition waste generated by the proposed project would be diverted from landfills in accordance with City of Los Angeles requirements. The proposed project would also be required to include drought-tolerant landscaping and water-efficient faucets and toilets. In addition, the proposed project is a residential project in close proximity (walking distance) to retail, restaurants, jobs, and alternative transportation. The proposed project would be consistent with applicable CAT strategies and 2008 Attorney General Greenhouse Gas Reduction Measures.

According to SCAQMD Tier 2 GHG significance thresholds, a proposed project's GHG emissions would be less than significant if the proposed project is consistent with an adopted regional GHG reduction plan (such as a CAP). The proposed project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs and would be consistent with the LA pLAN, Green LA, Climate LA, and objectives of the RTP/SCS, AB 32, SB 97, and SB 375. As previously discussed, the AB 32 Scoping Plan Update is currently Therefore, the project's impact would be less than significant under Tier 2 GHG significance thresholds.

Furthermore, net GHG emissions would be approximately 469 metric tons CO₂e per year. Although development facilitated by proposed project would generate additional GHG emissions beyond existing conditions, the total amount of GHG emissions would be 597 metric tons CO₂e per year , which is significantly lower than the threshold of 3,000 metric tons per



year. Therefore, impacts from GHG emissions would also be considered less than significant under Tier 3 GHG significance thresholds.

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Pico Blvd - Los Angeles-South Coast County, Winter

Pico Blvd
Los Angeles-South Coast County, Winter

1.0 Project Characteristics**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking Structure	118.00	Space	0.00	47,200.00	0
Apartments Mid Rise	51.00	Dwelling Unit	0.61	51,000.00	146
Strip Mall	3.97	1000sqft	0.00	3,972.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2017
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	702.44	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - operational year based on Traffic Study assumptions

Land Use - commercial sf came from traffic study. 0.605 total lot acreage per client

Construction Phase - Arch coating to occur during construction activities

Demolition - Per client: 8,142 sf to be Demo

Grading - Per client: 616 cubic yards of soil to be exported. 0.605 is total lot acreage

Vehicle Trips - values changed per traffic study results 5.80 for Apartments, 42.8 for Strip Mall

Woodstoves - no wood fireplaces in new development per SCAQMD rule 4 & confirmed by client

Energy Use -

Construction Off-road Equipment Mitigation - water 2x per day per BMP

Mobile Land Use Mitigation - 51 units on .6 acres = 85 units/acre

Area Mitigation -

Energy Mitigation -

Water Mitigation - per client

Waste Mitigation - per AB341 / AB 939

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	40	0
tblConstructionPhase	NumDays	5.00	29.00
tblConstructionPhase	NumDays	1.00	11.00
tblConstructionPhase	PhaseEndDate	6/22/2017	6/24/2017
tblConstructionPhase	PhaseEndDate	6/8/2017	6/22/2017
tblConstructionPhase	PhaseEndDate	1/19/2017	2/2/2017
tblConstructionPhase	PhaseEndDate	6/15/2017	6/29/2017
tblConstructionPhase	PhaseEndDate	1/17/2017	1/31/2017
tblConstructionPhase	PhaseStartDate	6/16/2017	5/16/2017
tblConstructionPhase	PhaseStartDate	1/20/2017	2/3/2017
tblConstructionPhase	PhaseStartDate	1/18/2017	2/1/2017
tblConstructionPhase	PhaseStartDate	6/9/2017	6/23/2017
tblGrading	AcresOfGrading	5.50	0.50
tblGrading	MaterialExported	0.00	616.00

tblLandUse	BuildingSpaceSquareFeet	3,970.00	3,972.00
tblLandUse	LandUseSquareFeet	3,970.00	3,972.00
tblLandUse	LotAcreage	1.06	0.00
tblLandUse	LotAcreage	1.34	0.61
tblLandUse	LotAcreage	0.09	0.00
tblProjectCharacteristics	OperationalYear	2018	2017
tblVehicleTrips	ST_TR	6.39	5.80
tblVehicleTrips	ST_TR	42.04	42.80
tblVehicleTrips	SU_TR	5.86	5.80
tblVehicleTrips	SU_TR	20.43	42.80
tblVehicleTrips	WD_TR	6.65	5.80
tblVehicleTrips	WD_TR	44.32	42.80

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					
2017	14.9000	17.1475	14.4967	0.0265	0.9779	1.0553	1.9273	0.4434	0.9853	1.2186	0.0000	2,682.4373	2,682.4373	0.4516	0.0000	2,693.7278
Maximum	14.9000	17.1475	14.4967	0.0265	0.9779	1.0553	1.9273	0.4434	0.9853	1.2186	0.0000	2,682.4373	2,682.4373	0.4516	0.0000	2,693.7278

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					
2017	14.9000	17.1475	14.4967	0.0265	0.8721	1.0553	1.9273	0.2333	0.9853	1.2186	0.0000	2,682.4373	2,682.4373	0.4516	0.0000	2,693.7278
Maximum	14.9000	17.1475	14.4967	0.0265	0.8721	1.0553	1.9273	0.2333	0.9853	1.2186	0.0000	2,682.4373	2,682.4373	0.4516	0.0000	2,693.7278

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	10.83	0.00	0.00	47.39	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	14.7037	1.1078	30.1988	0.0664		3.9189	3.9189		3.9189	3.9189	477.7128	925.6029	1,403.3157	1.4323	0.0324	1,448.7857

Energy	0.0170	0.1455	0.0626	9.3000e-004		0.0118	0.0118		0.0118	0.0118		185.5630	185.5630	3.5600e-003	3.4000e-003	186.6657
Mobile	1.1965	5.2163	15.0787	0.0379	2.8380	0.0530	2.8910	0.7599	0.0500	0.8098		3,842.9402	3,842.9402	0.2621		3,849.4924
Total	15.9171	6.4696	45.3401	0.1052	2.8380	3.9837	6.8217	0.7599	3.9806	4.7405	477.7128	4,954.1061	5,431.8189	1.6980	0.0358	5,484.9439

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	1.3398	0.0497	4.2626	2.2000e-004		0.0231	0.0231		0.0231	0.0231	0.0000	7.6029	7.6029	7.6800e-003	0.0000	7.7948
Energy	0.0170	0.1455	0.0626	9.3000e-004		0.0118	0.0118		0.0118	0.0118		185.5630	185.5630	3.5600e-003	3.4000e-003	186.6657
Mobile	0.9228	3.3664	8.7142	0.0187	1.3206	0.0269	1.3475	0.3536	0.0254	0.3790		1,895.6179	1,895.6179	0.1469		1,899.2896
Total	2.2797	3.5615	13.0395	0.0199	1.3206	0.0618	1.3824	0.3536	0.0603	0.4138	0.0000	2,088.7838	2,088.7838	0.1581	3.4000e-003	2,093.7501

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	85.68	44.95	71.24	81.14	53.47	98.45	79.74	53.47	98.49	91.27	100.00	57.84	61.55	90.69	90.51	61.83

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	1/3/2017	1/16/2017	5	10	
2	Site Preparation	Site Preparation	1/17/2017	1/31/2017	5	11	
3	Grading	Grading	2/1/2017	2/2/2017	5	2	
4	Building Construction	Building Construction	2/3/2017	6/22/2017	5	100	
5	Paving	Paving	6/23/2017	6/29/2017	5	5	
6	Architectural Coating	Architectural Coating	5/16/2017	6/24/2017	5	29	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 103,275; Residential Outdoor: 34,425; Non-Residential Indoor: 5,958; Non-Residential Outdoor: 1,986; Striped

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Cement and Mortar Mixers	4	6.00	9	0.56

Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
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	4	10.00	0.00	37.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	77.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	58.00	14.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	12.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.8015	0.0000	0.8015	0.1214	0.0000	0.1214			0.0000			0.0000
Off-Road	1.2100	10.4978	7.9182	0.0120		0.7318	0.7318		0.6978	0.6978		1,179.3075	1,179.3075	0.2319		1,185.1047
Total	1.2100	10.4978	7.9182	0.0120	0.8015	0.7318	1.5332	0.1214	0.6978	0.8191		1,179.3075	1,179.3075	0.2319		1,185.1047

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	0.0428	1.3050	0.2812	2.9800e-003	0.0647	6.9000e-003	0.0716	0.0177	6.6000e-003	0.0243		321.3574	321.3574	0.0237		321.9507
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	0.0692	0.0531	0.5699	1.2200e-003	0.1118	1.0400e-003	0.1128	0.0296	9.6000e-004	0.0306		121.3913	121.3913	5.0700e-003		121.5181
Total	0.1119	1.3581	0.8511	4.2000e-003	0.1765	7.9400e-003	0.1844	0.0474	7.5600e-003	0.0549		442.7487	442.7487	0.0288		443.4688

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.3607	0.0000	0.3607	0.0546	0.0000	0.0546			0.0000			0.0000

Off-Road	1.2100	10.4978	7.9182	0.0120		0.7318	0.7318		0.6978	0.6978	0.0000	1,179.3075	1,179.3075	0.2319		1,185.1047
Total	1.2100	10.4978	7.9182	0.0120	0.3607	0.7318	1.0924	0.0546	0.6978	0.7524	0.0000	1,179.3075	1,179.3075	0.2319		1,185.1047

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	0.0428	1.3050	0.2812	2.9800e-003	0.0647	6.9000e-003	0.0716	0.0177	6.6000e-003	0.0243		321.3574	321.3574	0.0237		321.9507
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	0.0692	0.0531	0.5699	1.2200e-003	0.1118	1.0400e-003	0.1128	0.0296	9.6000e-004	0.0306		121.3913	121.3913	5.0700e-003		121.5181
Total	0.1119	1.3581	0.8511	4.2000e-003	0.1765	7.9400e-003	0.1844	0.0474	7.5600e-003	0.0549		442.7487	442.7487	0.0288		443.4688

3.3 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0545	0.0000	0.0545	6.1600e-003	0.0000	6.1600e-003			0.0000			0.0000
Off-Road	0.8524	10.5148	4.3533	9.7700e-003		0.4726	0.4726		0.4347	0.4347		999.5201	999.5201	0.3063		1,007.1764
Total	0.8524	10.5148	4.3533	9.7700e-003	0.0545	0.4726	0.5271	6.1600e-003	0.4347	0.4409		999.5201	999.5201	0.3063		1,007.1764

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	0.0809	2.4689	0.5320	5.6400e-003	0.1224	0.0131	0.1354	0.0335	0.0125	0.0460		607.9735	607.9735	0.0449		609.0959
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	0.0346	0.0266	0.2850	6.1000e-004	0.0559	5.2000e-004	0.0564	0.0148	4.8000e-004	0.0153		60.6956	60.6956	2.5400e-003		60.7591
Total	0.1155	2.4954	0.8169	6.2500e-003	0.1783	0.0136	0.1918	0.0484	0.0130	0.0613		668.6691	668.6691	0.0474		669.8550

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0245	0.0000	0.0245	2.7700e-003	0.0000	2.7700e-003			0.0000			0.0000
Off-Road	0.8524	10.5148	4.3533	9.7700e-003		0.4726	0.4726		0.4347	0.4347	0.0000	999.5201	999.5201	0.3063		1,007.1764

Total	0.8524	10.5148	4.3533	9.7700e-003	0.0245	0.4726	0.4971	2.7700e-003	0.4347	0.4375	0.0000	999.5201	999.5201	0.3063		1,007.1764
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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	0.0809	2.4689	0.5320	5.6400e-003	0.1224	0.0131	0.1354	0.0335	0.0125	0.0460		607.9735	607.9735	0.0449		609.0959
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	0.0346	0.0266	0.2850	6.1000e-004	0.0559	5.2000e-004	0.0564	0.0148	4.8000e-004	0.0153		60.6956	60.6956	2.5400e-003		60.7591
Total	0.1155	2.4954	0.8169	6.2500e-003	0.1783	0.0136	0.1918	0.0484	0.0130	0.0613		668.6691	668.6691	0.0474		669.8550

3.4 Grading - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000
Off-Road	1.2100	10.4978	7.9182	0.0120		0.7318	0.7318		0.6978	0.6978		1,179.3075	1,179.3075	0.2319		1,185.1047
Total	1.2100	10.4978	7.9182	0.0120	0.7528	0.7318	1.4845	0.4138	0.6978	1.1115		1,179.3075	1,179.3075	0.2319		1,185.1047

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	0.0692	0.0531	0.5699	1.2200e-003	0.1118	1.0400e-003	0.1128	0.0296	9.6000e-004	0.0306		121.3913	121.3913	5.0700e-003		121.5181
Total	0.0692	0.0531	0.5699	1.2200e-003	0.1118	1.0400e-003	0.1128	0.0296	9.6000e-004	0.0306		121.3913	121.3913	5.0700e-003		121.5181

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.3387	0.0000	0.3387	0.1862	0.0000	0.1862			0.0000			0.0000
Off-Road	1.2100	10.4978	7.9182	0.0120		0.7318	0.7318		0.6978	0.6978	0.0000	1,179.3075	1,179.3075	0.2319		1,185.1047
Total	1.2100	10.4978	7.9182	0.0120	0.3387	0.7318	1.0705	0.1862	0.6978	0.8840	0.0000	1,179.3075	1,179.3075	0.2319		1,185.1047

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	0.0692	0.0531	0.5699	1.2200e-003	0.1118	1.0400e-003	0.1128	0.0296	9.6000e-004	0.0306		121.3913	121.3913	5.0700e-003		121.5181
Total	0.0692	0.0531	0.5699	1.2200e-003	0.1118	1.0400e-003	0.1128	0.0296	9.6000e-004	0.0306		121.3913	121.3913	5.0700e-003		121.5181

3.5 Building Construction - 2017

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	1.2812	12.7589	8.0700	0.0114		0.8591	0.8591		0.7904	0.7904		1,165.9164	1,165.9164	0.3572		1,174.8473
Total	1.2812	12.7589	8.0700	0.0114		0.8591	0.8591		0.7904	0.7904		1,165.9164	1,165.9164	0.3572		1,174.8473

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	0.0761	1.8317	0.5692	3.6200e-003	0.0896	0.0155	0.1052	0.0258	0.0149	0.0407		385.3338	385.3338	0.0292		386.0628
Worker	0.4011	0.3081	3.3056	7.0800e-003	0.6483	6.0300e-003	0.6543	0.1719	5.5700e-003	0.1775		704.0695	704.0695	0.0294		704.8050
Total	0.4771	2.1398	3.8747	0.0107	0.7379	0.0216	0.7595	0.1977	0.0204	0.2182		1,089.4033	1,089.4033	0.0586		1,090.8678

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	1.2812	12.7589	8.0700	0.0114		0.8591	0.8591		0.7904	0.7904	0.0000	1,165.9164	1,165.9164	0.3572		1,174.8473
Total	1.2812	12.7589	8.0700	0.0114		0.8591	0.8591		0.7904	0.7904	0.0000	1,165.9164	1,165.9164	0.3572		1,174.8473

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	0.0761	1.8317	0.5692	3.6200e-003	0.0896	0.0155	0.1052	0.0258	0.0149	0.0407		385.3338	385.3338	0.0292		386.0628
Worker	0.4011	0.3081	3.3056	7.0800e-003	0.6483	6.0300e-003	0.6543	0.1719	5.5700e-003	0.1775		704.0695	704.0695	0.0294		704.8050
Total	0.4771	2.1398	3.8747	0.0107	0.7379	0.0216	0.7595	0.1977	0.0204	0.2182		1,089.4033	1,089.4033	0.0586		1,090.8678

3.6 Paving - 2017

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	1.0532	9.9754	7.3425	0.0113		0.6087	0.6087		0.5636	0.5636		1,085.1071	1,085.1071	0.3018		1,092.6515
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0532	9.9754	7.3425	0.0113		0.6087	0.6087		0.5636	0.5636		1,085.1071	1,085.1071	0.3018		1,092.6515

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	0.1245	0.0956	1.0259	2.2000e-003	0.2012	1.8700e-003	0.2031	0.0534	1.7300e-003	0.0551		218.5043	218.5043	9.1300e-003		218.7326
Total	0.1245	0.0956	1.0259	2.2000e-003	0.2012	1.8700e-003	0.2031	0.0534	1.7300e-003	0.0551		218.5043	218.5043	9.1300e-003		218.7326

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	1.0532	9.9754	7.3425	0.0113		0.6087	0.6087		0.5636	0.5636	0.0000	1,085.1071	1,085.1071	0.3018		1,092.6515
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0532	9.9754	7.3425	0.0113		0.6087	0.6087		0.5636	0.5636	0.0000	1,085.1071	1,085.1071	0.3018		1,092.6515

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	0.1245	0.0956	1.0259	2.2000e-003	0.2012	1.8700e-003	0.2031	0.0534	1.7300e-003	0.0551		218.5043	218.5043	9.1300e-003		218.7326
Total	0.1245	0.0956	1.0259	2.2000e-003	0.2012	1.8700e-003	0.2031	0.0534	1.7300e-003	0.0551		218.5043	218.5043	9.1300e-003		218.7326

3.7 Architectural Coating - 2017

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	12.7264					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3323	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733		281.4481	281.4481	0.0297		282.1909
Total	13.0587	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733		281.4481	281.4481	0.0297		282.1909

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	0.0830	0.0637	0.6839	1.4700e-003	0.1341	1.2500e-003	0.1354	0.0356	1.1500e-003	0.0367		145.6695	145.6695	6.0900e-003		145.8217
Total	0.0830	0.0637	0.6839	1.4700e-003	0.1341	1.2500e-003	0.1354	0.0356	1.1500e-003	0.0367		145.6695	145.6695	6.0900e-003		145.8217

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	12.7264					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3323	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733	0.0000	281.4481	281.4481	0.0297		282.1909
Total	13.0587	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733	0.0000	281.4481	281.4481	0.0297		282.1909

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	0.0830	0.0637	0.6839	1.4700e-003	0.1341	1.2500e-003	0.1354	0.0356	1.1500e-003	0.0367		145.6695	145.6695	6.0900e-003		145.8217
Total	0.0830	0.0637	0.6839	1.4700e-003	0.1341	1.2500e-003	0.1354	0.0356	1.1500e-003	0.0367		145.6695	145.6695	6.0900e-003		145.8217

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Increase Diversity

Increase Transit Accessibility

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.9228	3.3664	8.7142	0.0187	1.3206	0.0269	1.3475	0.3536	0.0254	0.3790		1,895.6179	1,895.6179	0.1469		1,899.2896
Unmitigated	1.1965	5.2163	15.0787	0.0379	2.8380	0.0530	2.8910	0.7599	0.0500	0.8098		3,842.9402	3,842.9402	0.2621		3,849.4924

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Apartments Mid Rise	295.80	295.80	295.80	1,010,794	470,341
Enclosed Parking Structure	0.00	0.00	0.00		
Strip Mall	169.92	169.92	169.92	323,281	150,429
Total	465.72	465.72	465.72	1,334,075	620,770

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking Structure	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHO	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking Structure	0.547512	0.046663	0.198227	0.127154	0.018333	0.005870	0.017956	0.026928	0.002295	0.002753	0.004678	0.000662	0.000968
Apartments Mid Rise	0.547512	0.046663	0.198227	0.127154	0.018333	0.005870	0.017956	0.026928	0.002295	0.002753	0.004678	0.000662	0.000968
Strip Mall	0.547512	0.046663	0.198227	0.127154	0.018333	0.005870	0.017956	0.026928	0.002295	0.002753	0.004678	0.000662	0.000968

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0170	0.1455	0.0626	9.3000e-004		0.0118	0.0118		0.0118	0.0118		185.5630	185.5630	3.5600e-003	3.4000e-003	186.6657
NaturalGas Unmitigated	0.0170	0.1455	0.0626	9.3000e-004		0.0118	0.0118		0.0118	0.0118		185.5630	185.5630	3.5600e-003	3.4000e-003	186.6657

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	1559.33	0.0168	0.1437	0.0612	9.2000e-004		0.0116	0.0116		0.0116	0.0116		183.4506	183.4506	3.5200e-003	3.3600e-003	184.5407
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Strip Mall	17.9556	1.9000e-004	1.7600e-003	1.4800e-003	1.0000e-005		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		2.1124	2.1124	4.0000e-005	4.0000e-005	2.1250
Total		0.0170	0.1455	0.0626	9.3000e-004		0.0118	0.0118		0.0118	0.0118		185.5630	185.5630	3.5600e-003	3.4000e-003	186.6657

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	1.55933	0.0168	0.1437	0.0612	9.2000e-004		0.0116	0.0116		0.0116	0.0116		183.4506	183.4506	3.5200e-003	3.3600e-003	184.5407
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Strip Mall	0.0179556	1.9000e-004	1.7600e-003	1.4800e-003	1.0000e-005		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		2.1124	2.1124	4.0000e-005	4.0000e-005	2.1250
Total		0.0170	0.1455	0.0626	9.3000e-004		0.0118	0.0118		0.0118	0.0118		185.5630	185.5630	3.5600e-003	3.4000e-003	186.6657

6.0 Area Detail

6.1 Mitigation Measures Area

No Hearths Installed

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
--	-----	-----	----	-----	---------------	--------------	------------	----------------	---------------	-------------	----------	-----------	-----------	-----	-----	------

Category	lb/day										lb/day					
Mitigated	1.3398	0.0497	4.2626	2.2000e-004		0.0231	0.0231		0.0231	0.0231	0.0000	7.6029	7.6029	7.6800e-003	0.0000	7.7948
Unmitigated	14.7037	1.1078	30.1988	0.0664		3.9189	3.9189		3.9189	3.9189	477.7128	925.6029	1,403.3157	1.4323	0.0324	1,448.7857

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1011					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.1052					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	13.3638	1.0582	25.9361	0.0662		3.8958	3.8958		3.8958	3.8958	477.7128	918.0000	1,395.7128	1.4246	0.0324	1,440.9909
Landscaping	0.1336	0.0497	4.2626	2.2000e-004		0.0231	0.0231		0.0231	0.0231		7.6029	7.6029	7.6800e-003		7.7948
Total	14.7037	1.1078	30.1988	0.0664		3.9189	3.9189		3.9189	3.9189	477.7128	925.6029	1,403.3157	1.4323	0.0324	1,448.7857

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1011					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.1052					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1336	0.0497	4.2626	2.2000e-004		0.0231	0.0231		0.0231	0.0231		7.6029	7.6029	7.6800e-003		7.7948
Total	1.3398	0.0497	4.2626	2.2000e-004		0.0231	0.0231		0.0231	0.0231	0.0000	7.6029	7.6029	7.6800e-003	0.0000	7.7948

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet
Install Low Flow Kitchen Faucet
Install Low Flow Toilet
Install Low Flow Shower
Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Pico Blvd - Los Angeles-South Coast County, Annual

Pico Blvd
Los Angeles-South Coast County, Annual

1.0 Project Characteristics**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking Structure	118.00	Space	0.00	47,200.00	0
Apartments Mid Rise	51.00	Dwelling Unit	0.61	51,000.00	146
Strip Mall	3.97	1000sqft	0.00	3,972.00	0

0.066401
146.88 0.000664

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11	Operational Year	2017		
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

Project Characteristics - operational year based on Traffic Study assumptions

Land Use - commercial sf came from traffic study. 0.605 total lot acreage per client

Construction Phase - Arch coating to occur during construction activities

Demolition - Per client: 8,142 sf to be Demo

Grading - Per client: 616 cubic yards of soil to be exported. 0.605 is total lot acreage

Vehicle Trips - values changed per traffic study results 5.80 for Apartments, 42.8 for Strip Mall

Woodstoves - no wood fireplaces in new development per SCAQMD rule 4 & confirmed by client

Energy Use -

Construction Off-road Equipment Mitigation - water 2x per day per BMP

Mobile Land Use Mitigation - 51 units on .6 acres = 85 units/acre

Area Mitigation -

Energy Mitigation -

Water Mitigation - per client

Waste Mitigation - per AB341 / AB 939

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	40	0
tblConstructionPhase	NumDays	5.00	29.00
tblConstructionPhase	NumDays	1.00	11.00
tblConstructionPhase	PhaseEndDate	6/22/2017	6/24/2017
tblConstructionPhase	PhaseEndDate	6/8/2017	6/22/2017
tblConstructionPhase	PhaseEndDate	1/19/2017	2/2/2017
tblConstructionPhase	PhaseEndDate	6/15/2017	6/29/2017
tblConstructionPhase	PhaseEndDate	1/17/2017	1/31/2017
tblConstructionPhase	PhaseStartDate	6/16/2017	5/16/2017
tblConstructionPhase	PhaseStartDate	1/20/2017	2/3/2017
tblConstructionPhase	PhaseStartDate	1/18/2017	2/1/2017
tblConstructionPhase	PhaseStartDate	6/9/2017	6/23/2017
tblGrading	AcresOfGrading	5.50	0.50
tblGrading	MaterialExported	0.00	616.00
tblLandUse	BuildingSpaceSquareFeet	3,970.00	3,972.00
tblLandUse	LandUseSquareFeet	3,970.00	3,972.00
tblLandUse	LotAcreage	1.06	0.00
tblLandUse	LotAcreage	1.34	0.61
tblLandUse	LotAcreage	0.09	0.00
tblProjectCharacteristics	OperationalYear	2018	2017
tblVehicleTrips	ST_TR	6.39	5.80
tblVehicleTrips	ST_TR	42.04	42.80
tblVehicleTrips	SU_TR	5.86	5.80
tblVehicleTrips	SU_TR	20.43	42.80
tblVehicleTrips	WD_TR	6.65	5.80
tblVehicleTrips	WD_TR	44.32	42.80

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					
2017	0.2925	0.9468	0.7390	1.3900e-003	0.0456	0.0552	0.1008	0.0119	0.0512	0.0631	0.0000	128.6346	128.6346	0.0232	0.0000	129.2138
Maximum	0.2925	0.9468	0.7390	1.3900e-003	0.0456	0.0552	0.1008	0.0119	0.0512	0.0631	0.0000	128.6346	128.6346	0.0232	0.0000	129.2138

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					
2017	0.2925	0.9468	0.7390	1.3900e-003	0.0428	0.0552	0.0980	0.0114	0.0512	0.0625	0.0000	128.6345	128.6345	0.0232	0.0000	129.2137
Maximum	0.2925	0.9468	0.7390	1.3900e-003	0.0428	0.0552	0.0980	0.0114	0.0512	0.0625	0.0000	128.6345	128.6345	0.0232	0.0000	129.2137

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	6.12	0.00	2.76	4.86	0.00	0.92	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	1-3-2017	4-2-2017	0.5002	0.5002
2	4-3-2017	7-2-2017	0.7274	0.7274
		Highest	0.7274	0.7274

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4039	0.0194	0.8570	8.5000e-004		0.0516	0.0516		0.0516	0.0516	5.4172	11.2721	16.6893	0.0170	3.7000e-004	17.2245
Energy	3.1000e-003	0.0266	0.0114	1.7000e-004		2.1400e-003	2.1400e-003		2.1400e-003	2.1400e-003	0.0000	215.2202	215.2202	8.2100e-003	2.1400e-003	216.0629
Mobile	0.2117	0.9676	2.7775	7.0000e-003	0.5066	9.5900e-003	0.5161	0.1359	9.0400e-003	0.1449	0.0000	643.5182	643.5182	0.0432	0.0000	644.5971
Waste							0.0000		0.0000	0.0000	5.6096	0.0000	5.6096	0.3315	0.0000	13.8852
Water						0.0000	0.0000		0.0000	0.0000	1.1475	23.0593	24.2068	0.1188	2.9800e-003	25.0550
Total	0.6187	1.0136	3.6460	8.0200e-003	0.5066	0.0633	0.5699	0.1359	0.0628	0.1986	12.1733	893.0698	905.2431	0.5187	5.4900e-003	919.8447

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.2368	8.2100e-003	0.5328	3.0000e-005		2.8900e-003	2.8900e-003		2.8900e-003	2.8900e-003	0.0000	0.8622	0.8622	8.7000e-004	0.0000	0.8839
Energy	3.1000e-003	0.0266	0.0114	1.7000e-004		2.1400e-003	2.1400e-003		2.1400e-003	2.1400e-003	0.0000	213.4952	213.4952	8.1300e-003	2.1200e-003	214.3316
Mobile	0.1615	0.6239	1.5894	3.4600e-003	0.2357	4.8500e-003	0.2406	0.0632	4.5700e-003	0.0678	0.0000	318.0979	318.0979	0.0240	0.0000	318.6980
Waste						0.0000	0.0000		0.0000	0.0000	2.8043	0.0000	2.8043	0.1657	0.0000	6.9476
Water						0.0000	0.0000		0.0000	0.0000	0.9180	19.5669	20.4849	0.0951	2.3900e-003	23.5755
Total	0.4015	0.6566	2.1336	3.6600e-003	0.2357	9.8800e-003	0.2456	0.0632	9.6000e-003	0.0728	3.7223	552.0221	555.7444	0.2938	4.5100e-003	564.4366

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	35.11	35.22	41.48	54.36	53.47	84.40	56.90	53.47	84.71	63.34	69.42	38.19	38.61	43.35	17.85	38.64

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	1/3/2017	1/16/2017	5	10	
2	Site Preparation	Site Preparation	1/17/2017	1/31/2017	5	11	
3	Grading	Grading	2/1/2017	2/2/2017	5	2	
4	Building Construction	Building Construction	2/3/2017	6/22/2017	5	100	
5	Paving	Paving	6/23/2017	6/29/2017	5	5	
6	Architectural Coating	Architectural Coating	5/16/2017	6/24/2017	5	29	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 103,275; Residential Outdoor: 34,425; Non-Residential Indoor: 5,958; Non-Residential Outdoor: 1,986; Striped Parking Area: 2,832

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
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	4	10.00	0.00	37.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	77.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	58.00	14.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	12.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					4.0100e-003	0.0000	4.0100e-003	6.1000e-004	0.0000	6.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.0500e-003	0.0525	0.0396	6.0000e-005		3.6600e-003	3.6600e-003	3.4900e-003	3.4900e-003	0.0000	5.3493	5.3493	1.0500e-003	0.0000	0.0000	5.3755
Total	6.0500e-003	0.0525	0.0396	6.0000e-005	4.0100e-003	3.6600e-003	7.6700e-003	6.1000e-004	3.4900e-003	4.1000e-003	0.0000	5.3493	5.3493	1.0500e-003	0.0000	5.3755

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	2.1000e-004	6.6500e-003	1.3500e-003	2.0000e-005	3.2000e-004	3.0000e-005	3.5000e-004	9.0000e-005	3.0000e-005	1.2000e-004	0.0000	1.4716	1.4716	1.1000e-004	0.0000	1.4742
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	3.1000e-004	2.7000e-004	2.9200e-003	1.0000e-005	5.5000e-004	1.0000e-005	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.5598	0.5598	2.0000e-005	0.0000	0.5603
Total	5.2000e-004	6.9200e-003	4.2700e-003	3.0000e-005	8.7000e-004	4.0000e-005	9.0000e-004	2.4000e-004	3.0000e-005	2.7000e-004	0.0000	2.0313	2.0313	1.3000e-004	0.0000	2.0345

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.8000e-003	0.0000	1.8000e-003	2.7000e-004	0.0000	2.7000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.0500e-003	0.0525	0.0396	6.0000e-005		3.6600e-003	3.6600e-003		3.4900e-003	3.4900e-003	0.0000	5.3492	5.3492	1.0500e-003	0.0000	5.3755
Total	6.0500e-003	0.0525	0.0396	6.0000e-005	1.8000e-003	3.6600e-003	5.4600e-003	2.7000e-004	3.4900e-003	3.7600e-003	0.0000	5.3492	5.3492	1.0500e-003	0.0000	5.3755

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	2.1000e-004	6.6500e-003	1.3500e-003	2.0000e-005	3.2000e-004	3.0000e-005	3.5000e-004	9.0000e-005	3.0000e-005	1.2000e-004	0.0000	1.4716	1.4716	1.1000e-004	0.0000	1.4742
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	3.1000e-004	2.7000e-004	2.9200e-003	1.0000e-005	5.5000e-004	1.0000e-005	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.5598	0.5598	2.0000e-005	0.0000	0.5603
Total	5.2000e-004	6.9200e-003	4.2700e-003	3.0000e-005	8.7000e-004	4.0000e-005	9.0000e-004	2.4000e-004	3.0000e-005	2.7000e-004	0.0000	2.0313	2.0313	1.3000e-004	0.0000	2.0345

3.3 Site Preparation - 2017

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					3.0000e-004	0.0000	3.0000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.6900e-003	0.0578	0.0239	5.0000e-005		2.6000e-003	2.6000e-003		2.3900e-003	2.3900e-003	0.0000	4.9871	4.9871	1.5300e-003	0.0000	5.0253
Total	4.6900e-003	0.0578	0.0239	5.0000e-005	3.0000e-004	2.6000e-003	2.9000e-003	3.0000e-005	2.3900e-003	2.4200e-003	0.0000	4.9871	4.9871	1.5300e-003	0.0000	5.0253

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	4.4000e-004	0.0139	2.8200e-003	3.0000e-005	6.6000e-004	7.0000e-005	7.3000e-004	1.8000e-004	7.0000e-005	2.5000e-004	0.0000	3.0625	3.0625	2.2000e-004	0.0000	3.0680
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.7000e-004	1.5000e-004	1.6000e-003	0.0000	3.0000e-004	0.0000	3.0000e-004	8.0000e-005	0.0000	8.0000e-005	0.0000	0.3079	0.3079	1.0000e-005	0.0000	0.3082
Total	6.1000e-004	0.0140	4.4200e-003	3.0000e-005	9.6000e-004	7.0000e-005	1.0300e-003	2.6000e-004	7.0000e-005	3.3000e-004	0.0000	3.3703	3.3703	2.3000e-004	0.0000	3.3761

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.3000e-004	0.0000	1.3000e-004	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.6900e-003	0.0578	0.0239	5.0000e-005		2.6000e-003	2.6000e-003		2.3900e-003	2.3900e-003	0.0000	4.9871	4.9871	1.5300e-003	0.0000	5.0253
Total	4.6900e-003	0.0578	0.0239	5.0000e-005	1.3000e-004	2.6000e-003	2.7300e-003	2.0000e-005	2.3900e-003	2.4100e-003	0.0000	4.9871	4.9871	1.5300e-003	0.0000	5.0253

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	4.4000e-004	0.0139	2.8200e-003	3.0000e-005	6.6000e-004	7.0000e-005	7.3000e-004	1.8000e-004	7.0000e-005	2.5000e-004	0.0000	3.0625	3.0625	2.2000e-004	0.0000	3.0680
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.7000e-004	1.5000e-004	1.6000e-003	0.0000	3.0000e-004	0.0000	3.0000e-004	8.0000e-005	0.0000	8.0000e-005	0.0000	0.3079	0.3079	1.0000e-005	0.0000	0.3082
Total	6.1000e-004	0.0140	4.4200e-003	3.0000e-005	9.6000e-004	7.0000e-005	1.0300e-003	2.6000e-004	7.0000e-005	3.3000e-004	0.0000	3.3703	3.3703	2.3000e-004	0.0000	3.3761

3.4 Grading - 2017

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					7.5000e-004	0.0000	7.5000e-004	4.1000e-004	0.0000	4.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.2100e-003	0.0105	7.9200e-003	1.0000e-005		7.3000e-004	7.3000e-004		7.0000e-004	7.0000e-004	0.0000	1.0699	1.0699	2.1000e-004	0.0000	1.0751
Total	1.2100e-003	0.0105	7.9200e-003	1.0000e-005	7.5000e-004	7.3000e-004	1.4800e-003	4.1000e-004	7.0000e-004	1.1100e-003	0.0000	1.0699	1.0699	2.1000e-004	0.0000	1.0751

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	6.0000e-005	5.0000e-005	5.8000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1120	0.1120	0.0000	0.0000	0.1121
Total	6.0000e-005	5.0000e-005	5.8000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1120	0.1120	0.0000	0.0000	0.1121

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					3.4000e-004	0.0000	3.4000e-004	1.9000e-004	0.0000	1.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.2100e-003	0.0105	7.9200e-003	1.0000e-005		7.3000e-004	7.3000e-004		7.0000e-004	7.0000e-004	0.0000	1.0699	1.0699	2.1000e-004	0.0000	1.0751
Total	1.2100e-003	0.0105	7.9200e-003	1.0000e-005	3.4000e-004	7.3000e-004	1.0700e-003	1.9000e-004	7.0000e-004	8.9000e-004	0.0000	1.0699	1.0699	2.1000e-004	0.0000	1.0751

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
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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	6.0000e-005	5.0000e-005	5.8000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1120	0.1120	0.0000	0.0000	0.1121
Total	6.0000e-005	5.0000e-005	5.8000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1120	0.1120	0.0000	0.0000	0.1121

3.5 Building Construction - 2017

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	0.0641	0.6380	0.4035	5.7000e-004		0.0430	0.0430		0.0395	0.0395	0.0000	52.8851	52.8851	0.0162	0.0000	53.2902
Total	0.0641	0.6380	0.4035	5.7000e-004		0.0430	0.0430		0.0395	0.0395	0.0000	52.8851	52.8851	0.0162	0.0000	53.2902

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	3.7200e-003	0.0934	0.0273	1.8000e-004	4.4100e-003	7.7000e-004	5.1800e-003	1.2700e-003	7.4000e-004	2.0100e-003	0.0000	17.7493	17.7493	1.2800e-003	0.0000	17.7813
Worker	0.0182	0.0158	0.1693	3.6000e-004	0.0318	3.0000e-004	0.0321	8.4400e-003	2.8000e-004	8.7200e-003	0.0000	32.4654	32.4654	1.3500e-003	0.0000	32.4993
Total	0.0219	0.1092	0.1965	5.4000e-004	0.0362	1.0700e-003	0.0373	9.7100e-003	1.0200e-003	0.0107	0.0000	50.2148	50.2148	2.6300e-003	0.0000	50.2806

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	0.0641	0.6380	0.4035	5.7000e-004		0.0430	0.0430		0.0395	0.0395	0.0000	52.8850	52.8850	0.0162	0.0000	53.2901
Total	0.0641	0.6380	0.4035	5.7000e-004		0.0430	0.0430		0.0395	0.0395	0.0000	52.8850	52.8850	0.0162	0.0000	53.2901

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	3.7200e-003	0.0934	0.0273	1.8000e-004	4.4100e-003	7.7000e-004	5.1800e-003	1.2700e-003	7.4000e-004	2.0100e-003	0.0000	17.7493	17.7493	1.2800e-003	0.0000	17.7813
Worker	0.0182	0.0158	0.1693	3.6000e-004	0.0318	3.0000e-004	0.0321	8.4400e-003	2.8000e-004	8.7200e-003	0.0000	32.4654	32.4654	1.3500e-003	0.0000	32.4993
Total	0.0219	0.1092	0.1965	5.4000e-004	0.0362	1.0700e-003	0.0373	9.7100e-003	1.0200e-003	0.0107	0.0000	50.2148	50.2148	2.6300e-003	0.0000	50.2806

3.6 Paving - 2017

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					

Worker	1.0900e-003	9.5000e-004	0.0102	2.0000e-005	1.9100e-003	2.0000e-005	1.9200e-003	5.1000e-004	2.0000e-005	5.2000e-004	0.0000	1.9479	1.9479	8.0000e-005	0.0000	1.9500
Total	1.0900e-003	9.5000e-004	0.0102	2.0000e-005	1.9100e-003	2.0000e-005	1.9200e-003	5.1000e-004	2.0000e-005	5.2000e-004	0.0000	1.9479	1.9479	8.0000e-005	0.0000	1.9500

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.1845					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.8200e-003	0.0317	0.0271	4.0000e-005		2.5100e-003	2.5100e-003		2.5100e-003	2.5100e-003	0.0000	3.7022	3.7022	3.9000e-004	0.0000	3.7120
Total	0.1894	0.0317	0.0271	4.0000e-005		2.5100e-003	2.5100e-003		2.5100e-003	2.5100e-003	0.0000	3.7022	3.7022	3.9000e-004	0.0000	3.7120

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	1.0900e-003	9.5000e-004	0.0102	2.0000e-005	1.9100e-003	2.0000e-005	1.9200e-003	5.1000e-004	2.0000e-005	5.2000e-004	0.0000	1.9479	1.9479	8.0000e-005	0.0000	1.9500
Total	1.0900e-003	9.5000e-004	0.0102	2.0000e-005	1.9100e-003	2.0000e-005	1.9200e-003	5.1000e-004	2.0000e-005	5.2000e-004	0.0000	1.9479	1.9479	8.0000e-005	0.0000	1.9500

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Increase Diversity

Increase Transit Accessibility

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1615	0.6239	1.5894	3.4600e-003	0.2357	4.8500e-003	0.2406	0.0632	4.5700e-003	0.0678	0.0000	318.0979	318.0979	0.0240	0.0000	318.6980
Unmitigated	0.2117	0.9676	2.7775	7.0000e-003	0.5066	9.5900e-003	0.5161	0.1359	9.0400e-003	0.1449	0.0000	643.5182	643.5182	0.0432	0.0000	644.5971

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated		Mitigated	
	Weekday	Saturday	Sunday	Annual VMT		Annual VMT	
Apartments Mid Rise	295.80	295.80	295.80	1,010,794		470,341	
Enclosed Parking Structure	0.00	0.00	0.00				
Strip Mall	169.92	169.92	169.92	323,281		150,429	
Total	465.72	465.72	465.72	1,334,075		620,770	

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking Structure	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHO	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking Structure	0.547512	0.046663	0.198227	0.127154	0.018333	0.005870	0.017956	0.026928	0.002295	0.002753	0.004678	0.000662	0.000968
Apartments Mid Rise	0.547512	0.046663	0.198227	0.127154	0.018333	0.005870	0.017956	0.026928	0.002295	0.002753	0.004678	0.000662	0.000968
Strip Mall	0.547512	0.046663	0.198227	0.127154	0.018333	0.005870	0.017956	0.026928	0.002295	0.002753	0.004678	0.000662	0.000968

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	182.7732	182.7732	7.5500e-003	1.5800e-003	183.4270
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	184.4982	184.4982	7.6200e-003	1.5800e-003	185.1583
NaturalGas Mitigated	3.1000e-003	0.0266	0.0114	1.7000e-004		2.1400e-003	2.1400e-003		2.1400e-003	2.1400e-003	0.0000	30.7220	30.7220	5.9000e-004	5.6000e-004	30.9046
NaturalGas Unmitigated	3.1000e-003	0.0266	0.0114	1.7000e-004		2.1400e-003	2.1400e-003		2.1400e-003	2.1400e-003	0.0000	30.7220	30.7220	5.9000e-004	5.6000e-004	30.9046

214.3

195.48

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	569155	3.0700e-003	0.0262	0.0112	1.7000e-004		2.1200e-003	2.1200e-003		2.1200e-003	2.1200e-003	0.0000	30.3723	30.3723	5.8000e-004	5.6000e-004	30.5528
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Strip Mall	6553.8	4.0000e-005	3.2000e-004	2.7000e-004	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.3497	0.3497	1.0000e-005	1.0000e-005	0.3518
Total		3.1100e-003	0.0266	0.0114	1.7000e-004		2.1400e-003	2.1400e-003		2.1400e-003	2.1400e-003	0.0000	30.7220	30.7220	5.9000e-004	5.7000e-004	30.9046

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	569155	3.0700e-003	0.0262	0.0112	1.7000e-004		2.1200e-003	2.1200e-003		2.1200e-003	2.1200e-003	0.0000	30.3723	30.3723	5.8000e-004	5.6000e-004	30.5528
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Strip Mall	6553.8	4.0000e-005	3.2000e-004	2.7000e-004	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.3497	0.3497	1.0000e-005	1.0000e-005	0.3518
Total		3.1100e-003	0.0266	0.0114	1.7000e-004		2.1400e-003	2.1400e-003		2.1400e-003	2.1400e-003	0.0000	30.7220	30.7220	5.9000e-004	5.7000e-004	30.9046

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	214840	68.4525	2.8300e-003	5.8000e-004	68.6974
Enclosed Parking Structure	309160	98.5050	4.0700e-003	8.4000e-004	98.8574
Strip Mall	55051.9	17.5407	7.2000e-004	1.5000e-004	17.6035
Total		184.4982	7.6200e-003	1.5700e-003	185.1582

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
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Land Use	KWh/yr	MT/yr			
Apartments Mid Rise	209425	66.7275	2.7500e-003	5.7000e-004	66.9662
Enclosed Parking Structure	309160	98.5050	4.0700e-003	8.4000e-004	98.8574
Strp Mall	55051.9	17.5407	7.2000e-004	1.5000e-004	17.6035
Total		182.7732	7.5400e-003	1.5600e-003	183.4270

6.0 Area Detail

6.1 Mitigation Measures Area

No Hearths Installed

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2368	6.2100e-003	0.5328	3.0000e-005		2.8900e-003	2.8900e-003		2.8900e-003	2.8900e-003	0.0000	0.8622	0.8622	8.7000e-004	0.0000	0.8839
Unmitigated	0.4039	0.0194	0.8570	8.5000e-004		0.0516	0.0516		0.0516	0.0516	5.4172	11.2721	16.6893	0.0170	3.7000e-004	17.2245

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	0.0185					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2017					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.1671	0.0132	0.3242	8.3000e-004		0.0487	0.0487		0.0487	0.0487	5.4172	10.4099	15.8271	0.0162	3.7000e-004	16.3406
Landscaping	0.0167	6.2100e-003	0.5328	3.0000e-005		2.8900e-003	2.8900e-003		2.8900e-003	2.8900e-003	0.0000	0.8622	0.8622	8.7000e-004	0.0000	0.8839
Total	0.4039	0.0194	0.8570	8.6000e-004		0.0516	0.0516		0.0516	0.0516	5.4172	11.2721	16.6893	0.0170	3.7000e-004	17.2245

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	0.0185					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2017					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0167	6.2100e-003	0.5328	3.0000e-005		2.8900e-003	2.8900e-003		2.8900e-003	2.8900e-003	0.0000	0.8622	0.8622	8.7000e-004	0.0000	0.8839
Total	0.2368	6.2100e-003	0.5328	3.0000e-005		2.8900e-003	2.8900e-003		2.8900e-003	2.8900e-003	0.0000	0.8622	0.8622	8.7000e-004	0.0000	0.8839

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet
Install Low Flow Kitchen Faucet
Install Low Flow Toilet
Install Low Flow Shower
Use Water Efficient Irrigation System

	Total CO2	CH4	N2O	CO2e
Category	Mt/yr			
Mitigated	20.4849	0.0951	2.3900e-003	23.5755
Unmitigated	24.2068	0.1188	2.9800e-003	28.0650

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	Mt/yr			
Apartments Mid Rise	3.32286 / 2.09484	22.2555	0.1092	2.7400e-003	25.8001
Enclosed Parking Structure	0 / 0	0.0000	0.0000	0.0000	0.0000
Strip Mall	0.284068 / 0.180235	1.9513	9.6600e-003	2.4000e-004	2.2650
Total		24.2068	0.1188	2.9800e-003	28.0650

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	Mt/yr			
Apartments Mid Rise	2.65828 / 1.96706	18.8351	0.0874	2.2000e-003	21.6745
Enclosed Parking Structure	0 / 0	0.0000	0.0000	0.0000	0.0000
Strip Mall	0.235254 / 0.169241	1.6497	7.7300e-003	1.9000e-004	1.9010
Total		20.4849	0.0951	2.3900e-003	23.5755

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8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	Mt/yr			
Mitigated	2.8043	0.1657	0.0000	6.9476
Unmitigated	5.6086	0.3315	0.0000	13.8952

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	Mt/yr			
Apartments Mid Rise	23.46	4.7622	0.2814	0.0000	11.7981
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000
Strip Mall	4.17	0.8465	0.0500	0.0000	2.0971
Total	27.63	5.6086	0.3315	0.0000	13.8952

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	Mt/yr			
Apartments Mid Rise	11.73	2.3811	0.1407	0.0000	5.8990
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000
Strip Mall	2.085	0.4232	0.0250	0.0000	1.0486
Total	13.815	2.8043	0.1657	0.0000	6.9476

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Pico Blvd - Los Angeles-South Coast County, Winter

Pico Blvd
Los Angeles-South Coast County, Winter

1.0 Project Characteristics**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	1.00	Dwelling Unit	0.30	1,800.00	3
Apartments Low Rise	6.00	Dwelling Unit	0.31	6,000.00	17

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2017
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

Project Characteristics - operational year based on Traffic Study assumptions

Land Use - commercial sf came from traffic study. 0.605 total lot acreage per client

Construction Phase - Arch coating to occur during construction activities

Demolition - Per client: 8,142 sf to be Demo

Grading - Per client: 616 cubic yards of soil to be exported. 0.605 is total lot acreage

Vehicle Trips - values changed per traffic study results 6.67 for Apartments, 10 for single family home

Woodstoves -

Energy Use -

Construction Off-road Equipment Mitigation - water 2x per day per BMP

Mobile Land Use Mitigation -

Area Mitigation -

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

Mobile Commute Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	40	0
tblLandUse	LotAcreage	0.32	0.30
tblLandUse	LotAcreage	0.38	0.31
tblProjectCharacteristics	OperationalYear	2018	2017
tblTripsAndVMT	HaulingTripNumber	0.00	77.00
tblVehicleTrips	ST_TR	7.16	6.67
tblVehicleTrips	ST_TR	9.91	10.00
tblVehicleTrips	SU_TR	6.07	6.67
tblVehicleTrips	SU_TR	8.62	10.00
tblVehicleTrips	WD_TR	6.59	6.67
tblVehicleTrips	WD_TR	9.52	10.00

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					
2017	10.1005	37.6991	10.4900	0.0724	1.0068	0.8608	1.7176	0.4434	0.7919	1.1421	0.0000	7,747.9241	7,747.9241	0.8027	0.0000	7,767.9904
Maximum	10.1005	37.6991	10.4900	0.0724	1.0068	0.8608	1.7176	0.4434	0.7919	1.1421	0.0000	7,747.9241	7,747.9241	0.8027	0.0000	7,767.9904

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					
2017	10.1005	37.6991	10.4900	0.0724	0.7152	0.8608	1.3319	0.2158	0.7919	0.9146	0.0000	7,747.9241	7,747.9241	0.8027	0.0000	7,767.9904
Maximum	10.1005	37.6991	10.4900	0.0724	0.7152	0.8608	1.3319	0.2158	0.7919	0.9146	0.0000	7,747.9241	7,747.9241	0.8027	0.0000	7,767.9904

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	28.97	0.00	22.46	51.32	0.00	19.93	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	2.0202	0.1520	4.1432	9.1100e-003		0.5379	0.5379		0.5379	0.5379	65.5684	127.0399	192.6083	0.1966	4.4500e-003	198.8490
Energy	4.2200e-003	0.0361	0.0154	2.3000e-004		2.9200e-003	2.9200e-003		2.9200e-003	2.9200e-003		46.0588	46.0588	8.8000e-004	8.4000e-004	46.3325
Mobile	0.1391	0.6319	1.8661	4.8200e-003	0.3636	6.7000e-003	0.3703	0.0974	6.3200e-003	0.1037		488.2071	488.2071	0.0326		489.0225
Total	2.1636	0.8201	6.0247	0.0142	0.3636	0.5475	0.9111	0.0974	0.5471	0.6445	65.5684	661.3058	726.8742	0.2301	5.2900e-003	734.2040

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	2.0202	0.1520	4.1432	9.1100e-003		0.5379	0.5379		0.5379	0.5379	65.5684	127.0399	192.6083	0.1966	4.4500e-003	198.8490

Energy	4.2200e-003	0.0361	0.0154	2.3000e-004		2.9200e-003	2.9200e-003		2.9200e-003	2.9200e-003		46.0588	46.0588	8.8000e-004	8.4000e-004	46.3325
Mobile	0.1391	0.6319	1.8661	4.8200e-003	0.3636	6.7000e-003	0.3703	0.0974	6.3200e-003	0.1037		488.2071	488.2071	0.0326		489.0225
Total	2.1636	0.8201	6.0247	0.0142	0.3636	0.5475	0.9111	0.0974	0.5471	0.6445	65.5684	661.3058	726.8742	0.2301	5.2900e-003	734.2040

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	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	1/3/2017	1/16/2017	5	10	
2	Site Preparation	Site Preparation	1/17/2017	1/31/2017	5	1	
3	Grading	Grading	2/1/2017	2/2/2017	5	2	
4	Building Construction	Building Construction	2/3/2017	6/22/2017	5	100	
5	Architectural Coating	Architectural Coating	6/30/2017	8/9/2017	5	5	
6	Paving	Paving	6/23/2017	6/29/2017	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 15,795; Residential Outdoor: 5,265; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
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		4	10.00	0.00	37.00	14.70	6.90	20.00	LD_Mix	HDT_Mix
Site Preparation		2	5.00	0.00	77.00	14.70	6.90	20.00	LD_Mix	HDT_Mix
Grading		4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix

Building Construction	5	5.00	1.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	1.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.8015	0.0000	0.8015	0.1214	0.0000	0.1214			0.0000			0.0000
Off-Road	1.2100	10.4978	7.9182	0.0120		0.7318	0.7318		0.6978	0.6978		1,179.3075	1,179.3075	0.2319		1,185.1047
Total	1.2100	10.4978	7.9182	0.0120	0.8015	0.7318	1.5332	0.1214	0.6978	0.8191		1,179.3075	1,179.3075	0.2319		1,185.1047

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	0.0428	1.3050	0.2812	2.9800e-003	0.0647	6.9000e-003	0.0716	0.0177	6.6000e-003	0.0243		321.3574	321.3574	0.0237		321.9507
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	0.0692	0.0531	0.5699	1.2200e-003	0.1118	1.0400e-003	0.1128	0.0296	9.6000e-004	0.0306		121.3913	121.3913	5.0700e-003		121.5181
Total	0.1119	1.3581	0.8511	4.2000e-003	0.1765	7.9400e-003	0.1844	0.0474	7.5600e-003	0.0549		442.7487	442.7487	0.0288		443.4688

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.3607	0.0000	0.3607	0.0546	0.0000	0.0546			0.0000			0.0000
Off-Road	1.2100	10.4978	7.9182	0.0120		0.7318	0.7318		0.6978	0.6978	0.0000	1,179.3075	1,179.3075	0.2319		1,185.1047
Total	1.2100	10.4978	7.9182	0.0120	0.3607	0.7318	1.0924	0.0546	0.6978	0.7524	0.0000	1,179.3075	1,179.3075	0.2319		1,185.1047

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
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Category	lb/day										lb/day				
Hauling	0.0428	1.3050	0.2812	2.9800e-003	0.0647	6.9000e-003	0.0716	0.0177	6.6000e-003	0.0243		321.3574	321.3574	0.0237	321.9507
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	0.0692	0.0531	0.5699	1.2200e-003	0.1118	1.0400e-003	0.1128	0.0296	9.6000e-004	0.0306		121.3913	121.3913	5.0700e-003	121.5181
Total	0.1119	1.3581	0.8511	4.2000e-003	0.1765	7.9400e-003	0.1844	0.0474	7.5600e-003	0.0549		442.7487	442.7487	0.0288	443.4688

3.3 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.8524	10.5148	4.3533	9.7700e-003		0.4726	0.4726		0.4347	0.4347		999.5201	999.5201	0.3063		1,007.1764
Total	0.8524	10.5148	4.3533	9.7700e-003	0.5303	0.4726	1.0028	0.0573	0.4347	0.4920		999.5201	999.5201	0.3063		1,007.1764

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	0.8901	27.1577	5.8517	0.0620	0.4207	0.1436	0.5643	0.1418	0.1374	0.2792		6,687.7083	6,687.7083	0.4939		6,700.0549
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	0.0346	0.0266	0.2850	6.1000e-004	0.0559	5.2000e-004	0.0564	0.0148	4.8000e-004	0.0153		60.6956	60.6956	2.5400e-003		60.7591
Total	0.9246	27.1843	6.1367	0.0626	0.4766	0.1441	0.6207	0.1566	0.1379	0.2945		6,748.4040	6,748.4040	0.4964		6,760.8140

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2386	0.0000	0.2386	0.0258	0.0000	0.0258			0.0000			0.0000
Off-Road	0.8524	10.5148	4.3533	9.7700e-003		0.4726	0.4726		0.4347	0.4347	0.0000	999.5201	999.5201	0.3063		1,007.1764
Total	0.8524	10.5148	4.3533	9.7700e-003	0.2386	0.4726	0.7112	0.0258	0.4347	0.4605	0.0000	999.5201	999.5201	0.3063		1,007.1764

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
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Category	lb/day										lb/day				
Hauling	0.8901	27.1577	5.8517	0.0620	0.4207	0.1436	0.5643	0.1418	0.1374	0.2792		6,687.7083	6,687.7083	0.4939	6,700.0549
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	0.0346	0.0266	0.2850	6.1000e-004	0.0559	5.2000e-004	0.0564	0.0148	4.8000e-004	0.0153		60.6956	60.6956	2.5400e-003	60.7591
Total	0.9246	27.1843	6.1367	0.0626	0.4766	0.1441	0.6207	0.1566	0.1379	0.2945		6,748.4040	6,748.4040	0.4964	6,760.8140

3.4 Grading - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000
Off-Road	1.2100	10.4978	7.9182	0.0120		0.7318	0.7318		0.6978	0.6978		1,179.3075	1,179.3075	0.2319		1,185.1047
Total	1.2100	10.4978	7.9182	0.0120	0.7528	0.7318	1.4845	0.4138	0.6978	1.1115		1,179.3075	1,179.3075	0.2319		1,185.1047

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	0.0692	0.0531	0.5699	1.2200e-003	0.1118	1.0400e-003	0.1128	0.0296	9.6000e-004	0.0306		121.3913	121.3913	5.0700e-003		121.5181
Total	0.0692	0.0531	0.5699	1.2200e-003	0.1118	1.0400e-003	0.1128	0.0296	9.6000e-004	0.0306		121.3913	121.3913	5.0700e-003		121.5181

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.3387	0.0000	0.3387	0.1862	0.0000	0.1862			0.0000			0.0000
Off-Road	1.2100	10.4978	7.9182	0.0120		0.7318	0.7318		0.6978	0.6978	0.0000	1,179.3075	1,179.3075	0.2319		1,185.1047
Total	1.2100	10.4978	7.9182	0.0120	0.3387	0.7318	1.0705	0.1862	0.6978	0.8840	0.0000	1,179.3075	1,179.3075	0.2319		1,185.1047

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
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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	0.0692	0.0531	0.5699	1.2200e-003	0.1118	1.0400e-003	0.1128	0.0296	9.6000e-004	0.0306		121.3913	121.3913	5.0700e-003		121.5181
Total	0.0692	0.0531	0.5699	1.2200e-003	0.1118	1.0400e-003	0.1128	0.0296	9.6000e-004	0.0306		121.3913	121.3913	5.0700e-003		121.5181

3.5 Building Construction - 2017
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	1.2812	12.7589	8.0700	0.0114		0.8591	0.8591		0.7904	0.7904		1,165.9164	1,165.9164	0.3572		1,174.8473
Total	1.2812	12.7589	8.0700	0.0114		0.8591	0.8591		0.7904	0.7904		1,165.9164	1,165.9164	0.3572		1,174.8473

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	5.4300e-003	0.1308	0.0407	2.6000e-004	6.4000e-003	1.1100e-003	7.5100e-003	1.8400e-003	1.0600e-003	2.9000e-003		27.5238	27.5238	2.0800e-003		27.5759
Worker	0.0346	0.0266	0.2850	6.1000e-004	0.0559	5.2000e-004	0.0564	0.0148	4.8000e-004	0.0153		60.6956	60.6956	2.5400e-003		60.7591
Total	0.0400	0.1574	0.3256	8.7000e-004	0.0623	1.6300e-003	0.0639	0.0167	1.5400e-003	0.0182		88.2195	88.2195	4.6200e-003		88.3350

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	1.2812	12.7589	8.0700	0.0114		0.8591	0.8591		0.7904	0.7904	0.0000	1,165.9164	1,165.9164	0.3572		1,174.8473
Total	1.2812	12.7589	8.0700	0.0114		0.8591	0.8591		0.7904	0.7904	0.0000	1,165.9164	1,165.9164	0.3572		1,174.8473

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
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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	5.4300e-003	0.1308	0.0407	2.6000e-004	6.4000e-003	1.1100e-003	7.5100e-003	1.8400e-003	1.0600e-003	2.9000e-003		27.5238	27.5238	2.0800e-003	27.5759
Worker	0.0346	0.0266	0.2850	6.1000e-004	0.0559	5.2000e-004	0.0564	0.0148	4.8000e-004	0.0153		60.6956	60.6956	2.5400e-003	60.7591
Total	0.0400	0.1574	0.3256	8.7000e-004	0.0623	1.6300e-003	0.0639	0.0167	1.5400e-003	0.0182		88.2195	88.2195	4.6200e-003	88.3350

3.6 Architectural Coating - 2017
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	9.7613					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3323	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733		281.4481	281.4481	0.0297		282.1909
Total	10.0936	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733		281.4481	281.4481	0.0297		282.1909

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	6.9100e-003	5.3100e-003	0.0570	1.2000e-004	0.0112	1.0000e-004	0.0113	2.9600e-003	1.0000e-004	3.0600e-003		12.1391	12.1391	5.1000e-004		12.1518
Total	6.9100e-003	5.3100e-003	0.0570	1.2000e-004	0.0112	1.0000e-004	0.0113	2.9600e-003	1.0000e-004	3.0600e-003		12.1391	12.1391	5.1000e-004		12.1518

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	9.7613					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3323	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733	0.0000	281.4481	281.4481	0.0297		282.1909
Total	10.0936	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733	0.0000	281.4481	281.4481	0.0297		282.1909

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
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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	6.9100e-003	5.3100e-003	0.0570	1.2000e-004	0.0112	1.0000e-004	0.0113	2.9600e-003	1.0000e-004	3.0600e-003		12.1391	12.1391	5.1000e-004	12.1518
Total	6.9100e-003	5.3100e-003	0.0570	1.2000e-004	0.0112	1.0000e-004	0.0113	2.9600e-003	1.0000e-004	3.0600e-003		12.1391	12.1391	5.1000e-004	12.1518

3.7 Paving - 2017

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	1.0532	9.9754	7.3425	0.0113		0.6087	0.6087		0.5636	0.5636		1,085.1071	1,085.1071	0.3018		1,092.6515
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0532	9.9754	7.3425	0.0113		0.6087	0.6087		0.5636	0.5636		1,085.1071	1,085.1071	0.3018		1,092.6515

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	0.1245	0.0956	1.0259	2.2000e-003	0.2012	1.8700e-003	0.2031	0.0534	1.7300e-003	0.0551		218.5043	218.5043	9.1300e-003		218.7326
Total	0.1245	0.0956	1.0259	2.2000e-003	0.2012	1.8700e-003	0.2031	0.0534	1.7300e-003	0.0551		218.5043	218.5043	9.1300e-003		218.7326

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	1.0532	9.9754	7.3425	0.0113		0.6087	0.6087		0.5636	0.5636	0.0000	1,085.1071	1,085.1071	0.3018		1,092.6515
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0532	9.9754	7.3425	0.0113		0.6087	0.6087		0.5636	0.5636	0.0000	1,085.1071	1,085.1071	0.3018		1,092.6515

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
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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	0.1245	0.0956	1.0259	2.2000e-003	0.2012	1.8700e-003	0.2031	0.0534	1.7300e-003	0.0551		218.5043	218.5043	9.1300e-003		218.7326
Total	0.1245	0.0956	1.0259	2.2000e-003	0.2012	1.8700e-003	0.2031	0.0534	1.7300e-003	0.0551		218.5043	218.5043	9.1300e-003		218.7326

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.1391	0.6319	1.8661	4.8200e-003	0.3636	6.7000e-003	0.3703	0.0974	6.3200e-003	0.1037		488.2071	488.2071	0.0326		489.0225
Unmitigated	0.1391	0.6319	1.8661	4.8200e-003	0.3636	6.7000e-003	0.3703	0.0974	6.3200e-003	0.1037		488.2071	488.2071	0.0326		489.0225

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	40.02	40.02	40.02	136,754	136,754
Single Family Housing	10.00	10.00	10.00	34,172	34,172
Total	50.02	50.02	50.02	170,926	170,926

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	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
Single Family Housing	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Single Family Housing	0.547512	0.046663	0.198227	0.127154	0.018333	0.005870	0.017956	0.026928	0.002295	0.002753	0.004678	0.000662	0.000968
Apartments Low Rise	0.547512	0.046663	0.198227	0.127154	0.018333	0.005870	0.017956	0.026928	0.002295	0.002753	0.004678	0.000662	0.000968

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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Category	lb/day									lb/day						
NaturalGas Mitigated	4.2200e-003	0.0361	0.0154	2.3000e-004		2.9200e-003	2.9200e-003		2.9200e-003	2.9200e-003		46.0588	46.0588	8.8000e-004	8.4000e-004	46.3325
NaturalGas Unmitigated	4.2200e-003	0.0361	0.0154	2.3000e-004		2.9200e-003	2.9200e-003		2.9200e-003	2.9200e-003		46.0588	46.0588	8.8000e-004	8.4000e-004	46.3325

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	299.661	3.2300e-003	0.0276	0.0118	1.8000e-004		2.2300e-003	2.2300e-003		2.2300e-003	2.2300e-003		35.2542	35.2542	6.8000e-004	6.5000e-004	35.4637
Single Family Housing	91.8389	9.9000e-004	8.4600e-003	3.6000e-003	5.0000e-005		6.8000e-004	6.8000e-004		6.8000e-004	6.8000e-004		10.8046	10.8046	2.1000e-004	2.0000e-004	10.8688
Total		4.2200e-003	0.0361	0.0154	2.3000e-004		2.9100e-003	2.9100e-003		2.9100e-003	2.9100e-003		46.0588	46.0588	8.9000e-004	8.5000e-004	46.3325

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	0.299661	3.2300e-003	0.0276	0.0118	1.8000e-004		2.2300e-003	2.2300e-003		2.2300e-003	2.2300e-003		35.2542	35.2542	6.8000e-004	6.5000e-004	35.4637
Single Family Housing	0.0918389	9.9000e-004	8.4600e-003	3.6000e-003	5.0000e-005		6.8000e-004	6.8000e-004		6.8000e-004	6.8000e-004		10.8046	10.8046	2.1000e-004	2.0000e-004	10.8688
Total		4.2200e-003	0.0361	0.0154	2.3000e-004		2.9100e-003	2.9100e-003		2.9100e-003	2.9100e-003		46.0588	46.0588	8.9000e-004	8.5000e-004	46.3325

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	2.0202	0.1520	4.1432	9.1100e-003		0.5379	0.5379		0.5379	0.5379	65.5684	127.0399	192.6083	0.1966	4.4500e-003	198.8490
Unmitigated	2.0202	0.1520	4.1432	9.1100e-003		0.5379	0.5379		0.5379	0.5379	65.5684	127.0399	192.6083	0.1966	4.4500e-003	198.8490

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0134					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1544					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.8343	0.1452	3.5599	9.0800e-003		0.5347	0.5347		0.5347	0.5347	65.5684	126.0000	191.5684	0.1955	4.4500e-003	197.7831
Landscaping	0.0182	6.8000e-003	0.5833	3.0000e-005		3.1700e-003	3.1700e-003		3.1700e-003	3.1700e-003		1.0399	1.0399	1.0400e-003		1.0660
Total	2.0202	0.1520	4.1432	9.1100e-003		0.5379	0.5379		0.5379	0.5379	65.5684	127.0399	192.6083	0.1966	4.4500e-003	198.8490

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0134					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1544					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.8343	0.1452	3.5599	9.0800e-003		0.5347	0.5347		0.5347	0.5347	65.5684	126.0000	191.5684	0.1955	4.4500e-003	197.7831
Landscaping	0.0182	6.8000e-003	0.5833	3.0000e-005		3.1700e-003	3.1700e-003		3.1700e-003	3.1700e-003		1.0399	1.0399	1.0400e-003		1.0660
Total	2.0202	0.1520	4.1432	9.1100e-003		0.5379	0.5379		0.5379	0.5379	65.5684	127.0399	192.6083	0.1966	4.4500e-003	198.8490

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
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Pico Blvd - Los Angeles-South Coast County, Annual

Pico Blvd
Los Angeles-South Coast County, Annual

1.0 Project Characteristics**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	1.00	Dwelling Unit	0.30	1,800.00	3
Apartments Low Rise	6.00	Dwelling Unit	0.31	6,000.00	17

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2017
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	702.44	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - operational year based on Traffic Study assumptions

Land Use - commercial sf came from traffic study. 0.605 total lot acreage per client

Construction Phase - Arch coating to occur during construction activities

Demolition - Per client: 8,142 sf to be Demo

Grading - Per client: 616 cubic yards of soil to be exported. 0.605 is total lot acreage

Vehicle Trips - values changed per traffic study results 6.67 for Apartments, 10 for single family home

Woodstoves -

Energy Use -

Construction Off-road Equipment Mitigation - water 2x per day per BMP

Mobile Land Use Mitigation -

Area Mitigation -

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

Mobile Commute Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	40	0
tblLandUse	LotAcreage	0.32	0.30
tblLandUse	LotAcreage	0.38	0.31
tblProjectCharacteristics	OperationalYear	2018	2017
tblTripsAndVMT	HaulingTripNumber	0.00	77.00
tblVehicleTrips	ST_TR	7.16	6.67
tblVehicleTrips	ST_TR	9.91	10.00
tblVehicleTrips	SU_TR	6.07	6.67
tblVehicleTrips	SU_TR	8.62	10.00
tblVehicleTrips	WD_TR	6.59	6.67
tblVehicleTrips	WD_TR	9.52	10.00

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					
2017	0.2328	0.9832	0.5779	1.1900e-003	0.0150	0.0549	0.0699	3.4500e-003	0.0509	0.0543	0.0000	111.3255	111.3255	0.0229	0.0000	111.8971

Maximum	0.2328	0.9832	0.5779	1.1900e-003	0.0150	0.0549	0.0699	3.4500e-003	0.0509	0.0543	0.0000	111.3255	111.3255	0.0229	0.0000	111.8971
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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					
2017	0.2328	0.9832	0.5779	1.1900e-003	0.0107	0.0549	0.0656	2.7100e-003	0.0509	0.0536	0.0000	111.3255	111.3255	0.0229	0.0000	111.8970
Maximum	0.2328	0.9832	0.5779	1.1900e-003	0.0107	0.0549	0.0656	2.7100e-003	0.0509	0.0536	0.0000	111.3255	111.3255	0.0229	0.0000	111.8970

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	28.21	0.00	6.05	21.45	0.00	1.36	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	1-3-2017	4-2-2017	0.5858				0.5858			
2	4-3-2017	7-2-2017	0.4529				0.4529			
3	7-3-2017	9-30-2017	0.1668				0.1668			
		Highest	0.5858				0.5858			

2.2 Overall Operational
Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0558	2.6700e-003	0.1174	1.2000e-004		7.0800e-003	7.0800e-003		7.0800e-003	7.0800e-003	0.7435	1.5467	2.2903	2.3400e-003	5.0000e-005	2.3637
Energy	7.7000e-004	6.5800e-003	2.8000e-003	4.0000e-005		5.3000e-004	5.3000e-004		5.3000e-004	5.3000e-004	0.0000	18.7313	18.7313	6.0000e-004	2.3000e-004	18.8164
Mobile	0.0247	0.1172	0.3444	8.9000e-004	0.0649	1.2100e-003	0.0661	0.0174	1.1400e-003	0.0186	0.0000	81.7267	81.7267	5.3800e-003	0.0000	81.8611
Waste						0.0000	0.0000		0.0000	0.0000	0.8099	0.0000	0.8099	0.0479	0.0000	2.0066
Water						0.0000	0.0000		0.0000	0.0000	0.1447	2.9100	3.0547	0.0150	3.8000e-004	3.5412
Total	0.0813	0.1265	0.4646	1.0500e-003	0.0649	8.8200e-003	0.0737	0.0174	8.7500e-003	0.0262	1.6982	104.9147	106.6129	0.0712	6.6000e-004	108.5889

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0558	2.6700e-003	0.1174	1.2000e-004		7.0800e-003	7.0800e-003		7.0800e-003	7.0800e-003	0.7435	1.5467	2.2903	2.3400e-003	5.0000e-005	2.3637
Energy	7.7000e-004	6.5800e-003	2.8000e-003	4.0000e-005		5.3000e-004	5.3000e-004		5.3000e-004	5.3000e-004	0.0000	18.7313	18.7313	6.0000e-004	2.3000e-004	18.8164
Mobile	0.0247	0.1172	0.3444	8.9000e-004	0.0649	1.2100e-003	0.0661	0.0174	1.1400e-003	0.0186	0.0000	81.7267	81.7267	5.3800e-003	0.0000	81.8611
Waste						0.0000	0.0000		0.0000	0.0000	0.8099	0.0000	0.8099	0.0479	0.0000	2.0066
Water						0.0000	0.0000		0.0000	0.0000	0.1447	2.9100	3.0547	0.0150	3.8000e-004	3.5412
Total	0.0813	0.1265	0.4646	1.0500e-003	0.0649	8.8200e-003	0.0737	0.0174	8.7500e-003	0.0262	1.6982	104.9147	106.6129	0.0712	6.6000e-004	108.5889

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	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	1/3/2017	1/16/2017	5	10	
2	Site Preparation	Site Preparation	1/17/2017	1/31/2017	5	1	
3	Grading	Grading	2/1/2017	2/2/2017	5	2	
4	Building Construction	Building Construction	2/3/2017	6/22/2017	5	10	
5	Architectural Coating	Architectural Coating	6/30/2017	6/9/2017	5	5	
6	Paving	Paving	6/23/2017	6/29/2017	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 15,795; Residential Outdoor: 5,265; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
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	4	10.00	0.00	37.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	77.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	5.00	1.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	1.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	Nbio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					4.0100e-003	0.0000	4.0100e-003	6.1000e-004	0.0000	6.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.0500e-003	0.0525	0.0396	6.0000e-005		3.6600e-003	7.6700e-003	3.4900e-003	3.4900e-003	3.4900e-003	0.0000	5.3493	5.3493	1.0500e-003	0.0000	5.3755
Total	6.0500e-003	0.0525	0.0396	6.0000e-005	4.0100e-003	3.6600e-003	7.6700e-003	6.1000e-004	3.4900e-003	4.1000e-003	0.0000	5.3493	5.3493	1.0500e-003	0.0000	5.3755

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	2.1000e-004	6.6500e-003	1.3500e-003	2.0000e-005	3.2000e-004	3.0000e-005	3.5000e-004	9.0000e-005	3.0000e-005	1.2000e-004	0.0000	1.4716	1.4716	1.1000e-004	0.0000	1.4742
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	3.1000e-004	2.7000e-004	2.9200e-003	1.0000e-005	5.5000e-004	1.0000e-005	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.5598	0.5598	2.0000e-005	0.0000	0.5603
Total	5.2000e-004	6.9200e-003	4.2700e-003	3.0000e-005	8.7000e-004	4.0000e-005	9.0000e-004	2.4000e-004	3.0000e-005	2.7000e-004	0.0000	2.0313	2.0313	1.3000e-004	0.0000	2.0345

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.8000e-003	0.0000	1.8000e-003	2.7000e-004	0.0000	2.7000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.0500e-003	0.0525	0.0396	6.0000e-005		3.6600e-003	3.6600e-003		3.4900e-003	3.4900e-003	0.0000	5.3492	5.3492	1.0500e-003	0.0000	5.3755
Total	6.0500e-003	0.0525	0.0396	6.0000e-005	1.8000e-003	3.6600e-003	5.4600e-003	2.7000e-004	3.4900e-003	3.7600e-003	0.0000	5.3492	5.3492	1.0500e-003	0.0000	5.3755

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	2.1000e-004	6.6500e-003	1.3500e-003	2.0000e-005	3.2000e-004	3.0000e-005	3.5000e-004	9.0000e-005	3.0000e-005	1.2000e-004	0.0000	1.4716	1.4716	1.1000e-004	0.0000	1.4742
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	3.1000e-004	2.7000e-004	2.9200e-003	1.0000e-005	5.5000e-004	1.0000e-005	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.5598	0.5598	2.0000e-005	0.0000	0.5603
Total	5.2000e-004	6.9200e-003	4.2700e-003	3.0000e-005	8.7000e-004	4.0000e-005	9.0000e-004	2.4000e-004	3.0000e-005	2.7000e-004	0.0000	2.0313	2.0313	1.3000e-004	0.0000	2.0345

3.3 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.9200e-003	0.0000	2.9200e-003	3.1000e-004	0.0000	3.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.6900e-003	0.0578	0.0239	5.0000e-005		2.6000e-003	2.6000e-003		2.3900e-003	2.3900e-003	0.0000	4.9871	4.9871	1.5300e-003	0.0000	5.0253
Total	4.6900e-003	0.0578	0.0239	5.0000e-005	2.9200e-003	2.6000e-003	5.5200e-003	3.1000e-004	2.3900e-003	2.7000e-003	0.0000	4.9871	4.9871	1.5300e-003	0.0000	5.0253

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	4.8300e-003	0.1523	0.0310	3.4000e-004	2.3000e-003	7.8000e-004	3.0800e-003	7.8000e-004	7.5000e-004	1.5300e-003	0.0000	33.6872	33.6872	2.4100e-003	0.0000	33.7475
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.7000e-004	1.5000e-004	1.6000e-003	0.0000	3.0000e-004	0.0000	3.0000e-004	8.0000e-005	0.0000	8.0000e-005	0.0000	0.3079	0.3079	1.0000e-005	0.0000	0.3082

Total	5.0000e-003	0.1525	0.0326	3.4000e-004	2.6000e-003	7.8000e-004	3.3800e-003	8.6000e-004	7.5000e-004	1.6100e-003	0.0000	33.9951	33.9951	2.4200e-003	0.0000	34.0557
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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.3100e-003	0.0000	1.3100e-003	1.4000e-004	0.0000	1.4000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.6900e-003	0.0578	0.0239	5.0000e-005		2.6000e-003	2.6000e-003		2.3900e-003	2.3900e-003	0.0000	4.9871	4.9871	1.5300e-003	0.0000	5.0253
Total	4.6900e-003	0.0578	0.0239	5.0000e-005	1.3100e-003	2.6000e-003	3.9100e-003	1.4000e-004	2.3900e-003	2.5300e-003	0.0000	4.9871	4.9871	1.5300e-003	0.0000	5.0253

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	4.8300e-003	0.1523	0.0310	3.4000e-004	2.3000e-003	7.8000e-004	3.0800e-003	7.8000e-004	7.5000e-004	1.5300e-003	0.0000	33.6872	33.6872	2.4100e-003	0.0000	33.7475
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.7000e-004	1.5000e-004	1.6000e-003	0.0000	3.0000e-004	0.0000	3.0000e-004	8.0000e-005	0.0000	8.0000e-005	0.0000	0.3079	0.3079	1.0000e-005	0.0000	0.3082
Total	5.0000e-003	0.1525	0.0326	3.4000e-004	2.6000e-003	7.8000e-004	3.3800e-003	8.6000e-004	7.5000e-004	1.6100e-003	0.0000	33.9951	33.9951	2.4200e-003	0.0000	34.0557

3.4 Grading - 2017

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					7.5000e-004	0.0000	7.5000e-004	4.1000e-004	0.0000	4.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.2100e-003	0.0105	7.9200e-003	1.0000e-005		7.3000e-004	7.3000e-004		7.0000e-004	7.0000e-004	0.0000	1.0699	1.0699	2.1000e-004	0.0000	1.0751
Total	1.2100e-003	0.0105	7.9200e-003	1.0000e-005	7.5000e-004	7.3000e-004	1.4800e-003	4.1000e-004	7.0000e-004	1.1100e-003	0.0000	1.0699	1.0699	2.1000e-004	0.0000	1.0751

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	6.0000e-005	5.0000e-005	5.8000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1120	0.1120	0.0000	0.0000	0.1121
Total	6.0000e-005	5.0000e-005	5.8000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1120	0.1120	0.0000	0.0000	0.1121

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					3.4000e-004	0.0000	3.4000e-004	1.9000e-004	0.0000	1.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Off-Road	1.2100e-003	0.0105	7.9200e-003	1.0000e-005		7.3000e-004	7.3000e-004		7.0000e-004	7.0000e-004	0.0000	1.0699	1.0699	2.1000e-004	0.0000	1.0751
Total	1.2100e-003	0.0105	7.9200e-003	1.0000e-005	3.4000e-004	7.3000e-004	1.0700e-003	1.9000e-004	7.0000e-004	8.9000e-004	0.0000	1.0699	1.0699	2.1000e-004	0.0000	1.0751

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	0.0000e-005	0.0000e-005	5.9000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1120	0.1120	0.0000	0.0000	0.1121
Total	6.0000e-005	5.0000e-005	5.8000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1120	0.1120	0.0000	0.0000	0.1121

3.5 Building Construction - 2017

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	0.0641	0.6380	0.4035	5.7000e-004		0.0430	0.0430		0.0395	0.0395	0.0000	52.8851	52.8851	0.0162	0.0000	53.2902
Total	0.0641	0.6380	0.4035	5.7000e-004		0.0430	0.0430		0.0395	0.0395	0.0000	52.8851	52.8851	0.0162	0.0000	53.2902

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	2.7000e-004	6.6700e-003	1.9500e-003	1.0000e-005	3.1000e-004	5.0000e-005	3.7000e-004	9.0000e-005	5.0000e-005	1.4000e-004	0.0000	1.2678	1.2678	9.0000e-005	0.0000	1.2701
Worker	1.5700e-003	1.3600e-003	0.0146	3.0000e-005	2.7400e-003	3.0000e-005	2.7700e-003	7.3000e-004	2.0000e-005	7.5000e-004	0.0000	2.7987	2.7987	1.2000e-004	0.0000	2.8017
Total	1.8400e-003	8.0300e-003	0.0165	4.0000e-005	3.0500e-003	8.0000e-005	3.1400e-003	8.2000e-004	7.0000e-005	8.9000e-004	0.0000	4.0666	4.0666	2.1000e-004	0.0000	4.0718

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	0.0641	0.6380	0.4035	5.7000e-004		0.0430	0.0430		0.0395	0.0395	0.0000	52.8850	52.8850	0.0162	0.0000	53.2901
Total	0.0641	0.6380	0.4035	5.7000e-004		0.0430	0.0430		0.0395	0.0395	0.0000	52.8850	52.8850	0.0162	0.0000	53.2901

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
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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	2.7000e-004	6.6700e-003	1.9500e-003	1.0000e-005	3.1000e-004	5.0000e-005	3.7000e-004	9.0000e-005	5.0000e-005	1.4000e-004	0.0000	1.2678	1.2678	9.0000e-005	0.0000	1.2701
Worker	1.5700e-003	1.3600e-003	0.0146	3.0000e-005	2.7400e-003	3.0000e-005	2.7700e-003	7.3000e-004	2.0000e-005	7.5000e-004	0.0000	2.7987	2.7987	1.2000e-004	0.0000	2.8017
Total	1.8400e-003	8.0300e-003	0.0165	4.0000e-005	3.0500e-003	8.0000e-005	3.1400e-003	8.2000e-004	7.0000e-005	8.9000e-004	0.0000	4.0666	4.0666	2.1000e-004	0.0000	4.0718

3.6 Architectural Coating - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.1415					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.8200e-003	0.0317	0.0271	4.0000e-005		2.5100e-003	2.5100e-003		2.5100e-003	2.5100e-003	0.0000	3.7022	3.7022	3.9000e-004	0.0000	3.7120
Total	0.1464	0.0317	0.0271	4.0000e-005		2.5100e-003	2.5100e-003		2.5100e-003	2.5100e-003	0.0000	3.7022	3.7022	3.9000e-004	0.0000	3.7120

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	9.0000e-005	8.0000e-005	8.5000e-004	0.0000	1.6000e-004	0.0000	1.6000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1623	0.1623	1.0000e-005	0.0000	0.1625
Total	9.0000e-005	8.0000e-005	8.5000e-004	0.0000	1.6000e-004	0.0000	1.6000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1623	0.1623	1.0000e-005	0.0000	0.1625

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.1415					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.8200e-003	0.0317	0.0271	4.0000e-005		2.5100e-003	2.5100e-003		2.5100e-003	2.5100e-003	0.0000	3.7022	3.7022	3.9000e-004	0.0000	3.7120
Total	0.1464	0.0317	0.0271	4.0000e-005		2.5100e-003	2.5100e-003		2.5100e-003	2.5100e-003	0.0000	3.7022	3.7022	3.9000e-004	0.0000	3.7120

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	9.0000e-005	8.0000e-005	8.5000e-004	0.0000	1.6000e-004	0.0000	1.6000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1623	0.1623	1.0000e-005	0.0000	0.1625
Total	9.0000e-005	8.0000e-005	8.5000e-004	0.0000	1.6000e-004	0.0000	1.6000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1623	0.1623	1.0000e-005	0.0000	0.1625

3.7 Paving - 2017

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	2.6300e-003	0.0249	0.0184	3.0000e-005		1.5200e-003	1.5200e-003		1.4100e-003	1.4100e-003	0.0000	2.4610	2.4610	6.8000e-004	0.0000	2.4781
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	2.6300e-003	0.0249	0.0184	3.0000e-005		1.5200e-003	1.5200e-003		1.4100e-003	1.4100e-003	0.0000	2.4610	2.4610	6.8000e-004	0.0000	2.4781

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	2.5000e-004	2.6300e-003	1.0000e-005	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.4000e-004	0.0000	0.5038	0.5038	2.0000e-005	0.0000	0.5043
Total	2.8000e-004	2.5000e-004	2.6300e-003	1.0000e-005	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.4000e-004	0.0000	0.5038	0.5038	2.0000e-005	0.0000	0.5043

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	2.6300e-003	0.0249	0.0184	3.0000e-005		1.5200e-003	1.5200e-003		1.4100e-003	1.4100e-003	0.0000	2.4610	2.4610	6.8000e-004	0.0000	2.4781
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	2.6300e-003	0.0249	0.0184	3.0000e-005		1.5200e-003	1.5200e-003		1.4100e-003	1.4100e-003	0.0000	2.4610	2.4610	6.8000e-004	0.0000	2.4781

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	2.5000e-004	2.6300e-003	1.0000e-005	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.4000e-004	0.0000	0.5038	0.5038	2.0000e-005	0.0000	0.5043
Total	2.8000e-004	2.5000e-004	2.6300e-003	1.0000e-005	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.4000e-004	0.0000	0.5038	0.5038	2.0000e-005	0.0000	0.5043

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					

Mitigated	0.0247	0.1172	0.3444	8.9000e-004	0.0649	1.2100e-003	0.0661	0.0174	1.1400e-003	0.0186	0.0000	81.7267	81.7267	5.3800e-003	0.0000	81.8611
Unmitigated	0.0247	0.1172	0.3444	8.9000e-004	0.0649	1.2100e-003	0.0661	0.0174	1.1400e-003	0.0186	0.0000	81.7267	81.7267	5.3800e-003	0.0000	81.8611

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated		Mitigated	
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT	Annual VMT	Annual VMT
Apartments Low Rise	40.02	40.02	40.02	136,754	136,754	136,754	136,754
Single Family Housing	10.00	10.00	10.00	34,172	34,172	34,172	34,172
Total	50.02	50.02	50.02	170,926	170,926	170,926	170,926

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	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
Single Family Housing	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Single Family Housing	0.547512	0.046663	0.198227	0.127154	0.018333	0.005870	0.017956	0.026928	0.002295	0.002753	0.004678	0.000662	0.000968
Apartments Low Rise	0.547512	0.046663	0.198227	0.127154	0.018333	0.005870	0.017956	0.026928	0.002295	0.002753	0.004678	0.000662	0.000968

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	11.1058	11.1058	4.6000e-004	9.0000e-005	11.1455
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	11.1058	11.1058	4.6000e-004	9.0000e-005	11.1455
NaturalGas Mitigated	7.7000e-004	6.5800e-003	2.8000e-003	4.0000e-005		5.3000e-004	5.3000e-004		5.3000e-004	5.3000e-004	0.0000	7.6256	7.6256	1.5000e-004	1.4000e-004	7.6709
NaturalGas Unmitigated	7.7000e-004	6.5800e-003	2.8000e-003	4.0000e-005		5.3000e-004	5.3000e-004		5.3000e-004	5.3000e-004	0.0000	7.6256	7.6256	1.5000e-004	1.4000e-004	7.6709

18.82

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	109376	5.9000e-004	5.0400e-003	2.1400e-003	3.0000e-005		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004	0.0000	5.8367	5.8367	1.1000e-004	1.1000e-004	5.8714
Single Family Housing	33521.2	1.8000e-004	1.5400e-003	6.6000e-004	1.0000e-005		1.2000e-004	1.2000e-004		1.2000e-004	1.2000e-004	0.0000	1.7888	1.7888	3.0000e-005	3.0000e-005	1.7995
Total		7.7000e-004	6.5800e-003	2.8000e-003	4.0000e-005		5.3000e-004	5.3000e-004		5.3000e-004	5.3000e-004	0.0000	7.6256	7.6256	1.4000e-004	1.4000e-004	7.6709

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	109376	5.9000e-004	5.0400e-003	2.1400e-003	3.0000e-005		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004	0.0000	5.8367	5.8367	1.1000e-004	1.1000e-004	5.8714
Single Family Housing	33521.2	1.8000e-004	1.5400e-003	6.6000e-004	1.0000e-005		1.2000e-004	1.2000e-004		1.2000e-004	1.2000e-004	0.0000	1.7888	1.7888	3.0000e-005	3.0000e-005	1.7995

Total		7.7000e-004	6.5800e-003	2.8000e-003	4.0000e-005		5.3000e-004	5.3000e-004		5.3000e-004	5.3000e-004	0.0000	7.6256	7.6256	1.4000e-004	1.4000e-004	7.6709
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5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	26327.6	8.3885	3.5000e-004	7.0000e-005	8.4185
Single Family Housing	8528.1	2.7172	1.1000e-004	2.0000e-005	2.7270
Total		11.1058	4.6000e-004	9.0000e-005	11.1455

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	26327.6	8.3885	3.5000e-004	7.0000e-005	8.4185
Single Family Housing	8528.1	2.7172	1.1000e-004	2.0000e-005	2.7270
Total		11.1058	4.6000e-004	9.0000e-005	11.1455

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0558	2.6700e-003	0.1174	1.2000e-004		7.0800e-003	7.0800e-003		7.0800e-003	7.0800e-003	0.7435	1.5467	2.2903	2.3400e-003	5.0000e-005	2.3637
Unmitigated	0.0558	2.6700e-003	0.1174	1.2000e-004		7.0800e-003	7.0800e-003		7.0800e-003	7.0800e-003	0.7435	1.5467	2.2903	2.3400e-003	5.0000e-005	2.3637

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	2.4400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0282					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0229	1.8200e-003	0.0445	1.1000e-004		6.6800e-003	6.6800e-003		6.6800e-003	6.6800e-003	0.7435	1.4288	2.1724	2.2200e-003	5.0000e-005	2.2428
Landscaping	2.2700e-003	8.5000e-004	0.0729	0.0000		4.0000e-004	4.0000e-004		4.0000e-004	4.0000e-004	0.0000	0.1179	0.1179	1.2000e-004	0.0000	0.1209
Total	0.0558	2.6700e-003	0.1174	1.1000e-004		7.0800e-003	7.0800e-003		7.0800e-003	7.0800e-003	0.7435	1.5467	2.2903	2.3400e-003	5.0000e-005	2.3637

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	2.4400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0282					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0229	1.8200e-003	0.0445	1.1000e-004		6.6800e-003	6.6800e-003		6.6800e-003	6.6800e-003	0.7435	1.4288	2.1724	2.2200e-003	5.0000e-005	2.2428
Landscaping	2.2700e-003	8.5000e-004	0.0729	0.0000		4.0000e-004	4.0000e-004		4.0000e-004	4.0000e-004	0.0000	0.1179	0.1179	1.2000e-004	0.0000	0.1209
Total	0.0558	2.6700e-003	0.1174	1.1000e-004		7.0800e-003	7.0800e-003		7.0800e-003	7.0800e-003	0.7435	1.5467	2.2903	2.3400e-003	5.0000e-005	2.3637

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	3.0547	0.0150	3.8000e-004	3.5412
Unmitigated	3.0547	0.0150	3.8000e-004	3.5412

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	0.390924 / 0.246452	2.6183	0.0128	3.2000e-004	3.0353
Single Family Housing	0.065154 / 0.0410754	0.4364	2.1400e-003	5.0000e-005	0.5059
Total		3.0547	0.0150	3.7000e-004	3.5412

0.104

0.29

i

o

total

0.39

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	0.390924 / 0.246452	2.6183	0.0128	3.2000e-004	3.0353
Single Family Housing	0.065154 / 0.0410754	0.4364	2.1400e-003	5.0000e-005	0.5059
Total		3.0547	0.0150	3.7000e-004	3.5412

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			

Mitigated	0.8099	0.0479	0.0000	2.0066
Unmitigated	0.8099	0.0479	0.0000	2.0066

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	2.76	0.5603	0.0331	0.0000	1.3880
Single Family Housing	1.23	0.2497	0.0148	0.0000	0.6186
Total	3.99	0.8099	0.0479	0.0000	2.0066

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	2.76	0.5603	0.0331	0.0000	1.3880
Single Family Housing	1.23	0.2497	0.0148	0.0000	0.6186
Total	3.99	0.8099	0.0479	0.0000	2.0066

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

Greenhouse Gas Emission Worksheet

N2O Mobile Emissions

BAU

From URBEMIS 2007 Vehicle Fleet Mix Output:

Annual VMT:

620,770

< from Winter CalEEMod output:4.2 Mitigated Annual \

Vehicle Type	Percent Type	CH4 Emission Factor (g/mile)*	CH4 Emission (g/mile)**	N2O Emission Factor (g/mile)*	N2O Emission (g/mile)**
Light Auto	55%	0.04	0.0219	0.04	0.0219
Light Truck < 3750 lbs	5%	0.05	0.00233	0.06	0.002796
Light Truck 3751-5750 lbs	20%	0.05	0.00991	0.06	0.011892
Med Truck 5751-8500 lbs	13%	0.12	0.015252	0.2	0.02542
Lite-Heavy Truck 8501-10,000 lbs	2%	0.12	0.002196	0.2	0.00366
Lite-Heavy Truck 10,001-14,000 lbs	1%	0.09	0.0005283	0.125	0.000734
Med-Heavy Truck 14,001-33,000 lbs	2%	0.06	0.001074	0.05	0.000895
Heavy-Heavy Truck 33,001-60,000 lbs	3%	0.06	0.001614	0.05	0.001345
Other Bus	0%	0.06	0.0001377	0.05	0.000115
Urban Bus	0%	0.06	0.0001652	0.05	0.000138
Motorcycle	0%	0.09	0.000421	0.01	4.68E-05
School Bus	0%	0.06	3.972E-05	0.05	3.31E-05
Motor Home	0%	0.09	0.0000864	0.125	0.00012
Total	100.0%		0.0556543		0.069094

change from Winter output: land use just before sect.5.0

Total Emissions (metric tons) =

Emission Factor by Vehicle Mix (g/mi) x Annual VMT(mi) x 0.000001 metric tons/g

Conversion to Carbon Dioxide Equivalency (CO2e) Units based on Global Warming Potential (GWP)

CH4 25 GWP
 N2O 298 GWP
 1 ton (short, US) = 0.90718474 metric ton

Annual Mobile Emissions:

	Total Emissions	Total CO2e units
N2O Emissions:	0.0429 metric tons N2O	12.78 metric tons CO2e
Project Total:	12.78 metric tons CO2e	

References

* from Table C.4: Methane and Nitrous Oxide Emission Factors for Mobile Sources by Vehicle and Fuel Type (g/mi) in California Climate Action Registry General Reporting Protocol, Reporting Entity-Wide Greenhouse Gas Emissions. Assume Model year 2000-present, gasoline fueled.

** Source: California Climate Action Registry General Reporting Protocol, Reporting Entity-Wide Greenhouse Gas Emissions.

*** From URBEMIS 2007 results for mobile sources

/MT

/mile).
issions, Version 3.1, January 2009.
as Emissions, Version 3.1, January 2009.

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

3057 W Pico Blvd
DOT Case No. CEN 16-44512

Date: October 24, 2016

To: Nicholas Hendricks, City Planner
Department of City Planning

From: Wes Pringle, Transportation Engineer
Department of Transportation

Subject: **TRAFFIC IMPACT STUDY FOR THE PROPOSED MIXED-USE
RESIDENTIAL PROJECT LOCATED AT 3057 WEST PICO BOULEVARD**

DOT has reviewed the traffic analysis dated September 29, 2016 prepared by Linscott, Law & Greenspan, Engineers, for the proposed mixed use residential project located at **3057 WEST PICO BOULEVARD**. In order to evaluate the effects of the project's traffic on the available transportation infrastructure, the significance of the project's traffic impacts is measured in terms of change to the volume-to-capacity (V/C) ratio between the "future no project" and the "future with project" scenarios. This change in the V/C ratio is compared to DOT's established threshold standards to assess the project-related traffic impacts. The traffic study included the detailed analysis of two intersections. Based on DOT's traffic impact criteria¹, none of the study intersections included in the traffic analysis are expected to be significantly impacted by project-related traffic, as noted in **Attachment 1**. The results of the traffic analysis accounted for other known development projects in evaluating potential cumulative impacts and adequately evaluated the project's traffic impacts on the surrounding community.

DISCUSSION AND FINDINGS

A. Project Description

The proposed project is consisted of 51 residential condominium units and 3,972 square-feet of ground level commercial space, which will be replacing three structures, including a single family home, six unit apartment building, and vacant auto parts retail store. The project will provide 102 on-site parking spaces for the residential units, and 16 parking spaces for the ground floor commercial space. Vehicular access will be accommodated via two full access driveways: one on 12th Place and one on Pico Boulevard. The project is expected to be completed by 2018.

B. Trip Generation

The project is estimated to generate a net increase of 416 daily trips, 22 trips in the a.m. peak hour, and 37 trips in the p.m. peak hour. The trip generation estimates are based on formulas published by the Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition, 2012. A copy of the trip generation table can be found in **Attachment 2**.

¹ Per the DOT Traffic Study Policies and Procedures, a significant impact is identified as an increase in the Critical Movement Analysis (CMA) value, due to project related traffic, of 0.01 or more when the final ("with project") Level of Service (LOS) is LOS E or F; an increase of 0.020 or more when the final LOS is LOS D; or an increase of 0.040 or more when the final LOS is LOS C.

C. Freeway Analysis

The traffic study included a freeway impact analysis that was prepared in accordance with the State-mandated Congestion Management Program (CMP) administered by the Los Angeles County Metropolitan Transportation Authority (MTA). According to this analysis, the project would not result in significant traffic impacts on any of the evaluated freeway mainline segments. To comply with the Freeway Impact Analysis Agreement executed between Caltrans and DOT in October 2013, the study also included a screening analysis to determine if additional evaluation of freeway mainline and ramp segments was necessary beyond the CMP requirements. The project did not meet or exceed any of the four thresholds defined in the latest agreement, updated in December 2015. Exceeding one of the four screening criteria would require the applicant to work directly with Caltrans to prepare more detailed freeway analyses. No additional freeway analysis was required.

PROJECT REQUIREMENTS

A. Construction Impacts

DOT recommends that a construction work site traffic control plan be submitted to DOT for review and approval prior to the start of any construction work. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. DOT also recommends that all construction related traffic be restricted to off-peak hours.

B. Highway Dedication And Street Widening Requirements

On August 11, 2015, the City Council adopted the Mobility Plan 2035 which is the new Mobility Element of the General Plan. A key feature of the updated plan is to revise street standards in an effort to provide a more enhanced balance between traffic flow and other important street functions including transit routes and stops, pedestrian environments, bicycle routes, building design and site access, etc. Per the new Mobility Element, **Pico Boulevard** is designated as an Avenue II, which would require a 28- foot half-width roadway and a 43-foot half-width right-of-way. **12th Place** is designated as a Local Street-Standard, which would require a 18- foot half-width roadway and a 30-foot half-width right-of-way. The applicant should check with BOE's Land Development Group to determine if there are any other applicable highway dedication, street widening and/or sidewalk requirements for this project.

C. Parking Requirements

The project will provide 102 on-site parking spaces for the residential units, and 16 parking spaces for the ground floor commercial space. The applicant should check with the Department of Building and Safety on the number of Code-required parking spaces needed for the project.

D. Driveway Access and Circulation

The proposed site plan illustrated in **Attachment 3** is acceptable to DOT; however, review of the study does not constitute approval of the driveway dimensions and internal circulation schemes. Those require separate review and approval and should be coordinated with DOT's Citywide Planning Coordination Section (201 N. Figueroa Street, 5th Floor, Room 550, at 213-482-7024). In order to minimize potential building design changes, the applicant should contact DOT for driveway width and internal

circulation requirements so that such traffic flow considerations are designed and incorporated early into the building and parking layout plans. All new driveways should be Case 2 driveways and any security gates should be a minimum 20 feet from the property line. All truck loading and unloading should take place on site with no vehicles backing into the project via any of the project driveways.

E. Development Review Fees

An ordinance adding Section 19.15 to the Los Angeles Municipal Code relative to application fees paid to DOT for permit issuance activities was adopted by the Los Angeles City Council in 2009. This ordinance identifies specific fees for traffic study review, condition clearance, and permit issuance. The applicant shall comply with any applicable fees per this ordinance.

If you have any questions, please contact Johnathan Yu of my staff at (213) 972-4993.

Attachments

J:\Letters\2016\CEN16-44512_3057 Pico Blvd_condo commercial mixed use.docx

c: Jordan Beroukhim, Council District No. 10
Jeannie Shen, Hollywood-Wilshire, DOT
Taimour Tanavoli, Case Management Office, DOT
Carl Mills, Central District, BOE
Grace Turney, Linscott, Law & Greenspan, Engineers

ATTACHMENT 1 **Summary of Volume to Capacity Ratios (V/C) and Level of Service (LOS)**

Table 4
SUMMARY OF VOLUME TO CAPACITY RATIOS
AND LEVELS OF SERVICE
WEEKDAY AM AND PM PEAK HOURS

NO.	INTERSECTION	PEAK HOUR	[1]		[2]				[3]		[4]			
			YEAR 2016 EXISTING V/C	LOS	YEAR 2016 EXISTING WITH PROJECT V/C	LOS	CHANGE V/C [(2)-(1)]	SIGNIF. IMPACT [a]	YEAR 2018 FUTURE W/O PROJECT V/C	LOS	YEAR 2018 FUTURE WITH PROJECT V/C	LOS	CHANGE V/C [(4)-(3)]	SIGNIF. IMPACT [a]
1	Western Avenue/ Pico Boulevard	A.M	0.673	B	0.675	B	0.002	No	0.687	B	0.691	B	0.004	No
		P.M	0.641	B	0.647	B	0.006	No	0.655	B	0.661	B	0.006	No
2	Hobart Boulevard/ Pico Boulevard	A.M	0.389	A	0.389	A	0.000	No	0.397	A	0.399	A	0.002	No
		P.M	0.475	A	0.477	A	0.002	No	0.488	A	0.489	A	0.001	No

[a] According to LADOT's "Traffic Study Policies and Procedures," August 2014, a transportation impact on an intersection shall be deemed significant in accordance with the following table:

Final v/c	LOS	Project Related Increase in v/c
>0.700 - 0.800	C	equal to or greater than 0.040
>0.800 - 0.900	D	equal to or greater than 0.020
>0.900	E/F	equal to or greater than 0.010

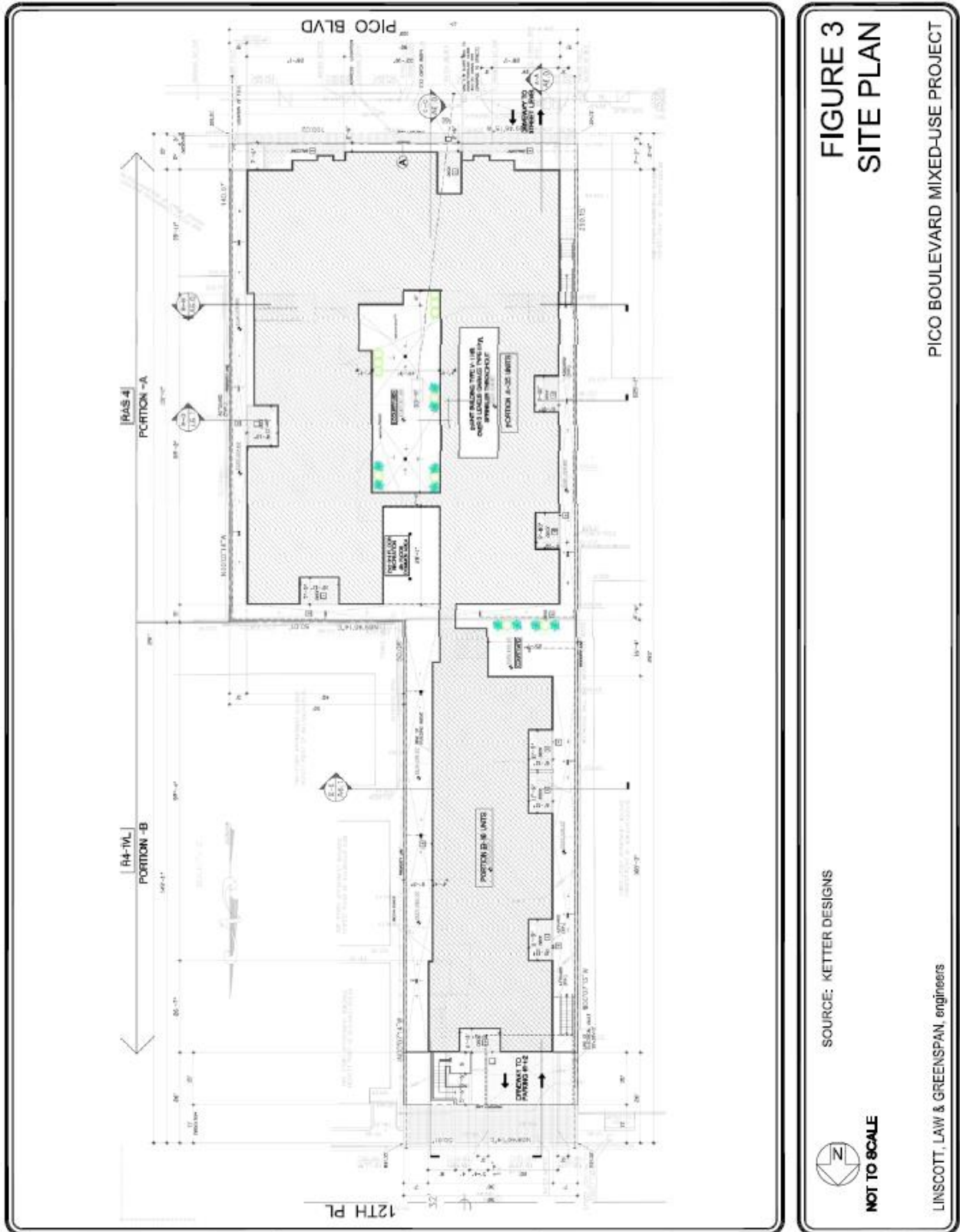
ATTACHMENT 2

Project Trip Generation Estimates

Table 2
PROJECT TRIP GENERATION [1]

LAND USE	SIZE	DAILY TRIP ENDS [2] VOLUMES	AM PEAK HOUR VOLUMES [2]			PM PEAK HOUR VOLUMES [2]		
			IN	OUT	TOTAL	IN	OUT	TOTAL
<u>Proposed Project</u>								
Condominium [3]	51 DU	296	4	18	22	18	9	27
Retail [4]	3,972 GLSF	170	2	2	4	7	8	15
Subtotal Proposed		466	6	20	26	25	17	42
<u>Existing Uses</u>								
Apartment [5]	(6) DU	(40)	(1)	(2)	(3)	(3)	(1)	(4)
Single Family Residence [6]	(1) DU	(10)	0	(1)	(1)	(1)	0	(1)
Subtotal Existing		(50)	(1)	(3)	(4)	(4)	(1)	(5)
NET INCREASE		416	5	17	22	21	16	37

ATTACHMENT 3 Project Site plan



California



Environmental

March 13, 2017
CE Job No. EP0317-3472

KETTER DESIGNS

14541 Delano St.
Van Nuys, CA 91411
Attn: Boaz Miodovsky

Subject: Screening Subsurface Investigation-Phase II, Former Auto Repair facility, Portion of 3057-30671/2 West Pico Blvd and 3062 West 12th Place, Los Angeles, California 90006.

Reference: Phase I ESA Report by ADR Environmental Group, Inc., dated December 29, 2016.

Dear Mr. Miodovsky:

Introduction

California Environmental (CE) is pleased to present the results of the screening subsurface assessment conducted for the subject property. This work was implemented following review of the above referenced Phase I Assessment Report (CE-ESA). Redevelopment of the property is contemplated. The ADR-ESA identified a recognized environmental condition (REC) in connection with the property. *The eastern portion (3057-3061 West Pico Boulevard) of the subject Property was occupied by a parking garage with an auto repair operation from approximately 1920 until at least the 1950s. No information regarding suspect historical fuel underground storage tanks (USTs) potentially associated with parking garages of this vintage and/or other features of concern typically associated with automotive repair businesses (e.g., waste oil USTs, oil/water separators, hydraulic lifts) was provided or obtained. Based on the information obtained as part of this ESA, the historical use of the subject Property represents an environmental concern to the subject Property. ADR recommended a subsurface investigation to determine if these past activities have environmentally impacted the subject Property.*

CE's subsurface evaluation included a geophysical survey to assess for utilities and buried tanks, soil gas sampling to assess for VOCs, and soil sampling to test for petroleum hydrocarbons (TPH) and heavy metals.

Geophysical Survey

Southwest Geophysics, Inc. (SG) conducted a geophysical survey on a portion of the property on March 8, 2017 under the direction of California Environmental. The purpose of the survey was to determine the presence of utilities and to assess for a buried tank(s) in the area previously identified as having auto repair activities. SG utilized total field magnetics, ground penetrating radar, and metal detecting equipment to evaluate for the presence of utilities and underground storage tanks at the subject site. Underground utilities, drain lines, and areas of minor metallic debris were noted in the subsurface. Suspect USTs were not identified on the property. The location of the geophysical survey is depicted on **FIGURE 2 – ASSESSMENT PLAN**.

Soil Gas Assessment

Soil-gas sampling was implemented on-site on March 8, 2017. Southwest Geophysics cleared utility conflicts for all the soil gas sampling locations using total field magnetics and GPR methods. An Underground Service Alert notification was also made. H&P Mobile Geochemistry conducted soil-gas probe placement and sampling under the direction of California Environmental. A direct-push Strataprobe rig was utilized for the placement of the soil vapor probes. Five soil gas probes were placed at 5 and 10 feet bgs in four locations within and adjacent to the former auto repair area on the property. The soil gas probe locations are shown on the attached **FIGURE 2 – ASSESSMENT PLAN**. Seven soil-gas samples were collected from the probe locations including one sample duplicate. Soil-gas samples were obtained and analyzed for volatile organic compounds (USEPA Method 8260B) in general accordance with the DTSC/RWQCB guidelines (CalEPA/DTSC/RWQCB Soil-gas Advisory, 2015) in an onsite state certified H&P mobile laboratory.

The soil-gas probes consisted of a sampling tip attached to inert nylon tubing. Each segment of tubing was pre-measured to ensure the correct depth. The sample point was set within a six-inch sand-sensing zone at the desired depth of each soil vapor point. Dry granular bentonite was placed above and/or below the sand-sensing zone and hydrated in order to seal the sand-sensing zone. The probe was completed to the surface with the hydrated bentonite and capped with gas-tight 2-way valve preventing degassing of the gas point and interference from the surface. The soil-gas probes were allowed to equilibrate prior to the collection of the soil-gas samples. Three dead space purge volumes (3PV) were evacuated from each probe prior to sampling. 1,1-difluoroethane was utilized as the leak check compound. Vapor probe locations were sampled using the H&P Mobile Geochemistry SOP which includes protocols for surface seals, purge volume tests, tracer compounds, sample flow rate, duplicate samples, and analytical instrument calibration.

Laboratory analysis of soil-gas found low concentrations of benzene (0.10-0.14 ug/L) in 4 of 6 soil gas samples. A low concentration of PCE (0.2 ug/L) was also detected in one-soil gas samples (CEB3-10 ft). The remaining samples were below the method-reporting limits for all other EPA Method 8260 compounds. The soil-gas laboratory report and chain of custody record are attached in **APPENDIX II**.

The locations of the soil-gas probes are depicted on **FIGURE 2 – ASSESSMENT PLAN**. The soil gas data is tabulated on **TABLE I, APPENDIX I**.

Soil Sampling

Soil sampling was conducted onsite on March 8, 2017 by H&P Mobile Geochemistry under the direction of California Environmental. Three soil borings were sampled. The borings were placed in the area previously identified as historically used for auto repair activities. Soil samples were retained in acetate sleeves, capped, labeled, and transferred to the offsite state certified laboratory for analysis. Soil samples were obtained from depths of 2, 5, and 10 ft. Samples were analyzed for volatile organic compounds using EPA Methods 8260B, for total petroleum hydrocarbons – carbon chain per EPA Methods 8015M and for Title 22 heavy Metals. All VOC constituents were below the method detection limits. A very low detection of TPH (18 mg/Kg) was found in one of the six soil samples. The heavy metal analyses showed typical natural background concentrations. The soil sample data is tabulated on **TABLES II & III in APPENDIX I**. The complete laboratory test report is attached in **APPENDIX II**. The locations of the borings are shown on the attached **ASSESSMENT PLAN**.

Conclusions

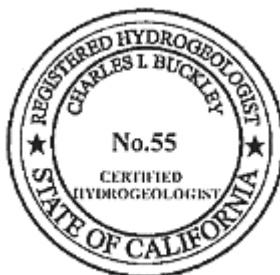
Soil gas testing beneath the subject site by CE revealed no evidence of a significant release associated with the former onsite auto repair facility. The one low detection of THP in soil is not an environmental concern (*de minimus* concentration). Elevated concentrations of heavy metals were not detected. The low concentrations of benzene detected in onsite soil gas when used as input for the Johnson-Ettinger Vapor Intrusion Model indicate a vapor intrusion hazard is not present (within the acceptable range less the 10^{-6} incremental risk) for both residential and commercial development. No evidence of a significant release associated with the former onsite auto repair facility was found. Further assessment is not recommended.

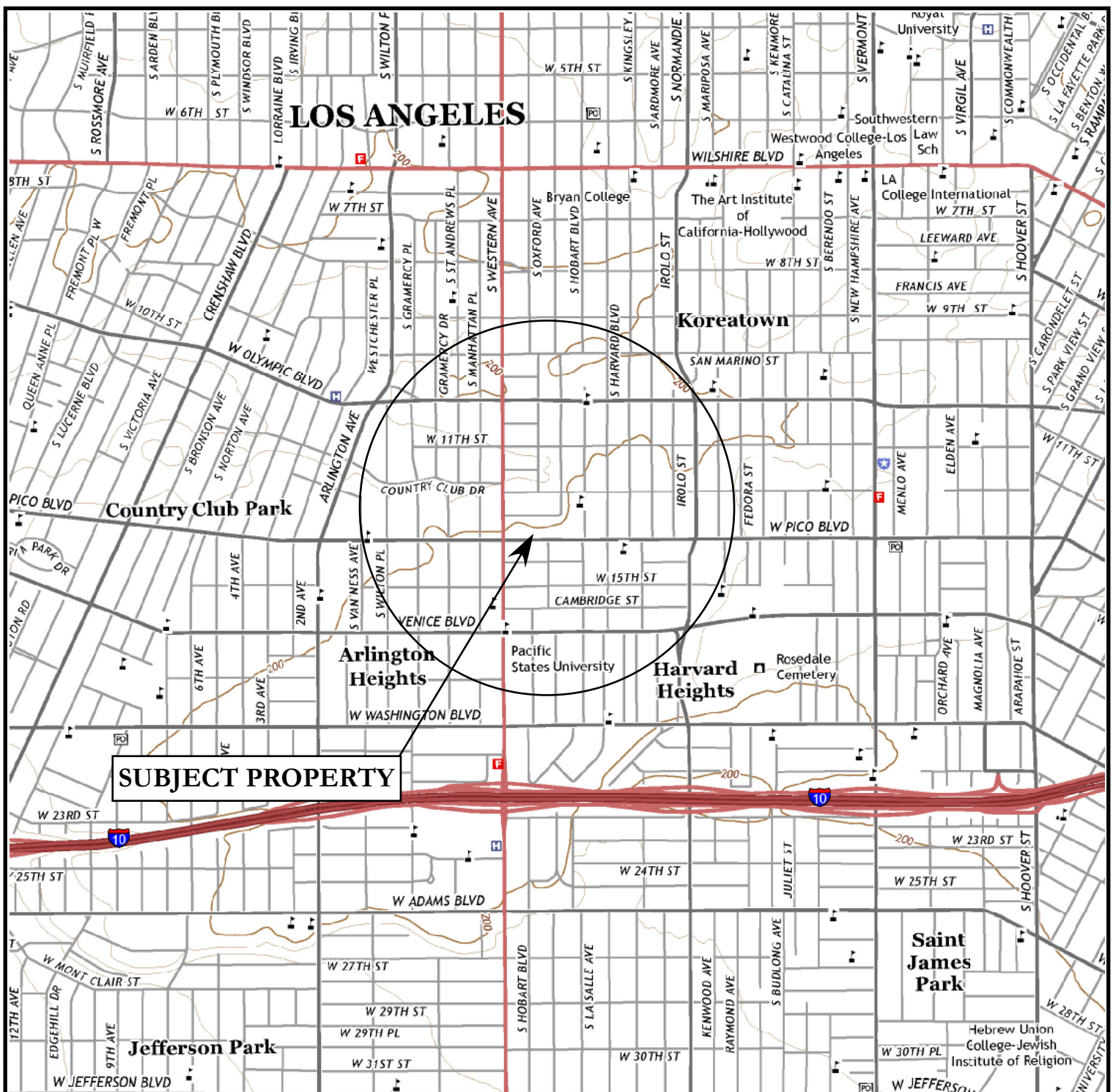
Should you have any questions or require additional information, please contact me directly.

Respectfully submitted,



Professional Geologist No. 4035
Certified Engineering Geologist No. 1250
Certified Hydrogeologist No. 55





SUBJECT PROPERTY

References: USGS 7.5' Hollywood Topographic Quadrangle, 2015.

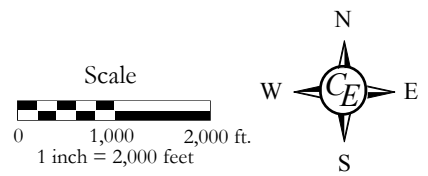
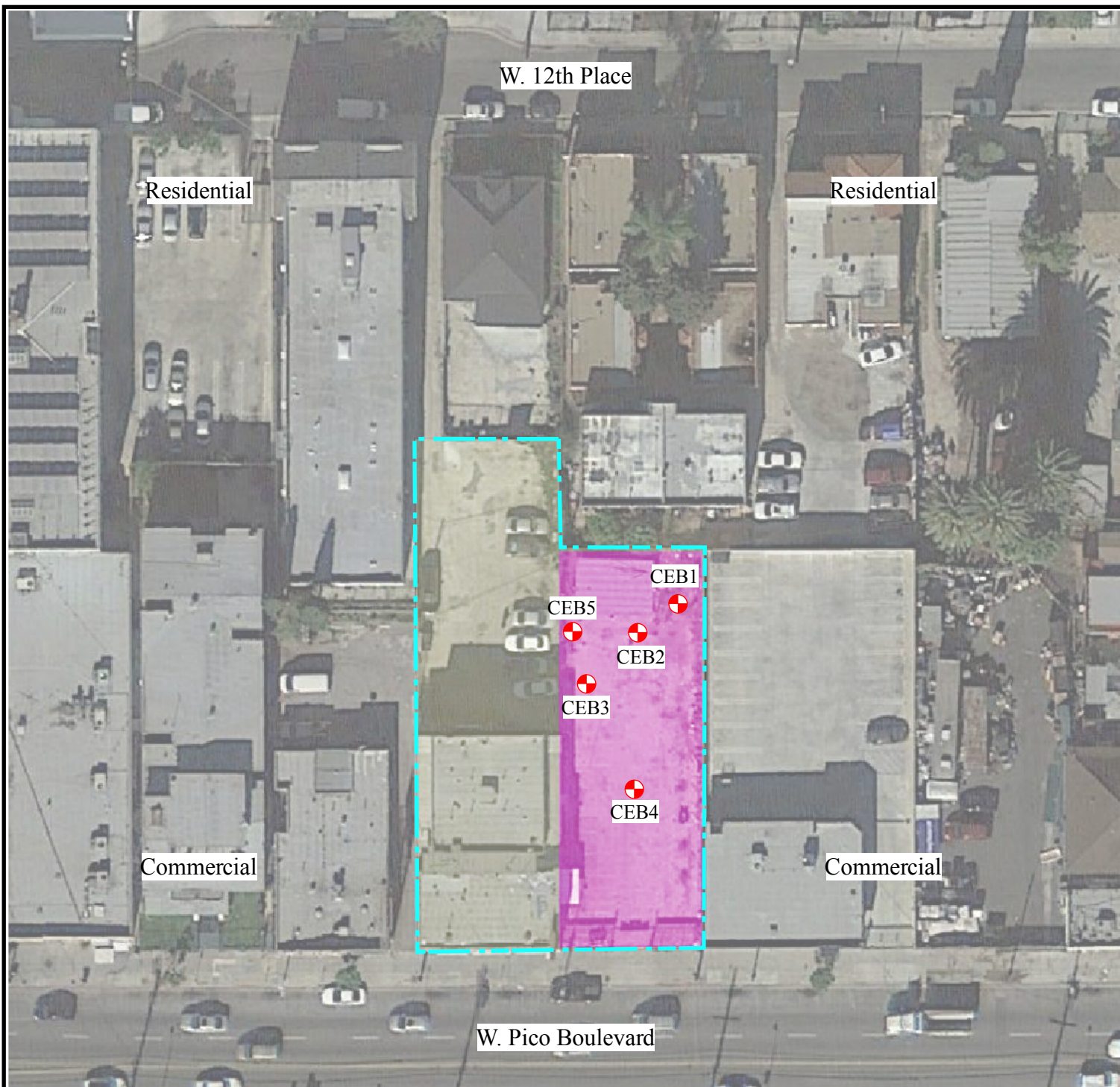


FIGURE 1 - VICINITY MAP

3057 W. Pico Boulevard
Los Angeles, California, 90006

Drawn By:	GHB	Job #	EV0317-3472
Checked By:	CIB	Date:	March 2017

*California
Environmental*



Explanation

☒ CE Soil/Soil Gas Sample Location, March 8, 2017.

■ Area of Geophysical Survey.

References: Google Earth

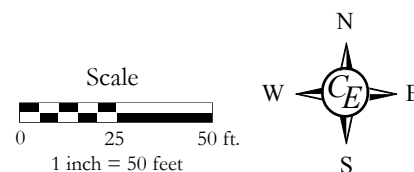


FIGURE 2 - ASSESSMENT PLAN

3057 W. Pico Boulevard
Los Angeles, California, 90006

Drawn By: **GHB**

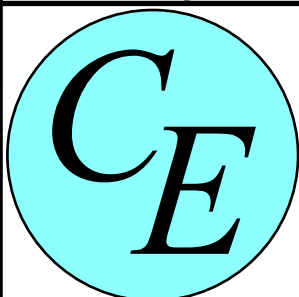
Job # **EV0317-3472**

Checked By: **CIB**

Date: **March 2017**

*California
Environmental*

3472 Assessment Plan



APPENDIX I

Table I– Laboratory Analysis of Soil Gas

Table II - Laboratory Analysis of Soil – TPH/VOCs

Table III - Laboratory Analysis of Soil – Heavy Metals

TABLE I
Laboratory Analysis of Soil Gas
3057 W. Pico Boulevard
Los Angeles, CA 90006

Sample ID	Date	EPA Method 8260B - ug/l						
		B	T	E	X	PCE	TCE	VC
CEB1-5ft	3/8/2017	0.12	<1.0	<0.5	<0.5	<0.1	<0.1	<0.05
CEB1-5ft REP	3/8/2017	0.12	<1.0	<0.5	<0.5	<0.1	<0.1	<0.05
CEB2-5ft	3/8/2017	<0.1	<1.0	<0.5	<0.5	<0.1	<0.1	<0.05
CEB2-10ft	3/8/2017	0.1	<1.0	<0.5	<0.5	<0.1	<0.1	<0.05
CEB3-10ft	3/8/2017	<0.1	<1.0	<0.5	<0.5	0.2	<0.1	<0.05
CEB4-5ft	3/8/2017	0.14	<1.0	<0.5	<0.5	<0.1	<0.1	<0.05
CEB5-7ft	3/8/2017	0.12	<1.0	<0.5	<0.5	<0.1	<0.1	<0.05
CHHSL-Com		0.12	380	14,000	890	0.6	1.8	0.045

B – Benzene; T – Toluene; E – Ethylbenzene; X – Xylene; TCE – Trichloroethene;
CHHSL = California Human Health Screening Level, Residential - res, Commercial - com
= Not Analyzed; Rep = Duplicate Sample

TABLE II

Laboratory Analysis of Soil – TPH and VOCs
3057 W. Pico Boulevard, Los Angeles, California 90006

Sample I.D.	Date	8015 mg/kg TPH	8260 µg/kg - VOCs								
		TPH (C6- C44)	Benzene	Toluene	Ethylbenzene	Xylenes	PCE	TCE	MtBE	Acetone	All Other 8260 Analytes
CEB1-2ft	3/8/2017	<10	--	--	--	--	--	--	--	--	--
CEB1-5ft	3/8/2017	<10	<2.0	<2.0	<2.0	<2.0	<5.0	<5.0	<5.0	<50	ND
CEB2-2ft	3/8/2017	<10	--	--	--	--	--	--	--	--	--
CEB2-5ft	3/8/2017	<10	<2.0	<2.0	<2.0	<2.0	<5.0	<5.0	<5.0	<50	ND
CEB3-2ft	3/8/2017	18	--	--	--	--	--	--	--	--	--
CEB3-5ft	3/8/2017	<10	<2.0	<2.0	<2.0	<2.0	<5.0	<5.0	<5.0	<50	ND

TCE – Trichloroethene; PCE – Tetrachloroethene; MtBE - Methyl tert butyl ether

TABLE III
Laboratory Analysis of Soil - 3057 W. Pico Boulevard, Los Angeles, California 90006
Title 22 Metals (mg/kg)

Sample I.D.	Date	Antimony	Arsenic	Barium	Beryllium	Cadmium	Chromium	Cobalt	Copper	Lead	Mercury	Molybdenum	Nickel	Selenium	Silver	Thallium	Vanadium	Zinc
CEB1-2ft	3/8/2017	<10	1.8	150	<1.0	<1.0	13	6.8	5.2	<3.0	0.026	<5.0	7	<0.50	<1.0	<5.0	34	20
CEB1-5ft	3/8/2017	<10	2.2	140	<1.0	<1.0	17	8	21	3.6	0.042	<5.0	7	<0.50	<1.0	<5.0	40	30
CEB2-2ft	3/8/2017	<10	1.3	120	<1.0	<1.0	17	4.7	1.3	<3.0	0.041	<5.0	7.7	<0.50	<1.0	<5.0	38	24
CEB2-5ft	3/8/2017	<10	1.3	110	<1.0	<1.0	15	3.7	5.8	<3.0	0.074	<5.0	7.1	<0.50	<1.0	<5.0	30	22
CEB3-2ft	3/8/2017	<10	1.6	91	<1.0	<1.0	13	5.4	5.2	<3.0	<0.020	<5.0	6.9	<0.50	<1.0	<5.0	36	21
CEB3-5ft	3/8/2017	<10	1.3	100	<1.0	<1.0	13	6.3	8.4	<3.0	0.078	<5.0	7.8	<0.50	<1.0	<5.0	33	22
CHHSLs commercial		380	0.24*	63,000	190	7.5	100,000	3,200	38,000	320	180	4800	16,000	4,800	4,800	63	6700	100,000
CHHSLs residential		30	0.07	5,200	16	1.7	100,000	660	3,000	80	18	380	1,600	380	380	5	530	23,000

* - Arsenic concentration compared to background levels - in SoCal 3-15 mg/kg

APPENDIX II

Lab Test Reports



9765 Eton Avenue
Chatsworth
California 91311
Tel: (818) 998-5547
Fax: (818) 998-7258

March 10, 2017

Charles Buckley
Cal Environmental
30423 Canwood Street, Suite 208
Agoura Hills, CA 91301

Re : 3057 W. Pico Blvd. / 3472
A243835 / 7C08021

Enclosed is an analytical report for the above-referenced project. The samples included in this report were received on 03/08/17 15:17 and analyzed in accordance with the attached chain-of-custody.

Unless otherwise noted, all analytical testing was accomplished in accordance with the guidelines established in our Quality Assurance Program Manual, applicable standard operating procedures, and other related documentation. The results in this analytical report are limited to the samples tested and any reproduction thereof must be made in its entirety.

If you have any questions regarding this report or require additional information please call me at American Analytics.

Sincerely,

A handwritten signature in black ink, appearing to read 'Allen A.', written in a cursive style.

Allen Aminian
QA/QC Manager

**LABORATORY ANALYSIS RESULTS**

Client: Cal Environmental
Project No: 3472
Project Name: 3057 W. Pico Blvd.

AA Project No: A243835
Date Received: 03/08/17
Date Reported: 03/10/17

Sample ID	Laboratory ID	Matrix	TAT	Date Sampled	Date Received
-----------	---------------	--------	-----	--------------	---------------

8260B

CEB1-5FT	7C08021-02	Soil	2	03/08/17 11:55	03/08/17 15:17
CEB3-5FT	7C08021-04	Soil	2	03/08/17 12:37	03/08/17 15:17
CEB2-5FT	7C08021-07	Soil	2	03/08/17 13:18	03/08/17 15:17

CAM Metals Less Hg 6000/7000

CEB1-2FT	7C08021-01	Soil	2	03/08/17 11:50	03/08/17 15:17
CEB1-5FT	7C08021-02	Soil	2	03/08/17 11:55	03/08/17 15:17
CEB3-2FT	7C08021-03	Soil	2	03/08/17 12:30	03/08/17 15:17
CEB3-5FT	7C08021-04	Soil	2	03/08/17 12:37	03/08/17 15:17
CEB2-2FT	7C08021-06	Soil	2	03/08/17 13:10	03/08/17 15:17
CEB2-5FT	7C08021-07	Soil	2	03/08/17 13:18	03/08/17 15:17

Carbon Chain Characterization 8015M

CEB1-2FT	7C08021-01	Soil	2	03/08/17 11:50	03/08/17 15:17
CEB1-5FT	7C08021-02	Soil	2	03/08/17 11:55	03/08/17 15:17
CEB3-2FT	7C08021-03	Soil	2	03/08/17 12:30	03/08/17 15:17
CEB3-5FT	7C08021-04	Soil	2	03/08/17 12:37	03/08/17 15:17
CEB2-2FT	7C08021-06	Soil	2	03/08/17 13:10	03/08/17 15:17
CEB2-5FT	7C08021-07	Soil	2	03/08/17 13:18	03/08/17 15:17

Allen Aminian
QA/QC Manager

**LABORATORY ANALYSIS RESULTS**

Client: Cal Environmental
Project No: 3472
Project Name: 3057 W. Pico Blvd.

AA Project No: A243835
Date Received: 03/08/17
Date Reported: 03/10/17

Sample ID	Laboratory ID	Matrix	TAT	Date Sampled	Date Received
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Mercury Total EPA 7470A/7471A

CEB1-2FT	7C08021-01	Soil	2	03/08/17 11:50	03/08/17 15:17
CEB1-5FT	7C08021-02	Soil	2	03/08/17 11:55	03/08/17 15:17
CEB3-2FT	7C08021-03	Soil	2	03/08/17 12:30	03/08/17 15:17
CEB3-5FT	7C08021-04	Soil	2	03/08/17 12:37	03/08/17 15:17
CEB2-2FT	7C08021-06	Soil	2	03/08/17 13:10	03/08/17 15:17
CEB2-5FT	7C08021-07	Soil	2	03/08/17 13:18	03/08/17 15:17

Allen Aminian
QA/QC Manager

**LABORATORY ANALYSIS RESULTS**

Client: Cal Environmental
Project No: 3472
Project Name: 3057 W. Pico Blvd.

AA Project No: A243835
Date Received: 03/08/17
Date Reported: 03/10/17

ANALYTICAL DATA SUMMARY

Analyte	Sample Name	Result	MRL	Units	Dilution	Prepared	Analyzed	Method
Carbon Chain by GC/FID								
C22-C24	CEB3-2FT	2.0	1.0 mg/kg		1	03/09/17	03/09/17	EPA 8015M
C24-C26	CEB3-2FT	2.1	1.0 mg/kg		1	03/09/17	03/09/17	EPA 8015M
C26-C28	CEB3-2FT	3.4	1.0 mg/kg		1	03/09/17	03/09/17	EPA 8015M
C28-C32	CEB3-2FT	6.8	1.0 mg/kg		1	03/09/17	03/09/17	EPA 8015M
C32-C34	CEB3-2FT	1.9	1.0 mg/kg		1	03/09/17	03/09/17	EPA 8015M
C34-C36	CEB3-2FT	1.7	1.0 mg/kg		1	03/09/17	03/09/17	EPA 8015M
TPH (C6-C44)	CEB3-2FT	18	10 mg/kg		1	03/09/17	03/09/17	EPA 8015M
Total Metals CAM 17								
Mercury	CEB1-2FT	0.026	0.020 mg/kg		1	03/09/17	03/09/17	EPA 7471A
Mercury	CEB1-5FT	0.042	0.020 mg/kg		1	03/09/17	03/09/17	EPA 7471A
Mercury	CEB3-5FT	0.078	0.020 mg/kg		1	03/09/17	03/09/17	EPA 7471A
Mercury	CEB2-2FT	0.041	0.020 mg/kg		1	03/09/17	03/09/17	EPA 7471A
Mercury	CEB2-5FT	0.074	0.020 mg/kg		1	03/09/17	03/09/17	EPA 7471A
Total Metals CAM 17								
Arsenic	CEB1-2FT	1.8	0.50 mg/kg		1	03/09/17	03/10/17	EPA 6010B/7000
Barium	CEB1-2FT	150	10 mg/kg		1	03/09/17	03/10/17	EPA 6010B/7000
Chromium	CEB1-2FT	13	3.0 mg/kg		1	03/09/17	03/10/17	EPA 6010B/7000
Cobalt	CEB1-2FT	6.8	3.0 mg/kg		1	03/09/17	03/10/17	EPA 6010B/7000
Copper	CEB1-2FT	5.2	3.0 mg/kg		1	03/09/17	03/10/17	EPA 6010B/7000
Nickel	CEB1-2FT	7.0	3.0 mg/kg		1	03/09/17	03/10/17	EPA 6010B/7000
Vanadium	CEB1-2FT	34	10 mg/kg		1	03/09/17	03/10/17	EPA 6010B/7000

Allen Aminian
QA/QC Manager

**LABORATORY ANALYSIS RESULTS**

Client: Cal Environmental
Project No: 3472
Project Name: 3057 W. Pico Blvd.

AA Project No: A243835
Date Received: 03/08/17
Date Reported: 03/10/17

ANALYTICAL DATA SUMMARY

Analyte	Sample Name	Result	MRL	Units	Dilution	Prepared	Analyzed	Method
Zinc	CEB1-2FT	20	3.0	mg/kg	1	03/09/17	03/10/17	EPA 6010B/7000
Arsenic	CEB1-5FT	2.2	0.50	mg/kg	1	03/09/17	03/10/17	EPA 6010B/7000
Barium	CEB1-5FT	140	10	mg/kg	1	03/09/17	03/10/17	EPA 6010B/7000
Chromium	CEB1-5FT	17	3.0	mg/kg	1	03/09/17	03/10/17	EPA 6010B/7000
Cobalt	CEB1-5FT	8.0	3.0	mg/kg	1	03/09/17	03/10/17	EPA 6010B/7000
Copper	CEB1-5FT	21	3.0	mg/kg	1	03/09/17	03/10/17	EPA 6010B/7000
Lead	CEB1-5FT	3.6	3.0	mg/kg	1	03/09/17	03/10/17	EPA 6010B/7000
Nickel	CEB1-5FT	11	3.0	mg/kg	1	03/09/17	03/10/17	EPA 6010B/7000
Vanadium	CEB1-5FT	40	10	mg/kg	1	03/09/17	03/10/17	EPA 6010B/7000
Zinc	CEB1-5FT	30	3.0	mg/kg	1	03/09/17	03/10/17	EPA 6010B/7000
Arsenic	CEB3-2FT	1.6	0.50	mg/kg	1	03/09/17	03/10/17	EPA 6010B/7000
Barium	CEB3-2FT	91	10	mg/kg	1	03/09/17	03/10/17	EPA 6010B/7000
Chromium	CEB3-2FT	13	3.0	mg/kg	1	03/09/17	03/10/17	EPA 6010B/7000
Cobalt	CEB3-2FT	5.4	3.0	mg/kg	1	03/09/17	03/10/17	EPA 6010B/7000
Copper	CEB3-2FT	5.2	3.0	mg/kg	1	03/09/17	03/10/17	EPA 6010B/7000
Nickel	CEB3-2FT	6.9	3.0	mg/kg	1	03/09/17	03/10/17	EPA 6010B/7000
Vanadium	CEB3-2FT	36	10	mg/kg	1	03/09/17	03/10/17	EPA 6010B/7000

Allen Aminian
QA/QC Manager

**LABORATORY ANALYSIS RESULTS**

Client: Cal Environmental
Project No: 3472
Project Name: 3057 W. Pico Blvd.

AA Project No: A243835
Date Received: 03/08/17
Date Reported: 03/10/17

ANALYTICAL DATA SUMMARY

Analyte	Sample Name	Result	MRL	Units	Dilution	Prepared	Analyzed	Method
Zinc	CEB3-2FT	21	3.0 mg/kg		1	03/09/17	03/10/17	EPA 6010B/7000
Arsenic	CEB3-5FT	1.3	0.50 mg/kg		1	03/09/17	03/10/17	EPA 6010B/7000
Barium	CEB3-5FT	100	10 mg/kg		1	03/09/17	03/10/17	EPA 6010B/7000
Chromium	CEB3-5FT	13	3.0 mg/kg		1	03/09/17	03/10/17	EPA 6010B/7000
Cobalt	CEB3-5FT	6.3	3.0 mg/kg		1	03/09/17	03/10/17	EPA 6010B/7000
Copper	CEB3-5FT	8.4	3.0 mg/kg		1	03/09/17	03/10/17	EPA 6010B/7000
Nickel	CEB3-5FT	7.8	3.0 mg/kg		1	03/09/17	03/10/17	EPA 6010B/7000
Vanadium	CEB3-5FT	33	10 mg/kg		1	03/09/17	03/10/17	EPA 6010B/7000
Zinc	CEB3-5FT	22	3.0 mg/kg		1	03/09/17	03/10/17	EPA 6010B/7000
Arsenic	CEB2-2FT	1.3	0.50 mg/kg		1	03/09/17	03/10/17	EPA 6010B/7000
Barium	CEB2-2FT	120	10 mg/kg		1	03/09/17	03/10/17	EPA 6010B/7000
Chromium	CEB2-2FT	17	3.0 mg/kg		1	03/09/17	03/10/17	EPA 6010B/7000
Cobalt	CEB2-2FT	4.7	3.0 mg/kg		1	03/09/17	03/10/17	EPA 6010B/7000
Copper	CEB2-2FT	4.3	3.0 mg/kg		1	03/09/17	03/10/17	EPA 6010B/7000
Nickel	CEB2-2FT	7.7	3.0 mg/kg		1	03/09/17	03/10/17	EPA 6010B/7000
Vanadium	CEB2-2FT	38	10 mg/kg		1	03/09/17	03/10/17	EPA 6010B/7000
Zinc	CEB2-2FT	24	3.0 mg/kg		1	03/09/17	03/10/17	EPA 6010B/7000

Allen Aminian
QA/QC Manager

**LABORATORY ANALYSIS RESULTS**

Client: Cal Environmental
Project No: 3472
Project Name: 3057 W. Pico Blvd.

AA Project No: A243835
Date Received: 03/08/17
Date Reported: 03/10/17

ANALYTICAL DATA SUMMARY

Analyte	Sample Name	Result	MRL	Units	Dilution	Prepared	Analyzed	Method
Arsenic	CEB2-5FT	1.3	0.50	mg/kg	1	03/09/17	03/10/17	EPA 6010B/7000
Barium	CEB2-5FT	110	10	mg/kg	1	03/09/17	03/10/17	EPA 6010B/7000
Chromium	CEB2-5FT	15	3.0	mg/kg	1	03/09/17	03/10/17	EPA 6010B/7000
Cobalt	CEB2-5FT	3.7	3.0	mg/kg	1	03/09/17	03/10/17	EPA 6010B/7000
Copper	CEB2-5FT	5.8	3.0	mg/kg	1	03/09/17	03/10/17	EPA 6010B/7000
Nickel	CEB2-5FT	7.1	3.0	mg/kg	1	03/09/17	03/10/17	EPA 6010B/7000
Vanadium	CEB2-5FT	30	10	mg/kg	1	03/09/17	03/10/17	EPA 6010B/7000
Zinc	CEB2-5FT	22	3.0	mg/kg	1	03/09/17	03/10/17	EPA 6010B/7000

VOCs by GC/MS

Allen Aminian
QA/QC Manager

**LABORATORY ANALYSIS RESULTS**

Client: Cal Environmental
Project No: 3472
Project Name: 3057 W. Pico Blvd.
Method: VOCs by GC/MS

AA Project No: A243835
Date Received: 03/08/17
Date Reported: 03/10/17
Units: ug/kg

Date Sampled:	03/08/17	03/08/17	03/08/17
Date Prepared:	03/09/17	03/09/17	03/09/17
Date Analyzed:	03/09/17	03/09/17	03/09/17
AA ID No:	7C08021-02	7C08021-04	7C08021-07
Client ID No:	CEB1-5FT	CEB3-5FT	CEB2-5FT
Matrix:	Soil	Soil	Soil
Dilution Factor:	1	1	1
			MRL

8260B (EPA 8260B)

Acetone	<50	<50	<50	50
Benzene	<2.0	<2.0	<2.0	2.0
Bromobenzene	<5.0	<5.0	<5.0	5.0
Bromochloromethane	<5.0	<5.0	<5.0	5.0
Bromodichloromethane	<5.0	<5.0	<5.0	5.0
Bromoform	<5.0	<5.0	<5.0	5.0
Bromomethane	<5.0	<5.0	<5.0	5.0
2-Butanone (MEK)	<50	<50	<50	50
sec-Butylbenzene	<5.0	<5.0	<5.0	5.0
n-Butylbenzene	<5.0	<5.0	<5.0	5.0
tert-Butylbenzene	<5.0	<5.0	<5.0	5.0
Carbon Disulfide	<5.0	<5.0	<5.0	5.0
Carbon Tetrachloride	<5.0	<5.0	<5.0	5.0
Chlorobenzene	<5.0	<5.0	<5.0	5.0
Chloroethane	<5.0	<5.0	<5.0	5.0
Chloroform	<5.0	<5.0	<5.0	5.0
Chloromethane	<5.0	<5.0	<5.0	5.0
4-Chlorotoluene	<5.0	<5.0	<5.0	5.0
2-Chlorotoluene	<5.0	<5.0	<5.0	5.0
1,2-Dibromo-3-chloropropane	<10	<10	<10	10
Dibromochloromethane	<5.0	<5.0	<5.0	5.0
1,2-Dibromoethane (EDB)	<5.0	<5.0	<5.0	5.0
Dibromomethane	<5.0	<5.0	<5.0	5.0
1,3-Dichlorobenzene	<5.0	<5.0	<5.0	5.0
1,2-Dichlorobenzene	<5.0	<5.0	<5.0	5.0
1,4-Dichlorobenzene	<5.0	<5.0	<5.0	5.0
Dichlorodifluoromethane (R12)	<5.0	<5.0	<5.0	5.0

Allen Aminian
QA/QC Manager

**LABORATORY ANALYSIS RESULTS**

Client: Cal Environmental
Project No: 3472
Project Name: 3057 W. Pico Blvd.
Method: VOCs by GC/MS

AA Project No: A243835
Date Received: 03/08/17
Date Reported: 03/10/17
Units: ug/kg

Date Sampled:	03/08/17	03/08/17	03/08/17
Date Prepared:	03/09/17	03/09/17	03/09/17
Date Analyzed:	03/09/17	03/09/17	03/09/17
AA ID No:	7C08021-02	7C08021-04	7C08021-07
Client ID No:	CEB1-5FT	CEB3-5FT	CEB2-5FT
Matrix:	Soil	Soil	Soil
Dilution Factor:	1	1	1
			MRL

8260B (EPA 8260B) (continued)

1,1-Dichloroethane	<5.0	<5.0	<5.0	5.0
1,2-Dichloroethane (EDC)	<5.0	<5.0	<5.0	5.0
1,1-Dichloroethylene	<5.0	<5.0	<5.0	5.0
trans-1,2-Dichloroethylene	<5.0	<5.0	<5.0	5.0
cis-1,2-Dichloroethylene	<5.0	<5.0	<5.0	5.0
2,2-Dichloropropane	<5.0	<5.0	<5.0	5.0
1,2-Dichloropropane	<5.0	<5.0	<5.0	5.0
1,3-Dichloropropane	<5.0	<5.0	<5.0	5.0
1,1-Dichloropropylene	<5.0	<5.0	<5.0	5.0
cis-1,3-Dichloropropylene	<5.0	<5.0	<5.0	5.0
trans-1,3-Dichloropropylene	<5.0	<5.0	<5.0	5.0
Ethylbenzene	<2.0	<2.0	<2.0	2.0
Hexachlorobutadiene	<10	<10	<10	10
2-Hexanone (MBK)	<50	<50	<50	50
Isopropylbenzene	<5.0	<5.0	<5.0	5.0
4-Isopropyltoluene	<5.0	<5.0	<5.0	5.0
Methyl-tert-Butyl Ether (MTBE)	<5.0	<5.0	<5.0	5.0
Methylene Chloride	<50	<50	<50	50
4-Methyl-2-pentanone (MIBK)	<50	<50	<50	50
Naphthalene	<10	<10	<10	10
n-Propylbenzene	<5.0	<5.0	<5.0	5.0
Styrene	<5.0	<5.0	<5.0	5.0
1,1,2,2-Tetrachloroethane	<5.0	<5.0	<5.0	5.0
1,1,1,2-Tetrachloroethane	<5.0	<5.0	<5.0	5.0
Tetrachloroethylene (PCE)	<5.0	<5.0	<5.0	5.0
Toluene	<2.0	<2.0	<2.0	2.0
1,2,4-Trichlorobenzene	<5.0	<5.0	<5.0	5.0

Allen Aminian
QA/QC Manager



LABORATORY ANALYSIS RESULTS

Client: Cal Environmental
Project No: 3472
Project Name: 3057 W. Pico Blvd.
Method: VOCs by GC/MS

AA Project No: A243835
Date Received: 03/08/17
Date Reported: 03/10/17
Units: ug/kg

Date Sampled:	03/08/17	03/08/17	03/08/17
Date Prepared:	03/09/17	03/09/17	03/09/17
Date Analyzed:	03/09/17	03/09/17	03/09/17
AA ID No:	7C08021-02	7C08021-04	7C08021-07
Client ID No:	CEB1-5FT	CEB3-5FT	CEB2-5FT
Matrix:	Soil	Soil	Soil
Dilution Factor:	1	1	1
			MRL

8260B (EPA 8260B) (continued)

1,2,3-Trichlorobenzene	<5.0	<5.0	<5.0	5.0
1,1,2-Trichloroethane	<5.0	<5.0	<5.0	5.0
1,1,1-Trichloroethane	<5.0	<5.0	<5.0	5.0
Trichloroethylene (TCE)	<5.0	<5.0	<5.0	5.0
Trichlorofluoromethane (R11)	<5.0	<5.0	<5.0	5.0
1,2,3-Trichloropropane	<5.0	<5.0	<5.0	5.0
1,1,2-Trichloro-1,2,2-trifluoroethane (R113)	<5.0	<5.0	<5.0	5.0
1,2,4-Trimethylbenzene	<5.0	<5.0	<5.0	5.0
1,3,5-Trimethylbenzene	<5.0	<5.0	<5.0	5.0
Vinyl chloride	<5.0	<5.0	<5.0	5.0
o-Xylene	<2.0	<2.0	<2.0	2.0
m,p-Xylenes	<2.0	<2.0	<2.0	2.0

<u>Surrogates</u>				<u>%REC Limits</u>
4-Bromofluorobenzene	100%	101%	106%	70-140
Dibromofluoromethane	108%	103%	116%	70-140
Toluene-d8	101%	102%	97%	70-140

Allen Aminian
 QA/QC Manager



LABORATORY ANALYSIS RESULTS

Client: Cal Environmental
Project No: 3472
Project Name: 3057 W. Pico Blvd.
Method: Carbon Chain by GC/FID

AA Project No: A243835
Date Received: 03/08/17
Date Reported: 03/10/17
Units: mg/kg

Date Sampled:	03/08/17	03/08/17	03/08/17	03/08/17
Date Prepared:	03/09/17	03/09/17	03/09/17	03/09/17
Date Analyzed:	03/09/17	03/09/17	03/09/17	03/09/17
AA ID No:	7C08021-01	7C08021-02	7C08021-03	7C08021-04
Client ID No:	CEB1-2FT	CEB1-5FT	CEB3-2FT	CEB3-5FT
Matrix:	Soil	Soil	Soil	Soil
Dilution Factor:	1	1	1	1
				MRL

Carbon Chain Characterization 8015M (EPA 8015M)

C6-C8	<1.0	<1.0	<1.0	<1.0	1.0
C8-C10	<1.0	<1.0	<1.0	<1.0	1.0
C10-C12	<1.0	<1.0	<1.0	<1.0	1.0
C12-C14	<1.0	<1.0	<1.0	<1.0	1.0
C14-C16	<1.0	<1.0	<1.0	<1.0	1.0
C16-C18	<1.0	<1.0	<1.0	<1.0	1.0
C18-C20	<1.0	<1.0	<1.0	<1.0	1.0
C20-C22	<1.0	<1.0	<1.0	<1.0	1.0
C22-C24	<1.0	<1.0	2.0	<1.0	1.0
C24-C26	<1.0	<1.0	2.1	<1.0	1.0
C26-C28	<1.0	<1.0	3.4	<1.0	1.0
C28-C32	<1.0	<1.0	6.8	<1.0	1.0
C32-C34	<1.0	<1.0	1.9	<1.0	1.0
C34-C36	<1.0	<1.0	1.7	<1.0	1.0
C36-C40	<1.0	<1.0	<1.0	<1.0	1.0
C40-C44	<1.0	<1.0	<1.0	<1.0	1.0
TPH (C6-C44)	<10	<10	18	<10	10

<u>Surrogates</u>					<u>%REC Limits</u>
o-Terphenyl	137%	133%	134%	135%	50-150

Allen Aminian
 QA/QC Manager



LABORATORY ANALYSIS RESULTS

Client: Cal Environmental
Project No: 3472
Project Name: 3057 W. Pico Blvd.
Method: Carbon Chain by GC/FID

AA Project No: A243835
Date Received: 03/08/17
Date Reported: 03/10/17
Units: mg/kg

Date Sampled:	03/08/17	03/08/17	
Date Prepared:	03/09/17	03/09/17	
Date Analyzed:	03/09/17	03/09/17	
AA ID No:	7C08021-06	7C08021-07	
Client ID No:	CEB2-2FT	CEB2-5FT	
Matrix:	Soil	Soil	
Dilution Factor:	1	1	MRL

Carbon Chain Characterization 8015M (EPA 8015M)

C6-C8	<1.0	<1.0	1.0
C8-C10	<1.0	<1.0	1.0
C10-C12	<1.0	<1.0	1.0
C12-C14	<1.0	<1.0	1.0
C14-C16	<1.0	<1.0	1.0
C16-C18	<1.0	<1.0	1.0
C18-C20	<1.0	<1.0	1.0
C20-C22	<1.0	<1.0	1.0
C22-C24	<1.0	<1.0	1.0
C24-C26	<1.0	<1.0	1.0
C26-C28	<1.0	<1.0	1.0
C28-C32	<1.0	<1.0	1.0
C32-C34	<1.0	<1.0	1.0
C34-C36	<1.0	<1.0	1.0
C36-C40	<1.0	<1.0	1.0
C40-C44	<1.0	<1.0	1.0
TPH (C6-C44)	<10	<10	10

<u>Surrogates</u>			<u>%REC Limits</u>
o-Terphenyl	141%	135%	50-150

Allen Aminian
 QA/QC Manager

**LABORATORY ANALYSIS RESULTS**

Client: Cal Environmental
Project No: 3472
Project Name: 3057 W. Pico Blvd.
Method: Total Metals CAM 17

AA Project No: A243835
Date Received: 03/08/17
Date Reported: 03/10/17
Units: mg/kg

Date Sampled:	03/08/17	03/08/17	03/08/17	03/08/17
Date Prepared:	03/09/17	03/09/17	03/09/17	03/09/17
Date Analyzed:	03/10/17	03/10/17	03/10/17	03/10/17
AA ID No:	7C08021-01	7C08021-02	7C08021-03	7C08021-04
Client ID No:	CEB1-2FT	CEB1-5FT	CEB3-2FT	CEB3-5FT
Matrix:	Soil	Soil	Soil	Soil
Dilution Factor:	1	1	1	1
				MRL

CAM Metals Less Hg 6000/7000 (EPA 6010B/7000)

Antimony	<10	<10	<10	<10	10
Arsenic	1.8	2.2	1.6	1.3	0.50
Barium	150	140	91	100	10
Beryllium	<1.0	<1.0	<1.0	<1.0	1.0
Cadmium	<1.0	<1.0	<1.0	<1.0	1.0
Chromium	13	17	13	13	3.0
Cobalt	6.8	8.0	5.4	6.3	3.0
Copper	5.2	21	5.2	8.4	3.0
Lead	<3.0	3.6	<3.0	<3.0	3.0
Molybdenum	<5.0	<5.0	<5.0	<5.0	5.0
Nickel	7.0	11	6.9	7.8	3.0
Selenium	<0.50	<0.50	<0.50	<0.50	0.50
Silver	<1.0	<1.0	<1.0	<1.0	1.0
Thallium	<5.0	<5.0	<5.0	<5.0	5.0
Vanadium	34	40	36	33	10
Zinc	20	30	21	22	3.0

Allen Aminian
QA/QC Manager

**LABORATORY ANALYSIS RESULTS**

Client: Cal Environmental
Project No: 3472
Project Name: 3057 W. Pico Blvd.
Method: Total Metals CAM 17

AA Project No: A243835
Date Received: 03/08/17
Date Reported: 03/10/17
Units: mg/kg

Date Sampled:	03/08/17	03/08/17	
Date Prepared:	03/09/17	03/09/17	
Date Analyzed:	03/10/17	03/10/17	
AA ID No:	7C08021-06	7C08021-07	
Client ID No:	CEB2-2FT	CEB2-5FT	
Matrix:	Soil	Soil	
Dilution Factor:	1	1	MRL

CAM Metals Less Hg 6000/7000 (EPA 6010B/7000)

Antimony	<10	<10	10
Arsenic	1.3	1.3	0.50
Barium	120	110	10
Beryllium	<1.0	<1.0	1.0
Cadmium	<1.0	<1.0	1.0
Chromium	17	15	3.0
Cobalt	4.7	3.7	3.0
Copper	4.3	5.8	3.0
Lead	<3.0	<3.0	3.0
Molybdenum	<5.0	<5.0	5.0
Nickel	7.7	7.1	3.0
Selenium	<0.50	<0.50	0.50
Silver	<1.0	<1.0	1.0
Thallium	<5.0	<5.0	5.0
Vanadium	38	30	10
Zinc	24	22	3.0

Allen Aminian
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**LABORATORY ANALYSIS RESULTS**

Client: Cal Environmental
Project No: 3472
Project Name: 3057 W. Pico Blvd.
Method: Total Metals CAM 17

AA Project No: A243835
Date Received: 03/08/17
Date Reported: 03/10/17
Units: mg/kg

Date Sampled:	03/08/17	03/08/17	03/08/17	03/08/17
Date Prepared:	03/09/17	03/09/17	03/09/17	03/09/17
Date Analyzed:	03/09/17	03/09/17	03/09/17	03/09/17
AA ID No:	7C08021-01	7C08021-02	7C08021-03	7C08021-04
Client ID No:	CEB1-2FT	CEB1-5FT	CEB3-2FT	CEB3-5FT
Matrix:	Soil	Soil	Soil	Soil
Dilution Factor:	1	1	1	1

MRL

Mercury Total EPA 7470A/7471A (EPA 7471A)

Mercury	0.026	0.042	<0.020	0.078	0.020
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**LABORATORY ANALYSIS RESULTS**

Client: Cal Environmental
Project No: 3472
Project Name: 3057 W. Pico Blvd.
Method: Total Metals CAM 17

AA Project No: A243835
Date Received: 03/08/17
Date Reported: 03/10/17
Units: mg/kg

Date Sampled:	03/08/17	03/08/17	
Date Prepared:	03/09/17	03/09/17	
Date Analyzed:	03/09/17	03/09/17	
AA ID No:	7C08021-06	7C08021-07	
Client ID No:	CEB2-2FT	CEB2-5FT	
Matrix:	Soil	Soil	
Dilution Factor:	1	1	MRL

Mercury Total EPA 7470A/7471A (EPA 7471A)

Mercury	0.041	0.074	0.020
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LABORATORY ANALYSIS RESULTS

Client: Cal Environmental
Project No: 3472
Project Name: 3057 W. Pico Blvd.

AA Project No: A243835
Date Received: 03/08/17
Date Reported: 03/10/17

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC %REC	Limits	RPD	RPD Limit	Notes
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VOCs by GC/MS - Quality Control

Batch B7C0917 - EPA 5030B

Blank (B7C0917-BLK1)

Prepared & Analyzed: 03/09/17

Acetone	<50	50	ug/kg
Benzene	<2.0	2.0	ug/kg
Bromobenzene	<5.0	5.0	ug/kg
Bromochloromethane	<5.0	5.0	ug/kg
Bromodichloromethane	<5.0	5.0	ug/kg
Bromoform	<5.0	5.0	ug/kg
Bromomethane	<5.0	5.0	ug/kg
2-Butanone (MEK)	<50	50	ug/kg
sec-Butylbenzene	<5.0	5.0	ug/kg
n-Butylbenzene	<5.0	5.0	ug/kg
tert-Butylbenzene	<5.0	5.0	ug/kg
Carbon Disulfide	<5.0	5.0	ug/kg
Carbon Tetrachloride	<5.0	5.0	ug/kg
Chlorobenzene	<5.0	5.0	ug/kg
Chloroethane	<5.0	5.0	ug/kg
Chloroform	<5.0	5.0	ug/kg
Chloromethane	<5.0	5.0	ug/kg
4-Chlorotoluene	<5.0	5.0	ug/kg
2-Chlorotoluene	<5.0	5.0	ug/kg
1,2-Dibromo-3-chloropropane	<10	10	ug/kg
Dibromochloromethane	<5.0	5.0	ug/kg
1,2-Dibromoethane (EDB)	<5.0	5.0	ug/kg
Dibromomethane	<5.0	5.0	ug/kg
1,3-Dichlorobenzene	<5.0	5.0	ug/kg
1,2-Dichlorobenzene	<5.0	5.0	ug/kg
1,4-Dichlorobenzene	<5.0	5.0	ug/kg
Dichlorodifluoromethane (R12)	<5.0	5.0	ug/kg
1,1-Dichloroethane	<5.0	5.0	ug/kg
1,2-Dichloroethane (EDC)	<5.0	5.0	ug/kg
1,1-Dichloroethylene	<5.0	5.0	ug/kg
trans-1,2-Dichloroethylene	<5.0	5.0	ug/kg
cis-1,2-Dichloroethylene	<5.0	5.0	ug/kg

Allen Aminian
 QA/QC Manager

**LABORATORY ANALYSIS RESULTS**

Client: Cal Environmental
Project No: 3472
Project Name: 3057 W. Pico Blvd.

AA Project No: A243835
Date Received: 03/08/17
Date Reported: 03/10/17

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
VOCs by GC/MS - Quality Control										
Batch B7C0917 - EPA 5030B										
Blank (B7C0917-BLK1) Continued										
Prepared & Analyzed: 03/09/17										
2,2-Dichloropropane	<5.0	5.0	ug/kg							
1,2-Dichloropropane	<5.0	5.0	ug/kg							
1,3-Dichloropropane	<5.0	5.0	ug/kg							
1,1-Dichloropropylene	<5.0	5.0	ug/kg							
cis-1,3-Dichloropropylene	<5.0	5.0	ug/kg							
trans-1,3-Dichloropropylene	<5.0	5.0	ug/kg							
Ethylbenzene	<2.0	2.0	ug/kg							
Hexachlorobutadiene	<10	10	ug/kg							
2-Hexanone (MBK)	<50	50	ug/kg							
Isopropylbenzene	<5.0	5.0	ug/kg							
4-Isopropyltoluene	<5.0	5.0	ug/kg							
Methyl-tert-Butyl Ether (MTBE)	<5.0	5.0	ug/kg							
Methylene Chloride	<50	50	ug/kg							
4-Methyl-2-pentanone (MIBK)	<50	50	ug/kg							
Naphthalene	<10	10	ug/kg							
n-Propylbenzene	<5.0	5.0	ug/kg							
Styrene	<5.0	5.0	ug/kg							
1,1,2,2-Tetrachloroethane	<5.0	5.0	ug/kg							
1,1,1,2-Tetrachloroethane	<5.0	5.0	ug/kg							
Tetrachloroethylene (PCE)	<5.0	5.0	ug/kg							
Toluene	<2.0	2.0	ug/kg							
1,2,4-Trichlorobenzene	<5.0	5.0	ug/kg							
1,2,3-Trichlorobenzene	<5.0	5.0	ug/kg							
1,1,2-Trichloroethane	<5.0	5.0	ug/kg							
1,1,1-Trichloroethane	<5.0	5.0	ug/kg							
Trichloroethylene (TCE)	<5.0	5.0	ug/kg							
Trichlorofluoromethane (R11)	<5.0	5.0	ug/kg							
1,2,3-Trichloropropane	<5.0	5.0	ug/kg							
1,1,2-Trichloro-1,2,2-trifluoroethane (R113)	<5.0	5.0	ug/kg							
1,2,4-Trimethylbenzene	<5.0	5.0	ug/kg							
1,3,5-Trimethylbenzene	<5.0	5.0	ug/kg							

Allen Aminian
QA/QC Manager



LABORATORY ANALYSIS RESULTS

Client: Cal Environmental
Project No: 3472
Project Name: 3057 W. Pico Blvd.

AA Project No: A243835
Date Received: 03/08/17
Date Reported: 03/10/17

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
VOCs by GC/MS - Quality Control										
<i>Batch B7C0917 - EPA 5030B</i>										
Blank (B7C0917-BLK1) Continued										
Prepared & Analyzed: 03/09/17										
Vinyl chloride	<5.0	5.0	ug/kg							
o-Xylene	<2.0	2.0	ug/kg							
m,p-Xylenes	<2.0	2.0	ug/kg							
Surrogate: 4-Bromofluorobenzene	104		ug/kg	100		104	70-140			
Surrogate: Dibromofluoromethane	101		ug/kg	100		101	70-140			
Surrogate: Toluene-d8	103		ug/kg	100		103	70-140			
LCS (B7C0917-BS1)										
Prepared & Analyzed: 03/09/17										
Acetone	50.0	50	ug/kg	40		125	70-130			
Benzene	48.8	2.0	ug/kg	40		122	75-125			
Bromobenzene	45.8	5.0	ug/kg	40		114	70-130			
Bromochloromethane	50.0	5.0	ug/kg	40		125	70-130			
Bromodichloromethane	53.0	5.0	ug/kg	40		133	75-125			**
Bromoform	46.1	5.0	ug/kg	40		115	75-125			
Bromomethane	43.7	5.0	ug/kg	40		109	75-125			
2-Butanone (MEK)	43.1	50	ug/kg	40		108	70-130			
sec-Butylbenzene	42.5	5.0	ug/kg	40		106	70-130			
n-Butylbenzene	38.6	5.0	ug/kg	40		96.6	70-130			
tert-Butylbenzene	42.1	5.0	ug/kg	40		105	70-130			
Carbon Disulfide	50.4	5.0	ug/kg	40		126	70-130			
Carbon Tetrachloride	48.1	5.0	ug/kg	40		120	75-125			
Chlorobenzene	42.4	5.0	ug/kg	40		106	75-125			
Chloroethane	42.7	5.0	ug/kg	40		107	75-125			
Chloroform	50.0	5.0	ug/kg	40		125	75-125			
Chloromethane	36.7	5.0	ug/kg	40		91.7	65-125			
4-Chlorotoluene	40.0	5.0	ug/kg	40		100	70-130			
2-Chlorotoluene	43.4	5.0	ug/kg	40		108	70-130			
1,2-Dibromo-3-chloropropane	47.3	10	ug/kg	40		118	70-130			
Dibromochloromethane	46.1	5.0	ug/kg	40		115	75-125			
1,2-Dibromoethane (EDB)	48.0	5.0	ug/kg	40		120	70-130			
Dibromomethane	55.8	5.0	ug/kg	40		139	70-130			**
1,3-Dichlorobenzene	44.7	5.0	ug/kg	40		112	70-130			

Allen Aminian
QA/QC Manager

**LABORATORY ANALYSIS RESULTS**

Client: Cal Environmental
Project No: 3472
Project Name: 3057 W. Pico Blvd.

AA Project No: A243835
Date Received: 03/08/17
Date Reported: 03/10/17

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
VOCs by GC/MS - Quality Control										
Batch B7C0917 - EPA 5030B										
LCS (B7C0917-BS1) Continued					Prepared & Analyzed: 03/09/17					
1,2-Dichlorobenzene	48.8	5.0	ug/kg	40		122	70-130			
1,4-Dichlorobenzene	45.5	5.0	ug/kg	40		114	75-125			
Dichlorodifluoromethane (R12)	44.8	5.0	ug/kg	40		112	70-130			
1,1-Dichloroethane	50.0	5.0	ug/kg	40		125	70-125			
1,2-Dichloroethane (EDC)	52.6	5.0	ug/kg	40		131	75-125			**
1,1-Dichloroethylene	50.2	5.0	ug/kg	40		125	70-130			
trans-1,2-Dichloroethylene	48.9	5.0	ug/kg	40		122	75-125			
cis-1,2-Dichloroethylene	48.2	5.0	ug/kg	40		120	75-125			
2,2-Dichloropropane	49.2	5.0	ug/kg	40		123	70-130			
1,2-Dichloropropane	51.6	5.0	ug/kg	40		129	75-130			
1,3-Dichloropropane	48.4	5.0	ug/kg	40		121	70-130			
1,1-Dichloropropylene	45.7	5.0	ug/kg	40		114	70-130			
cis-1,3-Dichloropropylene	50.0	5.0	ug/kg	40		125	75-125			
trans-1,3-Dichloropropylene	47.8	5.0	ug/kg	40		119	70-130			
Ethylbenzene	41.5	2.0	ug/kg	40		104	75-125			
Hexachlorobutadiene	41.3	10	ug/kg	40		103	70-130			
2-Hexanone (MBK)	44.1	50	ug/kg	40		110	70-130			
Isopropylbenzene	43.3	5.0	ug/kg	40		108	70-130			
4-Isopropyltoluene	42.1	5.0	ug/kg	40		105	70-130			
Methyl-tert-Butyl Ether (MTBE)	103	5.0	ug/kg	80		128	75-125			**
Methylene Chloride	50.1	50	ug/kg	40		125	75-130			
4-Methyl-2-pentanone (MIBK)	32.7	50	ug/kg	40		81.8	70-130			
Naphthalene	46.9	10	ug/kg	40		117	70-130			
n-Propylbenzene	42.6	5.0	ug/kg	40		107	70-130			
Styrene	41.5	5.0	ug/kg	40		104	70-130			
1,1,2,2-Tetrachloroethane	49.4	5.0	ug/kg	40		124	70-135			
1,1,1,2-Tetrachloroethane	42.7	5.0	ug/kg	40		107	70-130			
Tetrachloroethylene (PCE)	40.3	5.0	ug/kg	40		101	75-125			
Toluene	40.7	2.0	ug/kg	40		102	75-125			
1,2,4-Trichlorobenzene	41.3	5.0	ug/kg	40		103	70-130			
1,2,3-Trichlorobenzene	42.9	5.0	ug/kg	40		107	70-130			
1,1,2-Trichloroethane	47.2	5.0	ug/kg	40		118	75-125			

Allen Aminian
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**LABORATORY ANALYSIS RESULTS**

Client: Cal Environmental
Project No: 3472
Project Name: 3057 W. Pico Blvd.

AA Project No: A243835
Date Received: 03/08/17
Date Reported: 03/10/17

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
VOCs by GC/MS - Quality Control										
Batch B7C0917 - EPA 5030B										
LCS (B7C0917-BS1) Continued										
					Prepared & Analyzed: 03/09/17					
1,1,1-Trichloroethane	48.0	5.0	ug/kg	40		120	75-125			
Trichloroethylene (TCE)	49.0	5.0	ug/kg	40		123	75-125			
Trichlorofluoromethane (R11)	42.3	5.0	ug/kg	40		106	70-130			
1,2,3-Trichloropropane	49.6	5.0	ug/kg	40		124	70-130			
1,1,2-Trichloro-1,2,2-trifluoroethane (R113)	42.3	5.0	ug/kg	40		106	70-130			
1,2,4-Trimethylbenzene	45.7	5.0	ug/kg	40		114	70-130			
1,3,5-Trimethylbenzene	44.9	5.0	ug/kg	40		112	70-130			
Vinyl chloride	36.3	5.0	ug/kg	40		90.8	75-125			
o-Xylene	42.8	2.0	ug/kg	40		107	75-125			
m,p-Xylenes	84.3	2.0	ug/kg	80		105	70-130			
Surrogate: 4-Bromofluorobenzene	102		ug/kg	100		102	70-140			
Surrogate: Dibromofluoromethane	112		ug/kg	100		112	70-140			
Surrogate: Toluene-d8	89.1		ug/kg	100		89.1	70-140			
Matrix Spike (B7C0917-MS1)										
					Source: 7C08021-04 Prepared & Analyzed: 03/09/17					
Acetone	37.0	50	ug/kg	40	<50	92.6	70-130			
Benzene	39.0	2.0	ug/kg	40	<2.0	97.4	70-130			
Bromobenzene	38.3	5.0	ug/kg	40	<5.0	95.8	70-130			
Bromochloromethane	44.2	5.0	ug/kg	40	<5.0	110	70-130			
Bromodichloromethane	42.3	5.0	ug/kg	40	<5.0	106	70-130			
Bromoform	39.0	5.0	ug/kg	40	<5.0	97.5	70-130			
Bromomethane	37.4	5.0	ug/kg	40	<5.0	93.4	70-130			
2-Butanone (MEK)	40.1	50	ug/kg	40	<50	100	70-130			
sec-Butylbenzene	33.1	5.0	ug/kg	40	<5.0	82.8	70-130			
n-Butylbenzene	30.7	5.0	ug/kg	40	<5.0	76.8	70-130			
tert-Butylbenzene	32.7	5.0	ug/kg	40	<5.0	81.7	70-130			
Carbon Disulfide	35.9	5.0	ug/kg	40	<5.0	89.8	70-130			
Carbon Tetrachloride	35.3	5.0	ug/kg	40	<5.0	88.2	70-130			
Chlorobenzene	34.7	5.0	ug/kg	40	<5.0	86.7	70-130			
Chloroethane	38.3	5.0	ug/kg	40	<5.0	95.8	70-130			
Chloroform	40.2	5.0	ug/kg	40	<5.0	100	70-130			

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**LABORATORY ANALYSIS RESULTS**

Client: Cal Environmental
Project No: 3472
Project Name: 3057 W. Pico Blvd.

AA Project No: A243835
Date Received: 03/08/17
Date Reported: 03/10/17

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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VOCs by GC/MS - Quality Control

Batch B7C0917 - EPA 5030B

Matrix Spike (B7C0917-MS1) Continued Source: 7C08021-04 Prepared & Analyzed: 03/09/17

Chloromethane	33.5	5.0	ug/kg	40	<5.0	83.7	70-130			
4-Chlorotoluene	31.9	5.0	ug/kg	40	<5.0	79.8	70-130			
2-Chlorotoluene	35.7	5.0	ug/kg	40	<5.0	89.4	70-130			
1,2-Dibromo-3-chloropropane	46.8	10	ug/kg	40	<10	117	70-130			
Dibromochloromethane	39.9	5.0	ug/kg	40	<5.0	99.7	70-130			
1,2-Dibromoethane (EDB)	39.2	5.0	ug/kg	40	<5.0	98.1	70-130			
Dibromomethane	44.6	5.0	ug/kg	40	<5.0	112	70-130			
1,3-Dichlorobenzene	35.4	5.0	ug/kg	40	<5.0	88.4	70-130			
1,2-Dichlorobenzene	39.3	5.0	ug/kg	40	<5.0	98.2	70-130			
1,4-Dichlorobenzene	36.7	5.0	ug/kg	40	<5.0	91.8	70-130			
Dichlorodifluoromethane (R12)	38.8	5.0	ug/kg	40	<5.0	96.9	70-130			
1,1-Dichloroethane	39.1	5.0	ug/kg	40	<5.0	97.8	70-130			
1,2-Dichloroethane (EDC)	46.1	5.0	ug/kg	40	<5.0	115	70-130			
1,1-Dichloroethylene	36.7	5.0	ug/kg	40	<5.0	91.8	70-130			
trans-1,2-Dichloroethylene	37.5	5.0	ug/kg	40	<5.0	93.8	70-130			
cis-1,2-Dichloroethylene	40.9	5.0	ug/kg	40	<5.0	102	70-130			
2,2-Dichloropropane	36.8	5.0	ug/kg	40	<5.0	92.0	70-130			
1,2-Dichloropropane	42.5	5.0	ug/kg	40	<5.0	106	70-130			
1,3-Dichloropropane	40.5	5.0	ug/kg	40	<5.0	101	70-130			
1,1-Dichloropropylene	33.1	5.0	ug/kg	40	<5.0	82.8	70-130			
cis-1,3-Dichloropropylene	44.2	5.0	ug/kg	40	<5.0	110	70-130			
trans-1,3-Dichloropropylene	39.3	5.0	ug/kg	40	<5.0	98.3	70-130			
Ethylbenzene	33.6	2.0	ug/kg	40	<2.0	84.0	70-130			
Hexachlorobutadiene	33.8	10	ug/kg	40	<10	84.4	70-130			
2-Hexanone (MBK)	36.5	50	ug/kg	40	<50	91.3	70-130			
Isopropylbenzene	33.6	5.0	ug/kg	40	<5.0	83.9	70-130			
4-Isopropyltoluene	33.2	5.0	ug/kg	40	<5.0	83.1	70-130			
Methyl-tert-Butyl Ether (MTBE)	93.5	5.0	ug/kg	80	<5.0	117	70-130			
Methylene Chloride	41.3	50	ug/kg	40	<50	103	70-130			
4-Methyl-2-pentanone (MIBK)	39.9	50	ug/kg	40	<50	99.8	70-130			
Naphthalene	41.6	10	ug/kg	40	<10	104	70-130			
n-Propylbenzene	32.9	5.0	ug/kg	40	<5.0	82.2	70-130			

Allen Aminian
QA/QC Manager

**LABORATORY ANALYSIS RESULTS**

Client: Cal Environmental
Project No: 3472
Project Name: 3057 W. Pico Blvd.

AA Project No: A243835
Date Received: 03/08/17
Date Reported: 03/10/17

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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VOCs by GC/MS - Quality Control

Batch B7C0917 - EPA 5030B

Matrix Spike (B7C0917-MS1) Continued Source: 7C08021-04 Prepared & Analyzed: 03/09/17

Styrene	34.1	5.0	ug/kg	40	<5.0	85.4	70-130			
1,1,2,2-Tetrachloroethane	39.7	5.0	ug/kg	40	<5.0	99.2	70-130			
1,1,1,2-Tetrachloroethane	37.7	5.0	ug/kg	40	<5.0	94.2	70-130			
Tetrachloroethylene (PCE)	31.3	5.0	ug/kg	40	<5.0	78.2	70-130			
Toluene	33.1	2.0	ug/kg	40	<2.0	82.6	70-130			
1,2,4-Trichlorobenzene	33.7	5.0	ug/kg	40	<5.0	84.2	70-130			
1,2,3-Trichlorobenzene	37.5	5.0	ug/kg	40	<5.0	93.7	70-130			
1,1,2-Trichloroethane	39.2	5.0	ug/kg	40	<5.0	98.0	70-130			
1,1,1-Trichloroethane	36.9	5.0	ug/kg	40	<5.0	92.2	70-130			
Trichloroethylene (TCE)	38.7	5.0	ug/kg	40	<5.0	96.6	70-130			
Trichlorofluoromethane (R11)	38.4	5.0	ug/kg	40	<5.0	96.0	70-130			
1,2,3-Trichloropropane	41.1	5.0	ug/kg	40	<5.0	103	70-130			
1,1,2-Trichloro-1,2,2-trifluoroethane (R113)	38.4	5.0	ug/kg	40	<5.0	96.0	70-130			
1,2,4-Trimethylbenzene	36.3	5.0	ug/kg	40	<5.0	90.7	70-130			
1,3,5-Trimethylbenzene	35.7	5.0	ug/kg	40	<5.0	89.2	70-130			
Vinyl chloride	32.7	5.0	ug/kg	40	<5.0	81.7	70-130			
o-Xylene	34.8	2.0	ug/kg	40	<2.0	87.0	70-130			
m,p-Xylenes	67.0	2.0	ug/kg	80	<2.0	83.8	70-130			
Surrogate: 4-Bromofluorobenzene	106		ug/kg	100		106	70-140			
Surrogate: Dibromofluoromethane	113		ug/kg	100		113	70-140			
Surrogate: Toluene-d8	92.4		ug/kg	100		92.4	70-140			

Matrix Spike Dup (B7C0917-MSD1) Source: 7C08021-04 Prepared & Analyzed: 03/09/17

Acetone	24.6	50	ug/kg	40	<50	61.4	70-130	40.4	40	QM-07
Benzene	44.9	2.0	ug/kg	40	<2.0	112	70-130	14.1	40	
Bromobenzene	44.9	5.0	ug/kg	40	<5.0	112	70-130	15.9	40	
Bromochloromethane	43.0	5.0	ug/kg	40	<5.0	107	70-130	2.85	40	
Bromodichloromethane	45.9	5.0	ug/kg	40	<5.0	115	70-130	8.08	40	
Bromoform	36.6	5.0	ug/kg	40	<5.0	91.5	70-130	6.35	40	
Bromomethane	39.7	5.0	ug/kg	40	<5.0	99.2	70-130	6.07	40	
2-Butanone (MEK)	34.0	50	ug/kg	40	<50	85.0	70-130	16.5	40	

Allen Aminian
QA/QC Manager

**LABORATORY ANALYSIS RESULTS**

Client: Cal Environmental
Project No: 3472
Project Name: 3057 W. Pico Blvd.

AA Project No: A243835
Date Received: 03/08/17
Date Reported: 03/10/17

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
VOCs by GC/MS - Quality Control										
Batch B7C0917 - EPA 5030B										
Matrix Spike Dup (B7C0917-MSD1) Source: 7C08021-04 Prepared & Analyzed: 03/09/17										
Continued										
sec-Butylbenzene	44.2	5.0	ug/kg	40	<5.0	110	70-130	28.5	40	
n-Butylbenzene	40.8	5.0	ug/kg	40	<5.0	102	70-130	28.3	40	
tert-Butylbenzene	43.3	5.0	ug/kg	40	<5.0	108	70-130	27.9	40	
Carbon Disulfide	46.5	5.0	ug/kg	40	<5.0	116	70-130	25.7	40	
Carbon Tetrachloride	42.9	5.0	ug/kg	40	<5.0	107	70-130	19.5	40	
Chlorobenzene	41.2	5.0	ug/kg	40	<5.0	103	70-130	17.2	40	
Chloroethane	37.8	5.0	ug/kg	40	<5.0	94.6	70-130	1.21	40	
Chloroform	45.8	5.0	ug/kg	40	<5.0	114	70-130	13.1	40	
Chloromethane	34.1	5.0	ug/kg	40	<5.0	85.2	70-130	1.78	40	
4-Chlorotoluene	38.2	5.0	ug/kg	40	<5.0	95.6	70-130	18.0	40	
2-Chlorotoluene	43.2	5.0	ug/kg	40	<5.0	108	70-130	18.9	40	
1,2-Dibromo-3-chloropropane	41.0	10	ug/kg	40	<10	102	70-130	13.4	40	
Dibromochloromethane	40.2	5.0	ug/kg	40	<5.0	100	70-130	0.799	40	
1,2-Dibromoethane (EDB)	38.6	5.0	ug/kg	40	<5.0	96.6	70-130	1.59	40	
Dibromomethane	44.3	5.0	ug/kg	40	<5.0	111	70-130	0.720	40	
1,3-Dichlorobenzene	42.8	5.0	ug/kg	40	<5.0	107	70-130	19.0	40	
1,2-Dichlorobenzene	44.6	5.0	ug/kg	40	<5.0	111	70-130	12.5	40	
1,4-Dichlorobenzene	44.5	5.0	ug/kg	40	<5.0	111	70-130	19.3	40	
Dichlorodifluoromethane (R12)	37.7	5.0	ug/kg	40	<5.0	94.2	70-130	2.83	40	
1,1-Dichloroethane	45.8	5.0	ug/kg	40	<5.0	114	70-130	15.8	40	
1,2-Dichloroethane (EDC)	44.9	5.0	ug/kg	40	<5.0	112	70-130	2.64	40	
1,1-Dichloroethylene	47.6	5.0	ug/kg	40	<5.0	119	70-130	25.9	40	
trans-1,2-Dichloroethylene	45.5	5.0	ug/kg	40	<5.0	114	70-130	19.1	40	
cis-1,2-Dichloroethylene	48.7	5.0	ug/kg	40	<5.0	122	70-130	17.4	40	
2,2-Dichloropropane	44.8	5.0	ug/kg	40	<5.0	112	70-130	19.7	40	
1,2-Dichloropropane	46.4	5.0	ug/kg	40	<5.0	116	70-130	8.91	40	
1,3-Dichloropropane	39.2	5.0	ug/kg	40	<5.0	97.9	70-130	3.27	40	
1,1-Dichloropropylene	43.4	5.0	ug/kg	40	<5.0	109	70-130	27.0	40	
cis-1,3-Dichloropropylene	46.1	5.0	ug/kg	40	<5.0	115	70-130	4.16	40	
trans-1,3-Dichloropropylene	39.0	5.0	ug/kg	40	<5.0	97.6	70-130	0.715	40	
Ethylbenzene	41.7	2.0	ug/kg	40	<2.0	104	70-130	21.6	40	

Allen Aminian
QA/QC Manager

**LABORATORY ANALYSIS RESULTS**

Client: Cal Environmental
Project No: 3472
Project Name: 3057 W. Pico Blvd.

AA Project No: A243835
Date Received: 03/08/17
Date Reported: 03/10/17

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
VOCs by GC/MS - Quality Control										
Batch B7C0917 - EPA 5030B										
Matrix Spike Dup (B7C0917-MSD1) Source: 7C08021-04 Prepared & Analyzed: 03/09/17										
Continued										
Hexachlorobutadiene	42.9	10	ug/kg	40	<10	107	70-130	23.8	40	
2-Hexanone (MBK)	29.0	50	ug/kg	40	<50	72.6	70-130	22.9	40	
Isopropylbenzene	45.0	5.0	ug/kg	40	<5.0	112	70-130	29.1	40	
4-Isopropyltoluene	43.8	5.0	ug/kg	40	<5.0	110	70-130	27.4	40	
Methyl-tert-Butyl Ether (MTBE)	88.1	5.0	ug/kg	80	<5.0	110	70-130	6.04	40	
Methylene Chloride	43.1	50	ug/kg	40	<50	108	70-130	4.26	40	
4-Methyl-2-pentanone (MIBK)	38.1	50	ug/kg	40	<50	95.2	70-130	4.72	40	
Naphthalene	43.2	10	ug/kg	40	<10	108	70-130	3.73	40	
n-Propylbenzene	43.2	5.0	ug/kg	40	<5.0	108	70-130	27.1	40	
Styrene	39.0	5.0	ug/kg	40	<5.0	97.4	70-130	13.2	40	
1,1,2,2-Tetrachloroethane	39.3	5.0	ug/kg	40	<5.0	98.2	70-130	1.06	40	
1,1,1,2-Tetrachloroethane	41.9	5.0	ug/kg	40	<5.0	105	70-130	10.6	40	
Tetrachloroethylene (PCE)	40.4	5.0	ug/kg	40	<5.0	101	70-130	25.5	40	
Toluene	40.1	2.0	ug/kg	40	<2.0	100	70-130	19.2	40	
1,2,4-Trichlorobenzene	41.8	5.0	ug/kg	40	<5.0	104	70-130	21.6	40	
1,2,3-Trichlorobenzene	41.1	5.0	ug/kg	40	<5.0	103	70-130	9.26	40	
1,1,2-Trichloroethane	39.5	5.0	ug/kg	40	<5.0	98.8	70-130	0.915	40	
1,1,1-Trichloroethane	45.8	5.0	ug/kg	40	<5.0	114	70-130	21.5	40	
Trichloroethylene (TCE)	46.6	5.0	ug/kg	40	<5.0	116	70-130	18.6	40	
Trichlorofluoromethane (R11)	41.4	5.0	ug/kg	40	<5.0	104	70-130	7.52	40	
1,2,3-Trichloropropane	39.3	5.0	ug/kg	40	<5.0	98.2	70-130	4.48	40	
1,1,2-Trichloro-1,2,2-trifluoroethane (R113)	41.4	5.0	ug/kg	40	<5.0	104	70-130	7.52	40	
1,2,4-Trimethylbenzene	47.9	5.0	ug/kg	40	<5.0	120	70-130	27.5	40	
1,3,5-Trimethylbenzene	46.8	5.0	ug/kg	40	<5.0	117	70-130	26.9	40	
Vinyl chloride	33.1	5.0	ug/kg	40	<5.0	82.8	70-130	1.28	40	
o-Xylene	42.2	2.0	ug/kg	40	<2.0	105	70-130	19.2	40	
m,p-Xylenes	82.6	2.0	ug/kg	80	<2.0	103	70-130	20.8	40	
Surrogate: 4-Bromofluorobenzene	105		ug/kg	100		105	70-140			
Surrogate: Dibromofluoromethane	103		ug/kg	100		103	70-140			

Allen Aminian
QA/QC Manager

**LABORATORY ANALYSIS RESULTS**

Client: Cal Environmental
Project No: 3472
Project Name: 3057 W. Pico Blvd.

AA Project No: A243835
Date Received: 03/08/17
Date Reported: 03/10/17

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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VOCs by GC/MS - Quality Control

Batch B7C0917 - EPA 5030B

Matrix Spike Dup (B7C0917-MSD1) Source: 7C08021-04 Prepared & Analyzed: 03/09/17
Continued

Surrogate: Toluene-d8 92.0 ug/kg 100 92.0 70-140

Carbon Chain by GC/FID - Quality Control

Batch B7C0919 - EPA 3550B

Blank (B7C0919-BLK1) Prepared & Analyzed: 03/09/17

C6-C8	<1.0	1.0	mg/kg
C8-C10	<1.0	1.0	mg/kg
C10-C12	<1.0	1.0	mg/kg
C12-C14	<1.0	1.0	mg/kg
C14-C16	<1.0	1.0	mg/kg
C16-C18	<1.0	1.0	mg/kg
C18-C20	<1.0	1.0	mg/kg
C20-C22	<1.0	1.0	mg/kg
C22-C24	<1.0	1.0	mg/kg
C24-C26	<1.0	1.0	mg/kg
C26-C28	<1.0	1.0	mg/kg
C28-C32	<1.0	1.0	mg/kg
C32-C34	<1.0	1.0	mg/kg
C34-C36	<1.0	1.0	mg/kg
C36-C40	<1.0	1.0	mg/kg
C40-C44	<1.0	1.0	mg/kg
TPH (C6-C44)	<10	10	mg/kg

Surrogate: o-Terphenyl 11.4 mg/kg 10 114 50-150

LCS (B7C0919-BS1) Prepared & Analyzed: 03/09/17

Diesel Range Organics as Diesel 188 10 mg/kg 200 94.1 75-125

Surrogate: o-Terphenyl 14.9 mg/kg 10 149 50-150

LCS Dup (B7C0919-BSD1) Prepared & Analyzed: 03/09/17

Diesel Range Organics as Diesel 195 10 mg/kg 200 97.7 75-125 3.75 40

Surrogate: o-Terphenyl 13.7 mg/kg 10 137 50-150

Matrix Spike (B7C0919-MS1) Source: 7C08021-01 Prepared & Analyzed: 03/09/17

Allen Aminian
QA/QC Manager

**LABORATORY ANALYSIS RESULTS**

Client: Cal Environmental
Project No: 3472
Project Name: 3057 W. Pico Blvd.

AA Project No: A243835
Date Received: 03/08/17
Date Reported: 03/10/17

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Carbon Chain by GC/FID - Quality Control

Batch B7C0919 - EPA 3550B

Matrix Spike (B7C0919-MS1) Continued Source: 7C08021-01 Prepared & Analyzed: 03/09/17

Diesel Range Organics as Diesel **191** 10 mg/kg 200 95.5 70-130

Surrogate: o-Terphenyl 14.3 mg/kg 10 143 50-150

Matrix Spike Dup (B7C0919-MSD1) Source: 7C08021-01 Prepared & Analyzed: 03/09/17

Diesel Range Organics as Diesel **187** 10 mg/kg 200 93.3 70-130 2.39 40

Surrogate: o-Terphenyl 14.9 mg/kg 10 149 50-150

Total Metals CAM 17 - Quality Control

Batch B7C1003 - EPA 3050B

Blank (B7C1003-BLK1)

Prepared: 03/09/17 Analyzed: 03/10/17

Antimony	<10	10	mg/kg
Arsenic	<0.50	0.50	mg/kg
Barium	<10	10	mg/kg
Beryllium	<1.0	1.0	mg/kg
Cadmium	<1.0	1.0	mg/kg
Chromium	<3.0	3.0	mg/kg
Cobalt	<3.0	3.0	mg/kg
Copper	<3.0	3.0	mg/kg
Lead	<3.0	3.0	mg/kg
Molybdenum	<5.0	5.0	mg/kg
Nickel	<3.0	3.0	mg/kg
Selenium	<0.50	0.50	mg/kg
Silver	<1.0	1.0	mg/kg
Thallium	<5.0	5.0	mg/kg
Vanadium	<10	10	mg/kg
Zinc	<3.0	3.0	mg/kg

LCS (B7C1003-BS1)

Prepared: 03/09/17 Analyzed: 03/10/17

Antimony	51.0	10	mg/kg	50	102	80-120
Arsenic	49.0	0.50	mg/kg	50	98.0	80-120
Barium	50.8	10	mg/kg	50	102	80-120
Beryllium	50.5	1.0	mg/kg	50	101	80-120
Cadmium	51.4	1.0	mg/kg	50	103	80-120

Allen Aminian
QA/QC Manager

**LABORATORY ANALYSIS RESULTS**

Client: Cal Environmental
Project No: 3472
Project Name: 3057 W. Pico Blvd.

AA Project No: A243835
Date Received: 03/08/17
Date Reported: 03/10/17

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Total Metals CAM 17 - Quality Control										
Batch B7C1003 - EPA 3050B										
LCS (B7C1003-BS1) Continued										
					Prepared: 03/09/17 Analyzed: 03/10/17					
Chromium	51.0	3.0	mg/kg	50		102	80-120			
Cobalt	51.8	3.0	mg/kg	50		104	80-120			
Copper	49.0	3.0	mg/kg	50		98.0	80-120			
Lead	50.8	3.0	mg/kg	50		102	80-120			
Molybdenum	50.6	5.0	mg/kg	50		101	80-120			
Nickel	52.0	3.0	mg/kg	50		104	80-120			
Selenium	49.6	0.50	mg/kg	50		99.2	80-120			
Silver	50.9	1.0	mg/kg	50		102	80-120			
Thallium	50.4	5.0	mg/kg	50		101	80-120			
Vanadium	50.4	10	mg/kg	50		101	80-120			
Zinc	51.5	3.0	mg/kg	50		103	80-120			
LCS Dup (B7C1003-BSD1)										
					Prepared: 03/09/17 Analyzed: 03/10/17					
Antimony	51.3	10	mg/kg	50		103	80-120	0.685	20	
Arsenic	49.0	0.50	mg/kg	50		97.9	80-120	0.0919	20	
Barium	51.2	10	mg/kg	50		102	80-120	0.785	20	
Beryllium	50.5	1.0	mg/kg	50		101	80-120	0.00	20	
Cadmium	51.2	1.0	mg/kg	50		102	80-120	0.390	20	
Chromium	51.2	3.0	mg/kg	50		102	80-120	0.391	20	
Cobalt	51.8	3.0	mg/kg	50		104	80-120	0.193	20	
Copper	49.4	3.0	mg/kg	50		98.8	80-120	0.864	20	
Lead	50.8	3.0	mg/kg	50		102	80-120	0.197	20	
Molybdenum	51.4	5.0	mg/kg	50		103	80-120	1.47	20	
Nickel	52.2	3.0	mg/kg	50		104	80-120	0.288	20	
Selenium	49.7	0.50	mg/kg	50		99.5	80-120	0.302	20	
Silver	51.2	1.0	mg/kg	50		102	80-120	0.685	20	
Thallium	51.2	5.0	mg/kg	50		102	80-120	1.58	20	
Vanadium	50.6	10	mg/kg	50		101	80-120	0.297	20	
Zinc	51.5	3.0	mg/kg	50		103	80-120	0.00	20	
Duplicate (B7C1003-DUP1)										
					Source: 7C08021-01 Prepared: 03/09/17 Analyzed: 03/10/17					
Antimony	<10	10	mg/kg		<10				40	
Arsenic	1.67	0.50	mg/kg		1.76			4.96	40	

Allen Aminian
QA/QC Manager

**LABORATORY ANALYSIS RESULTS**

Client: Cal Environmental
Project No: 3472
Project Name: 3057 W. Pico Blvd.

AA Project No: A243835
Date Received: 03/08/17
Date Reported: 03/10/17

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Total Metals CAM 17 - Quality Control										
<i>Batch B7C1003 - EPA 3050B</i>										
Duplicate (B7C1003-DUP1) Continued Source: 7C08021-01 Prepared: 03/09/17 Analyzed: 03/10/17										
Barium	212	10	mg/kg		154			31.4	40	
Beryllium	<1.0	1.0	mg/kg		<1.0				40	
Cadmium	<1.0	1.0	mg/kg		<1.0				40	
Chromium	13.0	3.0	mg/kg		13.3			1.71	40	
Cobalt	10.2	3.0	mg/kg		6.84			38.9	40	
Copper	6.43	3.0	mg/kg		5.22			20.9	40	
Lead	<3.0	3.0	mg/kg		<3.0				40	
Molybdenum	<5.0	5.0	mg/kg		<5.0				40	
Nickel	7.90	3.0	mg/kg		7.01			12.0	40	
Selenium	<0.50	0.50	mg/kg		<0.50				40	
Silver	<1.0	1.0	mg/kg		<1.0				40	
Thallium	<5.0	5.0	mg/kg		<5.0				40	
Vanadium	32.7	10	mg/kg		34.2			4.35	40	
Zinc	19.0	3.0	mg/kg		20.4			7.38	40	

Total Metals CAM 17 - Quality Control

Batch B7C0921 - EPA 7471A Prep

Blank (B7C0921-BLK1)

Prepared & Analyzed: 03/09/17

Mercury <0.020 0.020 mg/kg

LCS (B7C0921-BS1)

Prepared & Analyzed: 03/09/17

Mercury 0.506 0.020 mg/kg 0.50 101 80-120

LCS Dup (B7C0921-BSD1)

Prepared & Analyzed: 03/09/17

Mercury 0.498 0.020 mg/kg 0.50 99.7 80-120 1.49 25

Duplicate (B7C0921-DUP1)

Source: 7C08021-01 Prepared & Analyzed: 03/09/17

Mercury 0.0330 0.020 mg/kg 0.0255 25.6 25 QR-01

Matrix Spike (B7C0921-MS1)

Source: 7C08021-07 Prepared & Analyzed: 03/09/17

Mercury 0.642 0.020 mg/kg 0.50 0.0740 114 75-125

Matrix Spike Dup (B7C0921-MSD1)

Source: 7C08021-07 Prepared & Analyzed: 03/09/17

Mercury 0.582 0.020 mg/kg 0.50 0.0740 102 75-125 9.73 25

Allen Aminian
QA/QC Manager



LABORATORY ANALYSIS RESULTS

Client: Cal Environmental
Project No: 3472
Project Name: 3057 W. Pico Blvd.

AA Project No: A243835
Date Received: 03/08/17
Date Reported: 03/10/17

Special Notes

- [1] = ** : Analyte recovery exceeded the upper control limit.
- [2] = QM-07 : The spike recovery was outside acceptance limits for the MS and/or MSD. The batch was accepted based on acceptable LCS recovery.
- [3] = QR-01 : Analyses are not controlled on RPD values from sample concentrations less than 10 times the reporting limit. QC batch accepted based on LCS and/or LCSD QC results.

Allen Aminian
QA/QC Manager

10 March 2017

Mr. Charlie Buckley
California Environmental
30423 Canwood Street, Suite 208
Agoura Hills, CA 91301

H&P Project: CE030817-SB2B
Client Project: 3472 / 3057 W Pico Blvd

Dear Mr. Charlie Buckley:

Enclosed is the analytical report for the above referenced project. The data herein applies to samples as received by H&P Mobile Geochemistry, Inc. on 08-Mar-17 which were analyzed in accordance with the attached Chain of Custody record(s).

The results for all sample analyses and required QA/QC analyses are presented in the following sections and summarized in the documents:

- Sample Summary
- Case Narrative (if applicable)
- Sample Results
- Quality Control Summary
- Notes and Definitions / Appendix
- Chain of Custody
- Sampling Logs (if applicable)

Unless otherwise noted, I certify that all analyses were performed and reviewed in compliance with our Quality Systems Manual and Standard Operating Procedures. This report shall not be reproduced, except in full, without the written approval of H&P Mobile Geochemistry, Inc.

We at H&P Mobile Geochemistry, Inc. sincerely appreciate the opportunity to provide analytical services to you on this project. If you have any questions or concerns regarding this analytical report, please contact me at your convenience at 760-804-9678.

Sincerely,



Janis La Roux
Laboratory Director

H&P Mobile Geochemistry, Inc. is certified under the California ELAP and the National Environmental Laboratory Accreditation Conference (NELAC). H&P is approved as an Environmental Testing Laboratory and Mobile Laboratory in accordance with the DoD-ELAP Program and ISO/IEC 17025:2005 programs, accreditation number 69070 for EPA Method TO-15, H&P Method TO-15 and H&P 8260SV.



California Environmental
30423 Canwood Street, Suite 208
Agoura Hills, CA 91301

Project: CE030817-SB2B
Project Number: 3472 / 3057 W Pico Blvd
Project Manager: Mr. Charlie Buckley

Reported:
10-Mar-17 10:22

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
CEB1-5	E703041-01	Vapor	08-Mar-17	08-Mar-17
CEB1-5 REP	E703041-02	Vapor	08-Mar-17	08-Mar-17
CEB4-5	E703041-03	Vapor	08-Mar-17	08-Mar-17
CEB3-10	E703041-04	Vapor	08-Mar-17	08-Mar-17
CEB2-10	E703041-05	Vapor	08-Mar-17	08-Mar-17
CEB2-5	E703041-06	Vapor	08-Mar-17	08-Mar-17
CEB5-7	E703041-07	Vapor	08-Mar-17	08-Mar-17

California Environmental
30423 Canwood Street, Suite 208
Agoura Hills, CA 91301

Project: CE030817-SB2B
Project Number: 3472 / 3057 W Pico Blvd
Project Manager: Mr. Charlie Buckley

Reported:
10-Mar-17 10:22

DETECTIONS SUMMARY

Sample ID: **CEB1-5**

Laboratory ID: **E703041-01**

Analyte	Result	Reporting Limit	Units	Method	Notes
Benzene	0.12	0.10	ug/l	H&P 8260SV	

Sample ID: **CEB1-5 REP**

Laboratory ID: **E703041-02**

Analyte	Result	Reporting Limit	Units	Method	Notes
Benzene	0.12	0.10	ug/l	H&P 8260SV	

Sample ID: **CEB4-5**

Laboratory ID: **E703041-03**

Analyte	Result	Reporting Limit	Units	Method	Notes
Benzene	0.14	0.10	ug/l	H&P 8260SV	

Sample ID: **CEB3-10**

Laboratory ID: **E703041-04**

Analyte	Result	Reporting Limit	Units	Method	Notes
Tetrachloroethene	0.20	0.10	ug/l	H&P 8260SV	

Sample ID: **CEB2-10**

Laboratory ID: **E703041-05**

Analyte	Result	Reporting Limit	Units	Method	Notes
Benzene	0.10	0.10	ug/l	H&P 8260SV	

Sample ID: **CEB2-5**

Laboratory ID: **E703041-06**

Analyte	Result	Reporting Limit	Units	Method	Notes
No Detections Reported					

Sample ID: **CEB5-7**

Laboratory ID: **E703041-07**

Analyte	Result	Reporting Limit	Units	Method	Notes
Benzene	0.12	0.10	ug/l	H&P 8260SV	

California Environmental
30423 Canwood Street, Suite 208
Agoura Hills, CA 91301

Project: CE030817-SB2B
Project Number: 3472 / 3057 W Pico Blvd
Project Manager: Mr. Charlie Buckley

Reported:
10-Mar-17 10:22

Volatile Organic Compounds by H&P 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
CEB1-5 (E703041-01) Vapor Sampled: 08-Mar-17 Received: 08-Mar-17									
1,1-Difluoroethane (LCC)	ND	0.50	ug/l	0.05	EC70812	08-Mar-17	08-Mar-17	H&P 8260SV	
Dichlorodifluoromethane (F12)	ND	0.50	"	"	"	"	"	"	
Chloromethane	ND	0.50	"	"	"	"	"	"	
Vinyl chloride	ND	0.05	"	"	"	"	"	"	
Bromomethane	ND	0.50	"	"	"	"	"	"	
Chloroethane	ND	0.50	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	0.50	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.50	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	0.50	"	"	"	"	"	"	
1,1,2 Trichlorotrifluoroethane (F113)	ND	0.50	"	"	"	"	"	"	
Methyl tertiary-butyl ether (MTBE)	ND	0.50	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.50	"	"	"	"	"	"	
Diisopropyl ether (DIPE)	ND	1.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.50	"	"	"	"	"	"	
Ethyl tert-butyl ether (ETBE)	ND	1.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.50	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.50	"	"	"	"	"	"	
Chloroform	ND	0.10	"	"	"	"	"	"	
Bromochloromethane	ND	0.50	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.50	"	"	"	"	"	"	
1,1-Dichloropropene	ND	0.50	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.10	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	0.10	"	"	"	"	"	"	
Tertiary-amyl methyl ether (TAME)	ND	1.0	"	"	"	"	"	"	
Benzene	0.12	0.10	"	"	"	"	"	"	
Trichloroethene	ND	0.10	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.50	"	"	"	"	"	"	
Bromodichloromethane	ND	0.50	"	"	"	"	"	"	
Dibromomethane	ND	0.50	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	"	
Toluene	ND	1.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.50	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.50	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.50	"	"	"	"	"	"	
Tetrachloroethene	ND	0.10	"	"	"	"	"	"	
Dibromochloromethane	ND	0.50	"	"	"	"	"	"	
Chlorobenzene	ND	0.10	"	"	"	"	"	"	

California Environmental
30423 Canwood Street, Suite 208
Agoura Hills, CA 91301

Project: CE030817-SB2B
Project Number: 3472 / 3057 W Pico Blvd
Project Manager: Mr. Charlie Buckley

Reported:
10-Mar-17 10:22

Volatile Organic Compounds by H&P 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
CEB1-5 (E703041-01) Vapor Sampled: 08-Mar-17 Received: 08-Mar-17									
Ethylbenzene	ND	0.50	ug/l	0.05	EC70812	08-Mar-17	08-Mar-17	H&P 8260SV	
1,1,1,2-Tetrachloroethane	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	0.50	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Styrene	ND	0.50	"	"	"	"	"	"	
Bromoform	ND	0.50	"	"	"	"	"	"	
Isopropylbenzene (Cumene)	ND	0.50	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.50	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.50	"	"	"	"	"	"	
n-Propylbenzene	ND	0.50	"	"	"	"	"	"	
Bromobenzene	ND	0.50	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.50	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.50	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.50	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.50	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.50	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.50	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.50	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
n-Butylbenzene	ND	0.50	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.50	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.50	"	"	"	"	"	"	
Naphthalene	ND	0.10	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.50	"	"	"	"	"	"	
Tertiary-butyl alcohol (TBA)	ND	5.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		106 %	75-125		"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		109 %	75-125		"	"	"	"	
Surrogate: Toluene-d8		104 %	75-125		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		99.5 %	75-125		"	"	"	"	

California Environmental
30423 Canwood Street, Suite 208
Agoura Hills, CA 91301

Project: CE030817-SB2B
Project Number: 3472 / 3057 W Pico Blvd
Project Manager: Mr. Charlie Buckley

Reported:
10-Mar-17 10:22

Volatile Organic Compounds by H&P 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
CEB1-5 REP (E703041-02) Vapor Sampled: 08-Mar-17 Received: 08-Mar-17									
1,1-Difluoroethane (LCC)	ND	0.50	ug/l	0.05	EC70812	08-Mar-17	08-Mar-17	H&P 8260SV	
Dichlorodifluoromethane (F12)	ND	0.50	"	"	"	"	"	"	
Chloromethane	ND	0.50	"	"	"	"	"	"	
Vinyl chloride	ND	0.05	"	"	"	"	"	"	
Bromomethane	ND	0.50	"	"	"	"	"	"	
Chloroethane	ND	0.50	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	0.50	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.50	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	0.50	"	"	"	"	"	"	
1,1,2 Trichlorotrifluoroethane (F113)	ND	0.50	"	"	"	"	"	"	
Methyl tertiary-butyl ether (MTBE)	ND	0.50	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.50	"	"	"	"	"	"	
Diisopropyl ether (DIPE)	ND	1.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.50	"	"	"	"	"	"	
Ethyl tert-butyl ether (ETBE)	ND	1.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.50	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.50	"	"	"	"	"	"	
Chloroform	ND	0.10	"	"	"	"	"	"	
Bromochloromethane	ND	0.50	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.50	"	"	"	"	"	"	
1,1-Dichloropropene	ND	0.50	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.10	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	0.10	"	"	"	"	"	"	
Tertiary-amyl methyl ether (TAME)	ND	1.0	"	"	"	"	"	"	
Benzene	0.12	0.10	"	"	"	"	"	"	
Trichloroethene	ND	0.10	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.50	"	"	"	"	"	"	
Bromodichloromethane	ND	0.50	"	"	"	"	"	"	
Dibromomethane	ND	0.50	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	"	
Toluene	ND	1.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.50	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.50	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.50	"	"	"	"	"	"	
Tetrachloroethene	ND	0.10	"	"	"	"	"	"	
Dibromochloromethane	ND	0.50	"	"	"	"	"	"	
Chlorobenzene	ND	0.10	"	"	"	"	"	"	

California Environmental
30423 Canwood Street, Suite 208
Agoura Hills, CA 91301

Project: CE030817-SB2B
Project Number: 3472 / 3057 W Pico Blvd
Project Manager: Mr. Charlie Buckley

Reported:
10-Mar-17 10:22

Volatile Organic Compounds by H&P 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
CEB1-5 REP (E703041-02) Vapor Sampled: 08-Mar-17 Received: 08-Mar-17									
Ethylbenzene	ND	0.50	ug/l	0.05	EC70812	08-Mar-17	08-Mar-17	H&P 8260SV	
1,1,1,2-Tetrachloroethane	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	0.50	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Styrene	ND	0.50	"	"	"	"	"	"	
Bromoform	ND	0.50	"	"	"	"	"	"	
Isopropylbenzene (Cumene)	ND	0.50	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.50	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.50	"	"	"	"	"	"	
n-Propylbenzene	ND	0.50	"	"	"	"	"	"	
Bromobenzene	ND	0.50	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.50	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.50	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.50	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.50	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.50	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.50	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.50	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
n-Butylbenzene	ND	0.50	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.50	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.50	"	"	"	"	"	"	
Naphthalene	ND	0.10	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.50	"	"	"	"	"	"	
Tertiary-butyl alcohol (TBA)	ND	5.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		112 %	75-125		"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		116 %	75-125		"	"	"	"	
Surrogate: Toluene-d8		106 %	75-125		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		99.2 %	75-125		"	"	"	"	

California Environmental
30423 Canwood Street, Suite 208
Agoura Hills, CA 91301

Project: CE030817-SB2B
Project Number: 3472 / 3057 W Pico Blvd
Project Manager: Mr. Charlie Buckley

Reported:
10-Mar-17 10:22

Volatile Organic Compounds by H&P 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
CEB4-5 (E703041-03) Vapor Sampled: 08-Mar-17 Received: 08-Mar-17									
1,1-Difluoroethane (LCC)	ND	0.50	ug/l	0.05	EC70812	08-Mar-17	08-Mar-17	H&P 8260SV	
Dichlorodifluoromethane (F12)	ND	0.50	"	"	"	"	"	"	
Chloromethane	ND	0.50	"	"	"	"	"	"	
Vinyl chloride	ND	0.05	"	"	"	"	"	"	
Bromomethane	ND	0.50	"	"	"	"	"	"	
Chloroethane	ND	0.50	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	0.50	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.50	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	0.50	"	"	"	"	"	"	
1,1,2 Trichlorotrifluoroethane (F113)	ND	0.50	"	"	"	"	"	"	
Methyl tertiary-butyl ether (MTBE)	ND	0.50	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.50	"	"	"	"	"	"	
Diisopropyl ether (DIPE)	ND	1.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.50	"	"	"	"	"	"	
Ethyl tert-butyl ether (ETBE)	ND	1.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.50	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.50	"	"	"	"	"	"	
Chloroform	ND	0.10	"	"	"	"	"	"	
Bromochloromethane	ND	0.50	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.50	"	"	"	"	"	"	
1,1-Dichloropropene	ND	0.50	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.10	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	0.10	"	"	"	"	"	"	
Tertiary-amyl methyl ether (TAME)	ND	1.0	"	"	"	"	"	"	
Benzene	0.14	0.10	"	"	"	"	"	"	
Trichloroethene	ND	0.10	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.50	"	"	"	"	"	"	
Bromodichloromethane	ND	0.50	"	"	"	"	"	"	
Dibromomethane	ND	0.50	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	"	
Toluene	ND	1.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.50	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.50	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.50	"	"	"	"	"	"	
Tetrachloroethene	ND	0.10	"	"	"	"	"	"	
Dibromochloromethane	ND	0.50	"	"	"	"	"	"	
Chlorobenzene	ND	0.10	"	"	"	"	"	"	

California Environmental
30423 Canwood Street, Suite 208
Agoura Hills, CA 91301

Project: CE030817-SB2B
Project Number: 3472 / 3057 W Pico Blvd
Project Manager: Mr. Charlie Buckley

Reported:
10-Mar-17 10:22

Volatile Organic Compounds by H&P 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
CEB4-5 (E703041-03) Vapor Sampled: 08-Mar-17 Received: 08-Mar-17									
Ethylbenzene	ND	0.50	ug/l	0.05	EC70812	08-Mar-17	08-Mar-17	H&P 8260SV	
1,1,1,2-Tetrachloroethane	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	0.50	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Styrene	ND	0.50	"	"	"	"	"	"	
Bromoform	ND	0.50	"	"	"	"	"	"	
Isopropylbenzene (Cumene)	ND	0.50	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.50	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.50	"	"	"	"	"	"	
n-Propylbenzene	ND	0.50	"	"	"	"	"	"	
Bromobenzene	ND	0.50	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.50	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.50	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.50	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.50	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.50	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.50	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.50	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
n-Butylbenzene	ND	0.50	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.50	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.50	"	"	"	"	"	"	
Naphthalene	ND	0.10	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.50	"	"	"	"	"	"	
Tertiary-butyl alcohol (TBA)	ND	5.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		109 %	75-125		"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		111 %	75-125		"	"	"	"	
Surrogate: Toluene-d8		104 %	75-125		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		99.6 %	75-125		"	"	"	"	

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10-Mar-17 10:22

Volatile Organic Compounds by H&P 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
CEB3-10 (E703041-04) Vapor Sampled: 08-Mar-17 Received: 08-Mar-17									
1,1-Difluoroethane (LCC)	ND	0.50	ug/l	0.05	EC70812	08-Mar-17	08-Mar-17	H&P 8260SV	
Dichlorodifluoromethane (F12)	ND	0.50	"	"	"	"	"	"	
Chloromethane	ND	0.50	"	"	"	"	"	"	
Vinyl chloride	ND	0.05	"	"	"	"	"	"	
Bromomethane	ND	0.50	"	"	"	"	"	"	
Chloroethane	ND	0.50	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	0.50	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.50	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	0.50	"	"	"	"	"	"	
1,1,2 Trichlorotrifluoroethane (F113)	ND	0.50	"	"	"	"	"	"	
Methyl tertiary-butyl ether (MTBE)	ND	0.50	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.50	"	"	"	"	"	"	
Diisopropyl ether (DIPE)	ND	1.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.50	"	"	"	"	"	"	
Ethyl tert-butyl ether (ETBE)	ND	1.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.50	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.50	"	"	"	"	"	"	
Chloroform	ND	0.10	"	"	"	"	"	"	
Bromochloromethane	ND	0.50	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.50	"	"	"	"	"	"	
1,1-Dichloropropene	ND	0.50	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.10	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	0.10	"	"	"	"	"	"	
Tertiary-amyl methyl ether (TAME)	ND	1.0	"	"	"	"	"	"	
Benzene	ND	0.10	"	"	"	"	"	"	
Trichloroethene	ND	0.10	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.50	"	"	"	"	"	"	
Bromodichloromethane	ND	0.50	"	"	"	"	"	"	
Dibromomethane	ND	0.50	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	"	
Toluene	ND	1.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.50	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.50	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.50	"	"	"	"	"	"	
Tetrachloroethene	0.20	0.10	"	"	"	"	"	"	
Dibromochloromethane	ND	0.50	"	"	"	"	"	"	
Chlorobenzene	ND	0.10	"	"	"	"	"	"	

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Volatile Organic Compounds by H&P 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
CEB3-10 (E703041-04) Vapor Sampled: 08-Mar-17 Received: 08-Mar-17									
Ethylbenzene	ND	0.50	ug/l	0.05	EC70812	08-Mar-17	08-Mar-17	H&P 8260SV	
1,1,1,2-Tetrachloroethane	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	0.50	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Styrene	ND	0.50	"	"	"	"	"	"	
Bromoform	ND	0.50	"	"	"	"	"	"	
Isopropylbenzene (Cumene)	ND	0.50	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.50	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.50	"	"	"	"	"	"	
n-Propylbenzene	ND	0.50	"	"	"	"	"	"	
Bromobenzene	ND	0.50	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.50	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.50	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.50	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.50	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.50	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.50	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.50	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
n-Butylbenzene	ND	0.50	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.50	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.50	"	"	"	"	"	"	
Naphthalene	ND	0.10	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.50	"	"	"	"	"	"	
Tertiary-butyl alcohol (TBA)	ND	5.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		104 %	75-125		"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		109 %	75-125		"	"	"	"	
Surrogate: Toluene-d8		103 %	75-125		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		92.3 %	75-125		"	"	"	"	

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Volatile Organic Compounds by H&P 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
CEB2-10 (E703041-05) Vapor Sampled: 08-Mar-17 Received: 08-Mar-17									
1,1-Difluoroethane (LCC)	ND	0.50	ug/l	0.05	EC70812	08-Mar-17	08-Mar-17	H&P 8260SV	
Dichlorodifluoromethane (F12)	ND	0.50	"	"	"	"	"	"	
Chloromethane	ND	0.50	"	"	"	"	"	"	
Vinyl chloride	ND	0.05	"	"	"	"	"	"	
Bromomethane	ND	0.50	"	"	"	"	"	"	
Chloroethane	ND	0.50	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	0.50	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.50	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	0.50	"	"	"	"	"	"	
1,1,2 Trichlorotrifluoroethane (F113)	ND	0.50	"	"	"	"	"	"	
Methyl tertiary-butyl ether (MTBE)	ND	0.50	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.50	"	"	"	"	"	"	
Diisopropyl ether (DIPE)	ND	1.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.50	"	"	"	"	"	"	
Ethyl tert-butyl ether (ETBE)	ND	1.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.50	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.50	"	"	"	"	"	"	
Chloroform	ND	0.10	"	"	"	"	"	"	
Bromochloromethane	ND	0.50	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.50	"	"	"	"	"	"	
1,1-Dichloropropene	ND	0.50	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.10	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	0.10	"	"	"	"	"	"	
Tertiary-amyl methyl ether (TAME)	ND	1.0	"	"	"	"	"	"	
Benzene	0.10	0.10	"	"	"	"	"	"	
Trichloroethene	ND	0.10	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.50	"	"	"	"	"	"	
Bromodichloromethane	ND	0.50	"	"	"	"	"	"	
Dibromomethane	ND	0.50	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	"	
Toluene	ND	1.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.50	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.50	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.50	"	"	"	"	"	"	
Tetrachloroethene	ND	0.10	"	"	"	"	"	"	
Dibromochloromethane	ND	0.50	"	"	"	"	"	"	
Chlorobenzene	ND	0.10	"	"	"	"	"	"	

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Volatile Organic Compounds by H&P 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
CEB2-10 (E703041-05) Vapor Sampled: 08-Mar-17 Received: 08-Mar-17									
Ethylbenzene	ND	0.50	ug/l	0.05	EC70812	08-Mar-17	08-Mar-17	H&P 8260SV	
1,1,1,2-Tetrachloroethane	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	0.50	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Styrene	ND	0.50	"	"	"	"	"	"	
Bromoform	ND	0.50	"	"	"	"	"	"	
Isopropylbenzene (Cumene)	ND	0.50	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.50	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.50	"	"	"	"	"	"	
n-Propylbenzene	ND	0.50	"	"	"	"	"	"	
Bromobenzene	ND	0.50	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.50	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.50	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.50	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.50	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.50	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.50	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.50	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
n-Butylbenzene	ND	0.50	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.50	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.50	"	"	"	"	"	"	
Naphthalene	ND	0.10	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.50	"	"	"	"	"	"	
Tertiary-butyl alcohol (TBA)	ND	5.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		112 %	75-125		"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		119 %	75-125		"	"	"	"	
Surrogate: Toluene-d8		109 %	75-125		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		103 %	75-125		"	"	"	"	

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Volatile Organic Compounds by H&P 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
CEB2-5 (E703041-06) Vapor Sampled: 08-Mar-17 Received: 08-Mar-17									
1,1-Difluoroethane (LCC)	ND	0.50	ug/l	0.05	EC70812	08-Mar-17	08-Mar-17	H&P 8260SV	
Dichlorodifluoromethane (F12)	ND	0.50	"	"	"	"	"	"	
Chloromethane	ND	0.50	"	"	"	"	"	"	
Vinyl chloride	ND	0.05	"	"	"	"	"	"	
Bromomethane	ND	0.50	"	"	"	"	"	"	
Chloroethane	ND	0.50	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	0.50	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.50	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	0.50	"	"	"	"	"	"	
1,1,2 Trichlorotrifluoroethane (F113)	ND	0.50	"	"	"	"	"	"	
Methyl tertiary-butyl ether (MTBE)	ND	0.50	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.50	"	"	"	"	"	"	
Diisopropyl ether (DIPE)	ND	1.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.50	"	"	"	"	"	"	
Ethyl tert-butyl ether (ETBE)	ND	1.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.50	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.50	"	"	"	"	"	"	
Chloroform	ND	0.10	"	"	"	"	"	"	
Bromochloromethane	ND	0.50	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.50	"	"	"	"	"	"	
1,1-Dichloropropene	ND	0.50	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.10	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	0.10	"	"	"	"	"	"	
Tertiary-amyl methyl ether (TAME)	ND	1.0	"	"	"	"	"	"	
Benzene	ND	0.10	"	"	"	"	"	"	
Trichloroethene	ND	0.10	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.50	"	"	"	"	"	"	
Bromodichloromethane	ND	0.50	"	"	"	"	"	"	
Dibromomethane	ND	0.50	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	"	
Toluene	ND	1.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.50	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.50	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.50	"	"	"	"	"	"	
Tetrachloroethene	ND	0.10	"	"	"	"	"	"	
Dibromochloromethane	ND	0.50	"	"	"	"	"	"	
Chlorobenzene	ND	0.10	"	"	"	"	"	"	

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Volatile Organic Compounds by H&P 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
CEB2-5 (E703041-06) Vapor Sampled: 08-Mar-17 Received: 08-Mar-17									
Ethylbenzene	ND	0.50	ug/l	0.05	EC70812	08-Mar-17	08-Mar-17	H&P 8260SV	
1,1,1,2-Tetrachloroethane	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	0.50	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Styrene	ND	0.50	"	"	"	"	"	"	
Bromoform	ND	0.50	"	"	"	"	"	"	
Isopropylbenzene (Cumene)	ND	0.50	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.50	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.50	"	"	"	"	"	"	
n-Propylbenzene	ND	0.50	"	"	"	"	"	"	
Bromobenzene	ND	0.50	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.50	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.50	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.50	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.50	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.50	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.50	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.50	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
n-Butylbenzene	ND	0.50	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.50	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.50	"	"	"	"	"	"	
Naphthalene	ND	0.10	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.50	"	"	"	"	"	"	
Tertiary-butyl alcohol (TBA)	ND	5.0	"	"	"	"	"	"	
<hr/>									
Surrogate: Dibromofluoromethane		111 %	75-125		"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		116 %	75-125		"	"	"	"	
Surrogate: Toluene-d8		104 %	75-125		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		96.3 %	75-125		"	"	"	"	

California Environmental
30423 Canwood Street, Suite 208
Agoura Hills, CA 91301

Project: CE030817-SB2B
Project Number: 3472 / 3057 W Pico Blvd
Project Manager: Mr. Charlie Buckley

Reported:
10-Mar-17 10:22

Volatile Organic Compounds by H&P 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
CEB5-7 (E703041-07) Vapor Sampled: 08-Mar-17 Received: 08-Mar-17									
1,1-Difluoroethane (LCC)	ND	0.50	ug/l	0.05	EC70812	08-Mar-17	08-Mar-17	H&P 8260SV	
Dichlorodifluoromethane (F12)	ND	0.50	"	"	"	"	"	"	
Chloromethane	ND	0.50	"	"	"	"	"	"	
Vinyl chloride	ND	0.05	"	"	"	"	"	"	
Bromomethane	ND	0.50	"	"	"	"	"	"	
Chloroethane	ND	0.50	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	0.50	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.50	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	0.50	"	"	"	"	"	"	
1,1,2 Trichlorotrifluoroethane (F113)	ND	0.50	"	"	"	"	"	"	
Methyl tertiary-butyl ether (MTBE)	ND	0.50	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.50	"	"	"	"	"	"	
Diisopropyl ether (DIPE)	ND	1.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.50	"	"	"	"	"	"	
Ethyl tert-butyl ether (ETBE)	ND	1.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.50	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.50	"	"	"	"	"	"	
Chloroform	ND	0.10	"	"	"	"	"	"	
Bromochloromethane	ND	0.50	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.50	"	"	"	"	"	"	
1,1-Dichloropropene	ND	0.50	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.10	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	0.10	"	"	"	"	"	"	
Tertiary-amyl methyl ether (TAME)	ND	1.0	"	"	"	"	"	"	
Benzene	0.12	0.10	"	"	"	"	"	"	
Trichloroethene	ND	0.10	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.50	"	"	"	"	"	"	
Bromodichloromethane	ND	0.50	"	"	"	"	"	"	
Dibromomethane	ND	0.50	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	"	
Toluene	ND	1.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.50	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.50	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.50	"	"	"	"	"	"	
Tetrachloroethene	ND	0.10	"	"	"	"	"	"	
Dibromochloromethane	ND	0.50	"	"	"	"	"	"	
Chlorobenzene	ND	0.10	"	"	"	"	"	"	

California Environmental
30423 Canwood Street, Suite 208
Agoura Hills, CA 91301

Project: CE030817-SB2B
Project Number: 3472 / 3057 W Pico Blvd
Project Manager: Mr. Charlie Buckley

Reported:
10-Mar-17 10:22

Volatile Organic Compounds by H&P 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
CEB5-7 (E703041-07) Vapor Sampled: 08-Mar-17 Received: 08-Mar-17									
Ethylbenzene	ND	0.50	ug/l	0.05	EC70812	08-Mar-17	08-Mar-17	H&P 8260SV	
1,1,1,2-Tetrachloroethane	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	0.50	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Styrene	ND	0.50	"	"	"	"	"	"	
Bromoform	ND	0.50	"	"	"	"	"	"	
Isopropylbenzene (Cumene)	ND	0.50	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.50	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.50	"	"	"	"	"	"	
n-Propylbenzene	ND	0.50	"	"	"	"	"	"	
Bromobenzene	ND	0.50	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.50	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.50	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.50	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.50	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.50	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.50	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.50	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
n-Butylbenzene	ND	0.50	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.50	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.50	"	"	"	"	"	"	
Naphthalene	ND	0.10	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.50	"	"	"	"	"	"	
Tertiary-butyl alcohol (TBA)	ND	5.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		106 %	75-125		"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		115 %	75-125		"	"	"	"	
Surrogate: Toluene-d8		104 %	75-125		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		99.2 %	75-125		"	"	"	"	

California Environmental
30423 Canwood Street, Suite 208
Agoura Hills, CA 91301

Project: CE030817-SB2B
Project Number: 3472 / 3057 W Pico Blvd
Project Manager: Mr. Charlie Buckley

Reported:
10-Mar-17 10:22

Volatile Organic Compounds by H&P 8260SV - Quality Control
H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch EC70812 - EPA 5030

Blank (EC70812-BLK1)

Prepared & Analyzed: 08-Mar-17

1,1-Difluoroethane (LCC)	ND	0.50	ug/l
Dichlorodifluoromethane (F12)	ND	0.50	"
Chloromethane	ND	0.50	"
Vinyl chloride	ND	0.05	"
Bromomethane	ND	0.50	"
Chloroethane	ND	0.50	"
Trichlorofluoromethane (F11)	ND	0.50	"
1,1-Dichloroethene	ND	0.50	"
Methylene chloride (Dichloromethane)	ND	0.50	"
1,1,2 Trichlorotrifluoroethane (F113)	ND	0.50	"
Methyl tertiary-butyl ether (MTBE)	ND	0.50	"
trans-1,2-Dichloroethene	ND	0.50	"
Diisopropyl ether (DIPE)	ND	1.0	"
1,1-Dichloroethane	ND	0.50	"
Ethyl tert-butyl ether (ETBE)	ND	1.0	"
2,2-Dichloropropane	ND	0.50	"
cis-1,2-Dichloroethene	ND	0.50	"
Chloroform	ND	0.10	"
Bromochloromethane	ND	0.50	"
1,1,1-Trichloroethane	ND	0.50	"
1,1-Dichloropropene	ND	0.50	"
Carbon tetrachloride	ND	0.10	"
1,2-Dichloroethane (EDC)	ND	0.10	"
Tertiary-amyl methyl ether (TAME)	ND	1.0	"
Benzene	ND	0.10	"
Trichloroethene	ND	0.10	"
1,2-Dichloropropane	ND	0.50	"
Bromodichloromethane	ND	0.50	"
Dibromomethane	ND	0.50	"
cis-1,3-Dichloropropene	ND	0.50	"
Toluene	ND	1.0	"
trans-1,3-Dichloropropene	ND	0.50	"
1,1,2-Trichloroethane	ND	0.50	"
1,2-Dibromoethane (EDB)	ND	0.50	"

California Environmental
30423 Canwood Street, Suite 208
Agoura Hills, CA 91301

Project: CE030817-SB2B
Project Number: 3472 / 3057 W Pico Blvd
Project Manager: Mr. Charlie Buckley

Reported:
10-Mar-17 10:22

Volatile Organic Compounds by H&P 8260SV - Quality Control
H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch EC70812 - EPA 5030

Blank (EC70812-BLK1)

Prepared & Analyzed: 08-Mar-17

1,3-Dichloropropane	ND	0.50	ug/l
Tetrachloroethene	ND	0.10	"
Dibromochloromethane	ND	0.50	"
Chlorobenzene	ND	0.10	"
Ethylbenzene	ND	0.50	"
1,1,1,2-Tetrachloroethane	ND	0.50	"
m,p-Xylene	ND	0.50	"
o-Xylene	ND	0.50	"
Styrene	ND	0.50	"
Bromoform	ND	0.50	"
Isopropylbenzene (Cumene)	ND	0.50	"
1,1,2,2-Tetrachloroethane	ND	0.50	"
1,2,3-Trichloropropane	ND	0.50	"
n-Propylbenzene	ND	0.50	"
Bromobenzene	ND	0.50	"
1,3,5-Trimethylbenzene	ND	0.50	"
2-Chlorotoluene	ND	0.50	"
4-Chlorotoluene	ND	0.50	"
tert-Butylbenzene	ND	0.50	"
1,2,4-Trimethylbenzene	ND	0.50	"
sec-Butylbenzene	ND	0.50	"
p-Isopropyltoluene	ND	0.50	"
1,3-Dichlorobenzene	ND	0.50	"
1,4-Dichlorobenzene	ND	0.50	"
n-Butylbenzene	ND	0.50	"
1,2-Dichlorobenzene	ND	0.50	"
1,2-Dibromo-3-chloropropane	ND	5.0	"
1,2,4-Trichlorobenzene	ND	0.50	"
Hexachlorobutadiene	ND	0.50	"
Naphthalene	ND	0.10	"
1,2,3-Trichlorobenzene	ND	0.50	"
Tertiary-butyl alcohol (TBA)	ND	5.0	"

Surrogate: Dibromofluoromethane

2.71

"

2.50

108

75-125

California Environmental
30423 Canwood Street, Suite 208
Agoura Hills, CA 91301

Project: CE030817-SB2B
Project Number: 3472 / 3057 W Pico Blvd
Project Manager: Mr. Charlie Buckley

Reported:
10-Mar-17 10:22

Volatile Organic Compounds by H&P 8260SV - Quality Control
H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch EC70812 - EPA 5030

Blank (EC70812-BLK1)

Prepared & Analyzed: 08-Mar-17

Surrogate: 1,2-Dichloroethane-d4	2.70		ug/l	2.50		108	75-125			
Surrogate: Toluene-d8	2.57		"	2.50		103	75-125			
Surrogate: 4-Bromofluorobenzene	2.48		"	2.50		99.1	75-125			

LCS (EC70812-BS1)

Prepared & Analyzed: 08-Mar-17

Dichlorodifluoromethane (F12)	4.06	0.50	ug/l	5.00		81.2	70-130			
Vinyl chloride	5.08	0.05	"	5.00		102	70-130			
Chloroethane	5.55	0.50	"	5.00		111	70-130			
Trichlorofluoromethane (F11)	5.33	0.50	"	5.00		107	70-130			
1,1-Dichloroethene	4.93	0.50	"	5.00		98.6	70-130			
Methylene chloride (Dichloromethane)	4.72	0.50	"	5.00		94.5	70-130			
1,1,2 Trichlorotrifluoroethane (F113)	5.83	0.50	"	5.00		117	70-130			
trans-1,2-Dichloroethene	5.05	0.50	"	5.00		101	70-130			
1,1-Dichloroethane	4.80	0.50	"	5.00		96.0	70-130			
cis-1,2-Dichloroethene	4.97	0.50	"	5.00		99.5	70-130			
Chloroform	4.83	0.10	"	5.00		96.5	70-130			
1,1,1-Trichloroethane	5.20	0.50	"	5.00		104	70-130			
Carbon tetrachloride	5.15	0.10	"	5.00		103	70-130			
1,2-Dichloroethane (EDC)	4.83	0.10	"	5.00		96.5	70-130			
Benzene	4.57	0.10	"	5.00		91.4	70-130			
Trichloroethene	5.30	0.10	"	5.00		106	70-130			
Toluene	4.80	1.0	"	5.00		95.9	70-130			
1,1,2-Trichloroethane	4.76	0.50	"	5.00		95.3	70-130			
Tetrachloroethene	4.79	0.10	"	5.00		95.8	70-130			
Ethylbenzene	4.80	0.50	"	5.00		95.9	70-130			
1,1,1,2-Tetrachloroethane	4.81	0.50	"	5.00		96.1	70-130			
m,p-Xylene	9.74	0.50	"	10.0		97.4	70-130			
o-Xylene	4.73	0.50	"	5.00		94.6	70-130			
1,1,2,2-Tetrachloroethane	4.53	0.50	"	5.00		90.6	70-130			

Surrogate: Dibromofluoromethane	2.63		"	2.50		105	75-125			
Surrogate: 1,2-Dichloroethane-d4	2.54		"	2.50		102	75-125			
Surrogate: Toluene-d8	2.67		"	2.50		107	75-125			

California Environmental 30423 Canwood Street, Suite 208 Agoura Hills, CA 91301	Project: CE030817-SB2B Project Number: 3472 / 3057 W Pico Blvd Project Manager: Mr. Charlie Buckley	Reported: 10-Mar-17 10:22
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Volatile Organic Compounds by H&P 8260SV - Quality Control
H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch EC70812 - EPA 5030

LCS (EC70812-BS1)	Prepared & Analyzed: 08-Mar-17
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Surrogate: 4-Bromofluorobenzene	2.54		ug/l	2.50		102	75-125			
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California Environmental
30423 Canwood Street, Suite 208
Agoura Hills, CA 91301

Project: CE030817-SB2B
Project Number: 3472 / 3057 W Pico Blvd
Project Manager: Mr. Charlie Buckley

Reported:
10-Mar-17 10:22

Notes and Definitions

LCC	Leak Check Compound
ND	Analyte NOT DETECTED at or above the reporting limit
MDL	Method Detection Limit
%REC	Percent Recovery
RPD	Relative Percent Difference

Appendix

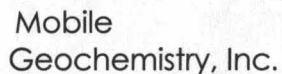
H&P Mobile Geochemistry, Inc. is approved as an Environmental Testing Laboratory and Mobile Laboratory in accordance with the DoD-ELAP Program and ISO/IEC 17025:2005 programs, accreditation number 69070 for EPA Method TO-15, H&P Method TO-15 and H&P 8260SV.

H&P is approved by the State of Arizona as an Environmental Testing Laboratory and Mobile Laboratory, certification numbers AZM758 and AZ0779.

H&P is approved by the State of California as an Environmental Laboratory and Mobile Laboratory in conformance with the Environmental Laboratory Accreditation Program (ELAP) for the category of Volatile and Semi-Volatile Organic Chemistry of Hazardous Waste, certification numbers 2740, 2741, 2743, 2744, 2745, 2754 & 2930.

H&P is approved by the State of Florida Department of Health under the National Environmental Laboratory Accreditation Conference (NELAC) certification number E871100.

The complete list of stationary and mobile laboratory certifications along with the fields of testing (FOTs) and analyte lists are available at www.handpmg.com/about/certifications.



2470 Impala Drive, Carlsbad, CA 92010
 & Field Office - Signal Hill, CA
 W handpmsg.com E info@handpmsg.com
 P 760.804.9678 F 760.804.9159

DATE: 3/8/17
Page 1 of 1

Sample Receipt (Lab Use Only)	
Date Rec'd: 3/8/17	Control #: 170221.01
H&P Project # CE030817 - SB2B	
Lab Work Order # E703041 / EC70812	
Sample Intact: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> See Notes Below	
Receipt Gauge ID:	Temp:
Outside Lab:	
Receipt Notes/Tracking #:	
Lab PM Initials:	

Additional Instructions to Laboratory:																
* Preferred VOC units (please choose one): <input checked="" type="checkbox"/> µg/L <input type="checkbox"/> µg/m³ <input type="checkbox"/> ppbv <input type="checkbox"/> ppmv																
SAMPLE NAME	FIELD POINT NAME (if applicable)	DATE mm/dd/yy	TIME 24hr clock	SAMPLE TYPE <small>Indoor Air (IA), Ambient Air (AA), Subslab (SS), Soil Vapor (SV)</small>	CONTAINER SIZE & TYPE <small>400mL/1L/6L Summa, Tedlar, Tube, etc.</small>	CONTAINER ID (###)	Lab use only: Receipt Vac	VOCs Standard Full List <input checked="" type="checkbox"/> 8260SV <input type="checkbox"/> TO-15	VOCs Short List / Project List <input type="checkbox"/> 8260SV <input type="checkbox"/> TO-15	Oxygenates <input checked="" type="checkbox"/> 8260SV <input type="checkbox"/> TO-15	Naphthalene <input type="checkbox"/> 8260SV <input type="checkbox"/> TO-15	TPHv as Gas <input type="checkbox"/> 8260SV/m <input type="checkbox"/> TO-15m	Aromatic/Aliphatic Fractions <input type="checkbox"/> 8260SV/m <input type="checkbox"/> TO-15m	Leak Check Compound <input checked="" type="checkbox"/> DFA <input type="checkbox"/> IPA <input type="checkbox"/> He	Methane by EPA 8015m	Fixed Gases by ASTM D1945 <input type="checkbox"/> CO2 <input type="checkbox"/> O2 <input type="checkbox"/> N2
CEB1-5		3/8/17	1240	SV	glass syringe	253		X		X				X		
CEB1-5 REP			1241			211		X		X				X		
CEB4-5			1250			254		X		X				X		
CEB3-10			1325			204		X		X				X		
CE B2-10			1406			EA287		X		X				X		
CE B2-5			1415			87		X		X				X		
CEB5-7			1935			209		X		X				X		

Approved/Relinquished by: *[Signature]* Company: CAL ENVIRO Date: 3/8/17 Time: 1445

Received by: *[Signature]* Company: HMP Date: 3/8/17 Time: 1445

Log Sheet: Soil Vapor Sampling with Syringe

H&P Project #: CE030817-SB2B

Date: 3/8/17

Site Address: 3057 W Arco Blvd LA

Page: 1 of 1

Consultant: California Environmental

H&P Rep(s): D. Do

Consultant Rep(s): Breg

T. Taylor

Reviewed: DB

Scanned: DB

Equipment Info
Inline Gauge ID#: T34
Pump ID#:

Purge Volume Information
PV Amount: 8 PV Includes: ☒ Tubing
DD 1 PV + 3 PV
3/8/17 per Greg ☒ Sand 40%
☒ Dry Bent 50%

Leak Check Compound ☒ 1,1-DFA
☐ 1,1,1,2-TFA
A cloth saturated with LCC is placed around tubing connections and probe seal. This is done for all samples unless otherwise noted.
☐ IPA
☐ Other:

Sample Information				Probe Specs								Purge & Collection Information						
Point ID	Syringe ID	Sample Volume (cc)	Sample Time	Probe Depth (ft)	Tubing Length (ft)	Tubing OD (in.)	Sand Ht (in.)	Sand Dia (in.)	Dry Bent. Ht (in.)	Dry Bent. Dia (in.)	Shut In Test 60 sec (✓)	Leak Check (✓)	Purge Vol (mL)	Purge Flow Rate (mL/min)	Pump Time (min:sec)	Sample Flow Rate (mL/min)	ProbeVac <div><input checked="" type="checkbox"/> Hg <input type="checkbox"/> H₂O</div>	
1	CER1-5	253	20	1240	5	7	1/8	12	1.5	6	1.5	✓	✓	232	2200	—	2100	5
2	CER1-5 REP	211	20	1241	5	7	1/8	12	1.5	6	1.5	✓	✓	—	—	—	2100	5
3	CER4-5	254	20	1250	5	7	1/8	12	1.5	6	1.5	✓	✓	232	2200	—	2100	6
4	CER3-10	204	35	1325	10	12	1/8	12	1.5	6	1.5	✓	✓	711	2200	—	2200	0
5	CER3-5	No flow	—	5	7	1/8	12	1.5	12	1.5	✓	✓	200	2200	—	—	78	
6	CER2-10	EA287	35	1406	10	12	1/8	12	1.5	6	1.5	✓	✓	711	2200	—	2200	0
7	CER2-5	87	35	1415	5	7	1/8	12	1.5	12	1.5	✓	✓	958	2200	—	2200	0
8	CER5-7	209	20	1435	7	9	1/8	12	1.5	6	1.5	✓	✓	234 th	2200	—	2100	6.5
9																		
10																		
11																		
12																		

Site Notes such as weather, visitors, scope deviations, health & safety issues, etc. (When making sample specific notes, reference the line number above):

30min EQ per jobsheet. PV changed to 1 PV per Greg due to low flow.
CER3-5 No flow.
(4)(6)(7) - 3 PV as good flow.

Ketter Design

**3057-3067 1/2 West Pico
Boulevard and
3062 West 12th Place
Mixed Use Project**

Noise Study



April 2017

E n v i r o n m e n t a l S c i e n t i s t s P l a n n e r s E n g i n e e r s

NOISE STUDY

3057-3067 1/2 West Pico Boulevard and 3062 West 12th Place Mixed Use Project

Prepared for:

Ketter Design

14541 Delano Street

Van Nuys CA, 91411

Prepared by:

Rincon Consultants, Inc.

180 North Ashwood Avenue

Ventura, California 93003

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NOISE STUDY

3057-3067 ½ WEST PICO BOULEVARD AND 3062 WEST 12TH PLACE MIXED USE PROJECT LOS ANGELES, CALIFORNIA

This report presents the analysis of the potential noise impacts of the proposed mixed use project located on two adjoining parcels of land at 3057-3067 ½ West Pico Boulevard and 3062 West 12th Place in Los Angeles, California. The report has been prepared by Rincon Consultants, Inc. under contract to Ketter Design, for use by the City of Los Angeles, in support of the environmental documentation being prepared pursuant to the California Environmental Quality Act (CEQA). This study discusses noise and vibration impacts related to temporary construction activity and noise associated with long-term operation of the project.

PROJECT DESCRIPTION

The project is a mixed use development located at 3057-3067 ½ West Pico and 3062 West 12th Place in Los Angeles, California. The project would involve demolition of an auto parts store with apartment units above and a single family home, and construction of 51 new condominium units and 3,972 square feet of commercial space. The condominiums and commercial space would be located in a single new structure with the commercial space on the ground floor and a maximum of 5 residential floors above the ground floor. The project site consists of Assessor's Parcel Numbers (APN) 5080-012-012, 5080-012-011, and 5080-012-006. The project will provide 102 on-site parking spaces for the residential units, and 16 parking spaces for the ground floor commercial space. Vehicular access will be accommodated via two full access driveways: one on 12th Place and one on Pico Boulevard. The project is proposed to be constructed by 2018. Figure 1 shows the project site location.

NOISE SETTING

Background

Noise level (or volume) is generally measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound pressure levels to be consistent with that of human hearing response, which is most sensitive to frequencies around 4,000 Hertz (about the highest note on a piano) and less sensitive to low frequencies (below 100 Hertz).

Sound pressure level is measured on a logarithmic scale with the 0 dBA level based on the lowest detectable sound pressure level that people can perceive (an audible sound that is not zero sound pressure level). Based on the logarithmic scale, a doubling of sound energy is equivalent to an increase of 3 dBA and a sound that is 10 dBA less than the ambient sound level has no effect on ambient noise. Because of the nature of the human ear, a sound must be about 10 dBA greater than the reference sound to be judged as twice as loud. In general, a 3 dBA change in community noise levels is noticeable, while 1-2 dBA changes generally are not perceived. Quiet suburban areas typically have noise levels in the range of 40-50 dBA, while





Figure 1. Project Site Location and Noise Measurement Locations



arterial streets are in the 50-60+ dBA range. Normal conversational levels are in the 60-65 dBA range, and ambient noise levels greater than 65 dBA can interrupt conversations.

Noise levels from point sources, such as those from individual pieces of machinery, typically attenuate, or drop off, at a rate of 6 dBA per doubling of distance from the noise source. Noise levels from lightly traveled roads typically attenuate at a rate of about 4.5 dBA per doubling of distance. Noise levels from heavily traveled roads typically attenuate at about 3 dBA per doubling of distance. Noise levels may also be reduced by intervening structures; generally, a single row of buildings between the receptor and the noise source will reduce noise levels by about 5 dBA, while a solid wall or berm can reduce noise levels by up to 10 dBA. The manner in which homes in California are constructed typically provides a reduction of exterior-to-interior noise levels of approximately 20 to 25 dBA with closed windows (Federal Transit Administration [FTA] 2006).

In addition to the instantaneous measurement of sound levels, the duration of sound is important since sounds that occur over a long period of time are more likely to be an annoyance or cause direct physical damage or environmental stress. One of the most frequently used noise metrics that considers both duration and sound power level is the equivalent noise level (Leq). The Leq is defined as the single steady A-weighted level that is equivalent to the same amount of energy as that contained in the actual fluctuating levels over a period of time (essentially, the average noise level). Typically, Leq is summed over a one-hour period. Lmax is the highest root mean squared (RMS) sound pressure level within the measurement period, and Lmin is the lowest RMS sound pressure level within the measurement period.

The time period during which noise occurs is also important since nighttime noise tends to disturb people more than daytime noise. Community noise is usually measured using a Day-Night Average Level (Ldn), which is the 24-hour average noise level with a 10 dBA penalty for noise occurring during nighttime (10 PM to 7 AM) hours, or Community Noise Equivalent Level (CNEL), which is the 24-hour average noise level with a 5 dBA penalty for noise occurring from 7 PM to 10 PM and a 10 dBA penalty for noise occurring from 10 PM to 7 AM. Noise levels described by Ldn and CNEL usually do not differ by more than 1 dBA.

Vibration

Vibration refers to groundborne noise and perceptible motion. Groundborne vibration is almost exclusively a concern inside buildings and is rarely perceived as a problem outdoors, where the motion may be discernible, but without the effects associated with the shaking of a building, there is less adverse reaction. Groundborne vibration related to human annoyance is generally related to root mean square (RMS) velocity levels expressed in vibration decibels (VdB). However, construction-related groundborne vibration in relation to its potential for building damage can also be measured in inches per second (in/sec) peak particle velocity (PPV) (Federal Transit Administration 2006). Based on the Federal Transit Administration's (FTA) *Transit Noise and Vibration Impact Assessment*, vibration levels decrease by 6 VdB with every doubling of distance.

The background vibration velocity level in residential areas is usually around 50 VdB. The vibration velocity level threshold of perception for humans is approximately 65 VdB (Federal Highway Administration [FHWA] 2006). A vibration velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for many



people. The range of interest is from approximately 50 VdB, which is the typical background vibration velocity level, to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings.

The general human response to different levels of groundborne vibration velocity levels is described in Table 1.

Table 1
Human Response to Different Levels of Groundborne Vibration

Vibration Velocity Level	Human Reaction
65 VdB	Approximate threshold of perception for many people.
75 VdB	Approximate dividing line between barely perceptible and distinctly perceptible. Many people find that transportation-related vibration at this level is unacceptable.
85 VdB	Vibration acceptable only if there are an infrequent number of events per day.

Source: FHWA 2006.

Existing Noise Environment

The primary off-site noise sources in the vicinity of the project site are motor vehicles (e.g., automobiles, buses, and trucks) along Pico Boulevard to the north and 12th Place to the south. Motor vehicle noise is of interest because it is characterized by a high number of individual events, which often create sustained noise levels. Ambient noise levels are generally highest during the daytime and rush hour unless congestion slows traffic speeds substantially.

To determine ambient noise levels at the project site, two 15-minute noise measurements were taken during PM peak hour traffic conditions (between 4 and 6 PM) on March 9, 2017, using an ANSI Type II integrating sound level meter (see Appendix A for noise measurement data). The measurements were conducted in accordance with the procedures established in the City of Los Angeles Municipal Code Section 111.02 (amended by Ord. No. 156,363, Eff. 3/29/82). Figure 1 shows the location of the two noise measurements, which were selected to measure the existing ambient noise levels at the project site along Pico Boulevard and 12th Place. Both measurements were taken approximately 40 feet from the roadway centerline. Table 2 shows the ambient noise level measured at these locations.



Table 2
Noise Measurement Results

Measurement Number	Measurement Location	Sample Times	Approximate Distance to Primary Noise Source	Leq[15] (dBA) ¹
1	3057 W Pico Blvd Los Angeles, CA	4:20 – 4:35 PM	On the sidewalk near the existing auto parts store	70.0
2	3067 W 12 th Place Los Angeles, CA	4:45 – 5:00 PM	On the sidewalk near the residence	55.5

Source: Rincon Consultants, field visit on March 9, 2017, using ANSI Type 2 Integrating sound level meter.

See Appendix A for noise monitoring data sheet

¹ The equivalent noise level (Leq) is defined as the single steady A-weighted level that is equivalent to the same amount of energy as that contained in the actual fluctuating levels over a period of time (essentially, the average noise level). For these measurements the Leq was over a 15-minute period (Leq[15]).

The LAMC defines ambient noise as:

“...the composite of noise from all sources near and far in a given environment, exclusive of occasional and transient intrusive noise sources and of the particular noise source or sources to be measured. Ambient noise shall be averaged over a period of at least 15 minutes at a location and time of day comparable to that during which the measurement is taken of the particular noise source being measured. (Amended by Ord. No. 156,363, Eff. 3/29/82)”

Therefore, the two 15 minute noise measurements represent the existing ambient noise at the project site.

Sensitive Noise Receptors

There are existing residential and commercial uses on the project site; however, these existing uses would be removed prior to construction of the proposed new development. Existing residential and commercial uses are located to the north, south, east, and west of the project site. There is a Jehovah’s Witnesses Kingdom Hall located immediately east of the project site property line along West Pico Boulevard. Residences to the east and west are adjacent to the project site property line, and residential and commercial uses to the north and south are within 70-80 feet of the project site property line. Los Angeles Elementary School is located approximately 240 feet east of the project site.

Significance Thresholds and Methodology

Significance Thresholds

Under the *State CEQA Guidelines* a significant noise impact would occur if the project results in:

- Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.
- Exposure of persons to or generation of excessive groundbourne vibration or groundbourne noise levels.
- A substantial permanent increase in ambient noise levels in the project vicinity above levels without the project.



- *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.*
- *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 expose people residing or working in the project area to excessive noise levels.*
- *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels.*

The project is not located within two miles of an airport, private airstrip, or within an airport land use plan area. Therefore, no further discussion of those impacts is included in this analysis.

City of Los Angeles Screening Thresholds

The City of Los Angeles (2006) *CEQA Thresholds Guide* includes screening thresholds for determining the significance of construction-related and operational noise impacts of a project. A project would normally be considered to have a significant impact on noise levels from construction if:

- *Construction activities lasting more than one day would exceed existing ambient exterior noise levels by 10 dBA or more at a noise sensitive use;*
- *Construction activities lasting more than 10 days in a three month period would exceed existing ambient exterior noise levels by 5 dBA or more at a noise sensitive use; or*
- *Construction activities would exceed the ambient noise level by 5 dBA at a noise sensitive use between the hours of 9:00 p.m. and 7:00 a.m. Monday through Friday, before 8:00 a.m. or after 6:00 p.m. on Saturday, or at any time on Sunday.*

The City's *CEQA Threshold Guide* includes the following screening criteria to determine whether a project would result in operational noise impacts:

- *Would the proposed project introduce a stationary noise source¹ likely to be audible beyond the property line of the project site?*
- *Would the project include 75 or more dwelling units, 100,000 square feet (sf) or greater of nonresidential development or have the potential to generate 1,000 or more average daily vehicle trips?*

City of Los Angeles Municipal Code

Section 112.05 of the Los Angeles Municipal Code (LAMC) limits noise from construction equipment located within 500 feet of a residential zone to 75 dBA Lmax between 7:00 AM and 10:00 PM, as measured at a distance of 50 feet from the source, unless compliance is technically infeasible. Technical infeasibility means that noise limitations cannot be met despite the use of mufflers, shields, sound barriers and/or other noise reduction devices or techniques during the operation of construction equipment.

¹ According to the City's (2006) *CEQA Threshold Guide*, "Stationary noise sources may include, but are not limited to, machinery, engines, energy production, and other mechanical or powered equipment and activities such as loading and unloading or public assembly that may occur at commercial, industrial, manufacturing, or institutional facilities. Stationary noise sources do not include vehicles entering or exiting the property".



Section 112.05 of the LAMC limits the use of any powered equipment or powered hand tool that produces a maximum noise level exceeding 75 dBA Lmax at a distance of 50 feet from the noise source when the construction and industrial machinery is located within 500 feet of a residential zone.

Additionally, Section 41.40 of the LAMC restricts construction activity to the hours below:

- Monday through Friday between 7:00 AM to 9:00 PM
- Saturdays and National Holidays between 8:00 AM to 6:00 PM
- Sundays, no construction except for residents

Vibration

This analysis applies the following vibration thresholds established by the FTA for disturbance of people: 65 VdB for buildings where low ambient vibration is essential for interior operations (such as hospitals and recording studios), 72 VdB for residences and buildings where people normally sleep, and 75 VdB for institutional land uses with primary daytime use (such as churches and schools). These thresholds apply to “frequent events,” which the FTA defines as vibration events occurring more than 70 times per day. The thresholds for frequent events are considered appropriate because of the scale and duration of proposed construction activity. In addition, this analysis applies thresholds for intermittent sources in the Caltrans *Transportation- and Construction Vibration Guidance Manual* (2013) for potential damage to buildings. Caltrans considers the architectural damage risk level to be between 0.08 and 0.5 inches per second (in/sec) peak particle velocity (PPV) depending on the type of building that is affected (Caltrans 2013). Table 3 shows the thresholds applied by Caltrans, which are expressed in terms of maximum inches per second (in/sec) of peak particle velocity (PPV):

Table 3
Vibration-Related Building Damage Thresholds

Structure and Condition	Maximum PPV (in/sec)	
	Transient Sources ¹	Continuous/Frequent Intermittent Sources ²
Extremely fragile historic buildings, ruins, ancient monuments	0.12	0.08
Fragile buildings	0.20	0.10
Historic and some old buildings	0.50	0.25
Older residential structures	0.50	0.30
New residential structures	1.00	0.50
Modern industrial/commercial buildings	2.00	0.50

1. Transient sources create a single, isolated vibration event, such as blasting or drop balls.

2. Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.

in/sec = inches per second

PPV = peak particle velocity

Source: Caltrans 2013



A formula provided in the Caltrans guidance manual is used to calculate the attenuation of vibration from a reference distance of 25 feet to the distances of the nearest noise-sensitive receptors:

$$PPV = PPV_{ref} \times (25/D)^n \text{ (in/sec)}$$

This formula takes into account the reference vibration level (PPV_{ref}), the distance from vibration-generating equipment to the receptor (D), and a constant value related to the attenuation rate through the ground (n). The n -value is assumed to be 1.1, Caltrans' suggested value for conservative analysis. This value applies to the dense, compacted soil that is appropriate for a developed urban environment.

Methodology

Construction noise estimates and groundborne vibration estimates are based upon noise levels reported by the Federal Highway Administration (FHWA), *Highway Construction Noise Handbook* (2006), and the distance to nearby sensitive receptors. Reference levels from that document were then used to estimate noise levels and vibration levels at nearby sensitive receptors based on a standard attenuation rate of 6 dBA per doubling of distance (line-of-sight method of sound attenuation for point sources of noise). Construction noise level estimates do not account for the presence of intervening structures or topography, which could reduce noise levels at receptor locations. All construction related noise and vibration levels are assessed at a standard distance of 50 feet from the source to account for heavy equipment use that would be concentrated near the center of the site, away from property boundaries. Noise from construction equipment is then estimated at project-specific distances between the project site (where construction activity would take place) and nearby receptors. Construction equipment included in this analysis is based on industry standards for equipment typically used in urban building construction. This analysis assumes that construction equipment would be operating concurrently during different phases of the project. Therefore, the noise levels presented herein represent a conservative, reasonable worst-case estimate of actual construction noise.

Impacts Analysis

Construction Noise

Demolition of the existing auto parts store and single family residence on-site and construction of the project would generate temporary noise that exceeds existing ambient noise levels but would cease upon project completion. Noise impacts associated with construction activity are a function of the noise generated by construction equipment, the location and sensitivity of nearby land uses, and the timing and duration of the noise-generating activities. Table 4 shows typical peak noise levels associated with various types of heavy construction equipment expected during demolition, site preparation and grading, and building construction, which are typically the loudest phases of project construction. Other activities, such as paving and architectural coating application, do not typically involve the use of heavy machinery that would result in substantial temporary noise levels. Noise levels are based on the FHWA Roadway Construction Noise Model (RCNM). RCNM uses a compilation of empirical data and the application of acoustical propagation formulas to predict construction noise (FHWA 2016). Peak noise levels associated with the use of individual pieces of heavy equipment can range



from about 74 to 84 dBA Lmax at 50 feet from the source, depending upon the types of equipment in operation at any given time and phase of construction (FHWA 2016).

Noise-sensitive uses near the project site include residential units located adjacent to the project site boundary to the east and west, the Jehovah's Witnesses Kingdom Hall located adjacent to the project site boundary to the east, and residential uses within 80 feet of the project site boundary to the north and south. These sensitive land uses would experience a temporary increase in noise during construction activities on the project site. Los Angeles Elementary School is located approximately 240 feet east of the project site. As described above, construction noise levels would attenuate at a rate of approximately 6 dBA per doubling of distance. Each phase of project construction relies on a specific assemblage of construction equipment required for specific tasks. Table 5 shows the expected Leq (hourly average noise levels) produced by the specific assemblage of equipment expected to be used for each phase at sensitive receptors nearest the project site.

Table 4
Typical Maximum Noise Levels (Lmax) Generated by Construction Equipment During Different Phases of Construction

Equipment	Type	Actual Lmax ¹ (dBA) 50 Feet from the Source
Demolition		
Backhoe	Mobile	78
Dozer	Mobile	82
Front End Loader	Mobile	79
Chainsaw	Stationary	84
Site Preparation/Grading		
Grader	Mobile	85 ²
Front End Loader	Mobile	79
Dozer	Mobile	82
Building Construction		
Crane	Mobile	81
Backhoe	Mobile	78
Front End Loader	Mobile	79
Generator	Stationary	81
Welder	Stationary	74

1. Lmax represents the single loudest piece of equipment.

2. RCNM does not provide an "actual Lmax" for a grader. This analysis uses the spec Lmax.

Source: See Appendix B for RCNM equipment noise data sheets.



Table 5
Unmitigated Combined Average Noise Levels (Leq)
During Different Phases of Construction

Construction Phase	Equipment	Combined Maximum Hourly Noise Level (dBA Leq)		
		25 feet	80 feet	240 feet ¹
Demolition	Backhoe, Dozer, Loader, Saw	88	78	59
Site Preparation/Grading	Grader, Loader, Dozer	89	79	60
Building Construction	Crane, Backhoe, Loader, Generator, Welder	88	79	60

1. There are several structures located between Los Angeles Elementary School and the project site; therefore, this analysis assumes an attenuation of at least 10 dBA based on these intervening structures. See Appendix B for RCNM equipment noise data sheets.

Due to site and equipment limitations, only a limited amount of equipment can operate near a given location at a particular time. Distance from active construction equipment to sensitive receptors around the project site would vary throughout project construction phases. Therefore, this analysis assumes an average minimum distance of 25 feet from equipment operation to the project site boundary, and a distance of 80 feet from equipment operation to receptors located across West Pico Boulevard and West 12th Place.

In addition, construction equipment estimates used for the analysis for demolition, site preparation and grading, and building construction noise levels are representative of worse case conditions, since it is assumed that all the equipment would operate simultaneously and continuously for varying percentages of the work day. Estimated construction noise levels shown in Table 5 do not take into account intervening barriers that may further attenuate the noise level at noise receptors, such as walls, structures, or topography. Therefore, the noise levels presented in Table 5 represent a conservative estimate of construction noise.

As shown in Table 5, operation of equipment during demolition, site preparation, and building construction could generate noise levels of up to 89 dBA Leq at residences along the eastern and western project boundary. This represents an approximately 19 dBA increase from existing ambient noise levels along West Pico Boulevard and an approximately 33 dBA increase from existing ambient noise levels along West 12th Place. When equipment is operated 80 feet from receptors, construction would generate up to 79 dBA Leq, which represents an approximately 9 dBA increase from existing ambient noise levels along West Pico Boulevard, and an approximately 23 dBA increase from existing ambient noise levels along West 12th Place.

As noted above, LAMC Section 41.40 restricts construction to between the hours of 7:00 AM and 9:00 PM on weekdays, to between 8:00 AM and 6:00 PM on Saturdays and national holidays, and prohibits construction on Sundays. This includes construction or repair work of any kind, any excavating for any building or structure that includes the use of any power driven drill or riveting machine excavator, and any other equipment that makes loud noises that disturb persons occupying sleeping quarters in any dwelling, hotel, apartment, or other place of residence.



Although construction noise would occur only temporarily during project construction, construction activity for the project is expected to exceed 10 days in a three month period, such that the City's 5 dBA ambient increase standard is applicable. As shown in Table 5, construction noise would exceed existing ambient noise levels by more than 5 dBA when construction equipment is operating within 25-80 feet of adjacent residences to the north, south, east, and west of the project site (as shown in Table 5, construction noise would not exceed existing ambient noise levels by more than 5 dBA at Los Angeles Elementary School during any phase of construction). Consequently, the following measures are recommended to reduce construction noise levels:

- Restrict construction and demolition to between the hours of 7:00 AM and 6:00 PM Monday through Friday, and 8:00 AM and 6:00 PM on Saturday, per LAMC Section 41.40.
- Schedule construction activities to avoid operating several pieces of equipment simultaneously, to the extent feasible.
- Use sound blankets on noise-generating equipment.
- Shield stationary construction equipment that generates noise levels above 65 dBA at the project boundaries with barriers that meet a sound transmission class (a rating of how well noise barriers attenuate sound) of 25.
- Operate all diesel equipment with closed engine doors and equip all diesel equipment with factory-recommended mufflers.
- For stationary equipment, the applicant shall designate equipment areas with appropriate acoustic shielding on building and grading plans. Equipment and shielding shall be installed prior to construction and remain in the designated location throughout construction activities.
- Electrical power shall be used to power air compressors and similar power tools.
- Require the use of temporary sound attenuating barriers along the project site boundary between active construction activity and noise-sensitive (residential) land uses. Temporary sound attenuating barriers must be high enough and long enough to break the line-of-sight between the noise source and the receiver, and must be continuous with no gaps or holes between panels or the ground. Temporary sound barriers can include noise curtains, sound blankets, or solid temporary barriers.

Installation of temporary sound attenuating barriers between construction activities and adjacent sensitive receptors typically provides up to 10 dBA attenuation (FHWA 2006). Additionally, installation of sound shielding and muffling devices on construction equipment can generally provide approximately 5 dBA of attenuation. Therefore, implementation of these measures would reduce construction by up to 15 dBA Leq to approximately 74 dBA Leq at the most affected noise-sensitive receptors, which is 4 dBA above existing ambient noise level of 70 dBA along Pico Boulevard and 18 dBA Leq above existing ambient noise level of 56 dBA Leq along 12th Place. This analysis conservatively assumes that a number of pieces of construction equipment would be operating concurrently at all times during each phase of construction, and that there would not be any obstructions to line-of-sight that would further attenuate construction noise. Staggered operation of equipment would further reduce construction related noise. These measures, which represent standard Best Management Practices (BMPs) for construction noise minimization, would reduce noise levels to less than 10 dBA Leq over the existing ambient noise level along West Pico Boulevard, but would not reduce noise levels to less than 10 dBA Leq over the existing ambient noise level along West 12th Place at all times



during construction. However, these BMPs would reduce construction noise to the maximum degree feasible on the project site. Therefore, they would achieve compliance with LAMC Section 112.05.

Construction Vibration

Construction activity associated with the project would create ground-borne vibration on and adjacent to the project site. Buildings in the vicinity of a construction site respond to vibration to varying degrees ranging from imperceptible effects at the lowest levels, to low rumbling sounds and perceptible vibrations at moderate levels, and up to minor damage at the highest vibrations levels. As previously discussed, the nearest sensitive receptors are single-family residences that are immediately adjacent to the project site. Table 6 lists ground-borne vibration levels from various types of construction equipment at distances of 10 feet and 25 feet from construction activity. Pile driving is not included in this analysis because the project does not include any components that would require driven piles or caissons.

Table 6
Vibration Source Levels for Construction Equipment

Equipment	Approximate VdB 10 Feet	Approximate VdB 25 Feet
Large Bulldozer	95	87
Loaded Trucks	94	86
Small Bulldozer	66	58

*Vibration levels assume a noise attenuation rate of 6 dBA per doubling of distance.
Source: Federal Transit Administration, May 2006*

As shown in Table 6, vibration levels from construction equipment would range from 66 VdB to 95 VdB at 10 feet from the source. Vibration levels that exceed 80 VdB are typically detectable by people living in the vicinity of the activity causing groundborne vibration. As shown in Table 6, ground-borne vibration at the nearest sensitive receptor would create detectable vibration at 10 feet from the source when loaded trucks are delivering construction material or large bulldozers are operating. Construction activity would only occur during daytime hours in compliance with Section 41.40 of the LAMC, which would avoid sleep disruption.



Table 7 shows vibration levels at the nearest buildings, in terms of in/sec PPV.

Table 7
Vibration Levels for Construction Equipment at Nearby Buildings

Equipment	Approximate in/sec PPV at Nearest Receptors (in/sec PPV)	
	10 feet	25 feet
Large Bulldozer	0.244	0.089
Loaded Trucks	0.076	0.076
Small Bulldozer	0.008	0.003

Source: FTA 2006, Caltrans 2013.

As shown in Table 7, vibration levels at adjacent structures would reach 0.244 in/sec PPV during use of bulldozers, which would not exceed the Caltrans threshold of 0.25 in/sec PPV for intermittent sources of vibration at historic/some old buildings, or the Caltrans threshold 0.30 in/sec PPV for intermittent sources of vibration at older residential structures. Therefore, vibration impacts at adjacent structures would be less than significant.

Operational Noise

In accordance with the screening criteria established in the City's (2006) *CEQA Thresholds Guide*, the project would have a less than significant operational noise impact if the project does not include any stationary noise sources and would include fewer than 75 new dwelling units and generate fewer than 1,000 new daily vehicle trips. The project would construct 51 residential units and 3,972 square feet of commercial space.

According to the Institute of Transportation Engineers' *Trip Generation Manual*, 9th Edition, apartments (Land Use Code 220) typically generate 6.65 vehicle trips per weekday per dwelling unit; therefore the project would be expected to result in approximately 339 residential vehicle trips. Shopping centers (Land Use Code 820) typically generate 42.70 vehicle trips per weekday per 1,000 square feet of gross leasable area; therefore the project would be expected to result in approximately 170 commercial vehicle trips. The project's total vehicle trip generation would be approximately 509, which is below the City's screening threshold of 1,000 new average daily vehicle trips.

The project would not include any stationary noise sources such as generators or other noise-generating equipment. The project may include a standard Heating, Ventilation, and Air Conditioning (HVAC) system. However, HVAC equipment is generally shielded for noise, resulting in noise levels that do not exceed 55 dBA at 50 feet from the source (U.S. EPA, 1971), which is below the existing ambient noise levels on the project site. Therefore, per the City's (2006) *CEQA Thresholds Guide* screening criteria, the project would not have a significant operational noise impact.



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Appendix A

Noise Measurement Results



Project: 3057 W. Pico (Los Angeles)
 Date: 3/9/17
 Operator: Vanessa V.

Job Number: 17-03994

Station: _____ Begin: <u>4:20</u> Measurement No. <u>1</u> Finish: <u>4:35</u> Wind: _____ mph Direction: _____ Temperature: _____ Cloud Cover Class Daytime <input type="checkbox"/> 1 - Overcast >80% <input type="checkbox"/> 2 - Light 20-80% <input checked="" type="checkbox"/> 3 - Sunny <20% #5 Nighttime <input type="checkbox"/> 4 - Clear <50% <input type="checkbox"/> 5 - Overcast >50% Primary Noise Source: <u>traffic on Pico</u> Distance: _____ Secondary Noise Sources: <u>taekwondo</u> <u>class, saw machinery</u> Notes: <u>4 lanes</u> Traffic LDA/T: <u>360</u> MDT: <u>11</u> HDT: <u>1111</u> <div style="display: flex; justify-content: space-between;"> <div> Leq: <u>70.0</u> Lmin: <u>52.4</u> Lmax: <u>82.1</u> Peak: _____ </div> <div> L(10): <u>72.0</u> L(33): _____ L(50): <u>67.3</u> L(90): <u>59.4</u> </div> </div> Calibration Start: <u>94</u> dB End: _____ dB Response: <input type="checkbox"/> Slow <input checked="" type="checkbox"/> Fast <input type="checkbox"/> Peak <input type="checkbox"/> Impulse Weighting: <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> Linear Octave Filter: <input type="checkbox"/> NA <input type="checkbox"/> _____ Hz	Station: _____ Begin: <u>4:45</u> Measurement No. <u>2</u> Finish: <u>5:00</u> Wind: _____ mph Direction: _____ Temperature: _____ Cloud Cover Class Daytime <input type="checkbox"/> 1 - Overcast >80% <input type="checkbox"/> 2 - Light 20-80% <input checked="" type="checkbox"/> 3 - Sunny <20% #6 Nighttime <input type="checkbox"/> 4 - Clear <50% <input type="checkbox"/> 5 - Overcast >50% Primary Noise Source: <u>conversations</u> <u>typical residential noises, (music)</u> Distance: _____ <u>traffic on 12th</u> Secondary Noise Sources: <u>pedestrians</u> Notes: <u>residential</u> Traffic LDA/T: <u>14</u> MDT: <u>0</u> HDT: <u>0</u> <div style="display: flex; justify-content: space-between;"> <div> Leq: <u>55.5</u> Lmin: <u>42.7</u> Lmax: <u>72.2</u> Peak: _____ </div> <div> L(10): <u>57.4</u> L(33): _____ L(50): <u>52.2</u> L(90): <u>48.2</u> </div> </div> Calibration Start: <u>94</u> dB End: _____ dB Response: <input type="checkbox"/> Slow <input checked="" type="checkbox"/> Fast <input type="checkbox"/> Peak <input type="checkbox"/> Impulse Weighting: <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> Linear Octave Filter: <input type="checkbox"/> NA <input type="checkbox"/> _____ Hz
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Note: Provide Sketch of Location on Back.

Freq Weight : A
Time Weight : FAST
Level Range : 40-100
Max dB : 72.2 - 2017/03/09 16: 57: 40
Level Range : 40-100
SEL : 85.0
Leq : 55.5

No. s	Date Time	(dB)
1	2017/03/09 16: 46: 06	50.7
2	2017/03/09 16: 46: 07	45.1
3	2017/03/09 16: 46: 08	45.2
4	2017/03/09 16: 46: 09	46.9
5	2017/03/09 16: 46: 10	48.2
6	2017/03/09 16: 46: 11	48.7
7	2017/03/09 16: 46: 12	47.5
8	2017/03/09 16: 46: 13	46.3
9	2017/03/09 16: 46: 14	45.4
10	2017/03/09 16: 46: 15	47.5
11	2017/03/09 16: 46: 16	44.1
12	2017/03/09 16: 46: 17	44.8
13	2017/03/09 16: 46: 18	45.4
14	2017/03/09 16: 46: 19	44.5
15	2017/03/09 16: 46: 20	44.4
16	2017/03/09 16: 46: 21	44.9
17	2017/03/09 16: 46: 22	47.1
18	2017/03/09 16: 46: 23	46.2
19	2017/03/09 16: 46: 24	46.6
20	2017/03/09 16: 46: 25	44.1
21	2017/03/09 16: 46: 26	44.2
22	2017/03/09 16: 46: 27	45.8
23	2017/03/09 16: 46: 28	46.0
24	2017/03/09 16: 46: 29	48.0
25	2017/03/09 16: 46: 30	50.2
26	2017/03/09 16: 46: 31	59.6
27	2017/03/09 16: 46: 32	52.4
28	2017/03/09 16: 46: 33	55.7
29	2017/03/09 16: 46: 34	59.3
30	2017/03/09 16: 46: 35	62.9
31	2017/03/09 16: 46: 36	67.6
32	2017/03/09 16: 46: 37	64.2
33	2017/03/09 16: 46: 38	60.1
34	2017/03/09 16: 46: 39	60.6
35	2017/03/09 16: 46: 40	63.3
36	2017/03/09 16: 46: 41	58.8
37	2017/03/09 16: 46: 42	60.6
38	2017/03/09 16: 46: 43	58.9
39	2017/03/09 16: 46: 44	62.8
40	2017/03/09 16: 46: 45	58.9
41	2017/03/09 16: 46: 46	56.9
42	2017/03/09 16: 46: 47	53.4
43	2017/03/09 16: 46: 48	51.2
44	2017/03/09 16: 46: 49	50.0
45	2017/03/09 16: 46: 50	49.4
46	2017/03/09 16: 46: 51	47.4
47	2017/03/09 16: 46: 52	50.3
48	2017/03/09 16: 46: 53	56.9
49	2017/03/09 16: 46: 54	49.8
50	2017/03/09 16: 46: 55	50.1
51	2017/03/09 16: 46: 56	50.3
52	2017/03/09 16: 46: 57	53.4
53	2017/03/09 16: 46: 58	58.9
54	2017/03/09 16: 46: 59	59.3
55	2017/03/09 16: 47: 00	48.1
56	2017/03/09 16: 47: 01	49.0
57	2017/03/09 16: 47: 02	60.9
58	2017/03/09 16: 47: 03	54.3
59	2017/03/09 16: 47: 04	58.8
60	2017/03/09 16: 47: 05	48.6
61	2017/03/09 16: 47: 06	50.7
62	2017/03/09 16: 47: 07	59.3
63	2017/03/09 16: 47: 08	50.6
64	2017/03/09 16: 47: 09	63.5
65	2017/03/09 16: 47: 10	54.0
66	2017/03/09 16: 47: 11	49.9
67	2017/03/09 16: 47: 12	50.5
68	2017/03/09 16: 47: 13	50.9
69	2017/03/09 16: 47: 14	55.5
70	2017/03/09 16: 47: 15	54.0
71	2017/03/09 16: 47: 16	54.2
72	2017/03/09 16: 47: 17	58.0
73	2017/03/09 16: 47: 18	64.5
74	2017/03/09 16: 47: 19	66.0
75	2017/03/09 16: 47: 20	60.6
76	2017/03/09 16: 47: 21	62.2
77	2017/03/09 16: 47: 22	57.1
78	2017/03/09 16: 47: 23	57.2
79	2017/03/09 16: 47: 24	61.7
80	2017/03/09 16: 47: 25	66.0
81	2017/03/09 16: 47: 26	59.0
82	2017/03/09 16: 47: 27	59.6
83	2017/03/09 16: 47: 28	54.5
84	2017/03/09 16: 47: 29	54.0
85	2017/03/09 16: 47: 30	51.8

86	2017/03/09	16: 47: 31	56.9
87	2017/03/09	16: 47: 32	51.5
88	2017/03/09	16: 47: 33	51.6
89	2017/03/09	16: 47: 34	50.1
90	2017/03/09	16: 47: 35	53.2
91	2017/03/09	16: 47: 36	51.8
92	2017/03/09	16: 47: 37	54.8
93	2017/03/09	16: 47: 38	57.2
94	2017/03/09	16: 47: 39	61.7
95	2017/03/09	16: 47: 40	61.3
96	2017/03/09	16: 47: 41	56.9
97	2017/03/09	16: 47: 42	56.7
98	2017/03/09	16: 47: 43	52.0
99	2017/03/09	16: 47: 44	51.0
100	2017/03/09	16: 47: 45	51.8
101	2017/03/09	16: 47: 46	54.6
102	2017/03/09	16: 47: 47	54.8
103	2017/03/09	16: 47: 48	57.2
104	2017/03/09	16: 47: 49	57.1
105	2017/03/09	16: 47: 50	51.1
106	2017/03/09	16: 47: 51	55.7
107	2017/03/09	16: 47: 52	56.5
108	2017/03/09	16: 47: 53	58.4
109	2017/03/09	16: 47: 54	57.2
110	2017/03/09	16: 47: 55	53.3
111	2017/03/09	16: 47: 56	53.7
112	2017/03/09	16: 47: 57	54.3
113	2017/03/09	16: 47: 58	54.6
114	2017/03/09	16: 47: 59	55.0
115	2017/03/09	16: 48: 00	54.5
116	2017/03/09	16: 48: 01	54.7
117	2017/03/09	16: 48: 02	56.9
118	2017/03/09	16: 48: 03	56.8
119	2017/03/09	16: 48: 04	57.2
120	2017/03/09	16: 48: 05	55.3
121	2017/03/09	16: 48: 06	55.7
122	2017/03/09	16: 48: 07	58.3
123	2017/03/09	16: 48: 08	56.5
124	2017/03/09	16: 48: 09	55.0
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126	2017/03/09	16: 48: 11	67.6
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129	2017/03/09	16: 48: 14	59.4
130	2017/03/09	16: 48: 15	56.0
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133	2017/03/09	16: 48: 18	51.8
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137	2017/03/09	16: 48: 22	49.8
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139	2017/03/09	16: 48: 24	51.3
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142	2017/03/09	16: 48: 27	48.8
143	2017/03/09	16: 48: 28	48.9
144	2017/03/09	16: 48: 29	53.0
145	2017/03/09	16: 48: 30	57.0
146	2017/03/09	16: 48: 31	58.2
147	2017/03/09	16: 48: 32	56.9
148	2017/03/09	16: 48: 33	58.0
149	2017/03/09	16: 48: 34	65.1
150	2017/03/09	16: 48: 35	65.8
151	2017/03/09	16: 48: 36	61.7
152	2017/03/09	16: 48: 37	60.4
153	2017/03/09	16: 48: 38	59.2
154	2017/03/09	16: 48: 39	57.6
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156	2017/03/09	16: 48: 41	53.9
157	2017/03/09	16: 48: 42	52.9
158	2017/03/09	16: 48: 43	53.5
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161	2017/03/09	16: 48: 46	51.9
162	2017/03/09	16: 48: 47	51.2
163	2017/03/09	16: 48: 48	52.5
164	2017/03/09	16: 48: 49	51.1
165	2017/03/09	16: 48: 50	51.9
166	2017/03/09	16: 48: 51	53.3
167	2017/03/09	16: 48: 52	54.2
168	2017/03/09	16: 48: 53	55.3
169	2017/03/09	16: 48: 54	56.5
170	2017/03/09	16: 48: 55	55.4
171	2017/03/09	16: 48: 56	65.4
172	2017/03/09	16: 48: 57	54.9
173	2017/03/09	16: 48: 58	56.3
174	2017/03/09	16: 48: 59	56.0
175	2017/03/09	16: 49: 00	53.1
176	2017/03/09	16: 49: 01	52.1
177	2017/03/09	16: 49: 02	53.2
178	2017/03/09	16: 49: 03	54.8
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183	2017/03/09	16: 49: 08	54.1
184	2017/03/09	16: 49: 09	55.0

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187	2017/03/09	16: 49: 12	49. 6
188	2017/03/09	16: 49: 13	52. 6
189	2017/03/09	16: 49: 14	50. 3
190	2017/03/09	16: 49: 15	49. 2
191	2017/03/09	16: 49: 16	50. 5
192	2017/03/09	16: 49: 17	51. 6
193	2017/03/09	16: 49: 18	53. 6
194	2017/03/09	16: 49: 19	51. 1
195	2017/03/09	16: 49: 20	49. 9
196	2017/03/09	16: 49: 21	51. 9
197	2017/03/09	16: 49: 22	52. 6
198	2017/03/09	16: 49: 23	53. 0
199	2017/03/09	16: 49: 24	52. 5
200	2017/03/09	16: 49: 25	48. 1
201	2017/03/09	16: 49: 26	52. 3
202	2017/03/09	16: 49: 27	50. 8
203	2017/03/09	16: 49: 28	49. 3
204	2017/03/09	16: 49: 29	48. 4
205	2017/03/09	16: 49: 30	50. 8
206	2017/03/09	16: 49: 31	49. 5
207	2017/03/09	16: 49: 32	49. 4
208	2017/03/09	16: 49: 33	52. 2
209	2017/03/09	16: 49: 34	49. 3
210	2017/03/09	16: 49: 35	51. 8
211	2017/03/09	16: 49: 36	55. 0
212	2017/03/09	16: 49: 37	49. 8
213	2017/03/09	16: 49: 38	49. 4
214	2017/03/09	16: 49: 39	48. 9
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219	2017/03/09	16: 49: 44	50. 5
220	2017/03/09	16: 49: 45	50. 7
221	2017/03/09	16: 49: 46	50. 6
222	2017/03/09	16: 49: 47	48. 5
223	2017/03/09	16: 49: 48	52. 1
224	2017/03/09	16: 49: 49	47. 6
225	2017/03/09	16: 49: 50	47. 9
226	2017/03/09	16: 49: 51	47. 4
227	2017/03/09	16: 49: 52	50. 1
228	2017/03/09	16: 49: 53	51. 3
229	2017/03/09	16: 49: 54	49. 5
230	2017/03/09	16: 49: 55	53. 0
231	2017/03/09	16: 49: 56	53. 4
232	2017/03/09	16: 49: 57	49. 3
233	2017/03/09	16: 49: 58	51. 1
234	2017/03/09	16: 49: 59	51. 4
235	2017/03/09	16: 50: 00	50. 5
236	2017/03/09	16: 50: 01	49. 8
237	2017/03/09	16: 50: 02	49. 4
238	2017/03/09	16: 50: 03	50. 6
239	2017/03/09	16: 50: 04	51. 6
240	2017/03/09	16: 50: 05	53. 6
241	2017/03/09	16: 50: 06	50. 8
242	2017/03/09	16: 50: 07	59. 0
243	2017/03/09	16: 50: 08	50. 5
244	2017/03/09	16: 50: 09	52. 8
245	2017/03/09	16: 50: 10	49. 7
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248	2017/03/09	16: 50: 13	52. 8
249	2017/03/09	16: 50: 14	50. 8
250	2017/03/09	16: 50: 15	50. 0
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254	2017/03/09	16: 50: 19	48. 2
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258	2017/03/09	16: 50: 23	48. 8
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266	2017/03/09	16: 50: 31	49. 8
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269	2017/03/09	16: 50: 34	51. 9
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271	2017/03/09	16: 50: 36	49. 3
272	2017/03/09	16: 50: 37	58. 1
273	2017/03/09	16: 50: 38	49. 7
274	2017/03/09	16: 50: 39	50. 9
275	2017/03/09	16: 50: 40	51. 8
276	2017/03/09	16: 50: 41	51. 0
277	2017/03/09	16: 50: 42	48. 1
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279	2017/03/09	16: 50: 44	48. 8
280	2017/03/09	16: 50: 45	53. 3
281	2017/03/09	16: 50: 46	50. 6
282	2017/03/09	16: 50: 47	55. 3
283	2017/03/09	16: 50: 48	51. 6

284	2017/03/09	16: 50: 49	54. 0
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286	2017/03/09	16: 50: 51	52. 3
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291	2017/03/09	16: 50: 56	54. 7
292	2017/03/09	16: 50: 57	54. 2
293	2017/03/09	16: 50: 58	54. 2
294	2017/03/09	16: 50: 59	54. 7
295	2017/03/09	16: 51: 00	54. 3
296	2017/03/09	16: 51: 01	56. 4
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319	2017/03/09	16: 51: 24	53. 3
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321	2017/03/09	16: 51: 26	55. 4
322	2017/03/09	16: 51: 27	54. 3
323	2017/03/09	16: 51: 28	56. 5
324	2017/03/09	16: 51: 29	48. 2
325	2017/03/09	16: 51: 30	52. 2
326	2017/03/09	16: 51: 31	48. 2
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333	2017/03/09	16: 51: 38	48. 0
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343	2017/03/09	16: 51: 48	45. 6
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345	2017/03/09	16: 51: 50	46. 1
346	2017/03/09	16: 51: 51	46. 3
347	2017/03/09	16: 51: 52	48. 7
348	2017/03/09	16: 51: 53	48. 9
349	2017/03/09	16: 51: 54	50. 9
350	2017/03/09	16: 51: 55	47. 5
351	2017/03/09	16: 51: 56	45. 8
352	2017/03/09	16: 51: 57	48. 9
353	2017/03/09	16: 51: 58	48. 3
354	2017/03/09	16: 51: 59	48. 4
355	2017/03/09	16: 52: 00	51. 0
356	2017/03/09	16: 52: 01	47. 5
357	2017/03/09	16: 52: 02	48. 2
358	2017/03/09	16: 52: 03	50. 0
359	2017/03/09	16: 52: 04	52. 4
360	2017/03/09	16: 52: 05	49. 0
361	2017/03/09	16: 52: 06	51. 1
362	2017/03/09	16: 52: 07	47. 7
363	2017/03/09	16: 52: 08	49. 0
364	2017/03/09	16: 52: 09	50. 7
365	2017/03/09	16: 52: 10	53. 6
366	2017/03/09	16: 52: 11	48. 6
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368	2017/03/09	16: 52: 13	51. 3
369	2017/03/09	16: 52: 14	50. 1
370	2017/03/09	16: 52: 15	49. 6
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372	2017/03/09	16: 52: 17	57. 3
373	2017/03/09	16: 52: 18	49. 4
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377	2017/03/09	16: 52: 22	49. 3
378	2017/03/09	16: 52: 23	49. 4
379	2017/03/09	16: 52: 24	48. 3
380	2017/03/09	16: 52: 25	49. 3
381	2017/03/09	16: 52: 26	47. 2
382	2017/03/09	16: 52: 27	49. 0

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764	2017/03/09	16: 32: 13	68. 8
765	2017/03/09	16: 32: 14	70. 5
766	2017/03/09	16: 32: 15	68. 6
767	2017/03/09	16: 32: 16	67. 9
768	2017/03/09	16: 32: 17	70. 4
769	2017/03/09	16: 32: 18	70. 7
770	2017/03/09	16: 32: 19	75. 7
771	2017/03/09	16: 32: 20	75. 2
772	2017/03/09	16: 32: 21	72. 2
773	2017/03/09	16: 32: 22	70. 6
774	2017/03/09	16: 32: 23	69. 4
775	2017/03/09	16: 32: 24	68. 1
776	2017/03/09	16: 32: 25	65. 0
777	2017/03/09	16: 32: 26	64. 3
778	2017/03/09	16: 32: 27	63. 2

779	2017/03/09	16:32:28	61.4
780	2017/03/09	16:32:29	59.6
781	2017/03/09	16:32:30	59.4
782	2017/03/09	16:32:31	60.0
783	2017/03/09	16:32:32	58.1
784	2017/03/09	16:32:33	59.4
785	2017/03/09	16:32:34	59.1
786	2017/03/09	16:32:35	60.6
787	2017/03/09	16:32:36	63.4
788	2017/03/09	16:32:37	70.5
789	2017/03/09	16:32:38	69.7
790	2017/03/09	16:32:39	65.1
791	2017/03/09	16:32:40	63.1
792	2017/03/09	16:32:41	68.1
793	2017/03/09	16:32:42	70.3
794	2017/03/09	16:32:43	70.5
795	2017/03/09	16:32:44	72.0
796	2017/03/09	16:32:45	70.0
797	2017/03/09	16:32:46	68.7
798	2017/03/09	16:32:47	67.6
799	2017/03/09	16:32:48	66.7
800	2017/03/09	16:32:49	68.3
801	2017/03/09	16:32:50	70.8
802	2017/03/09	16:32:51	69.2
803	2017/03/09	16:32:52	68.3
804	2017/03/09	16:32:53	66.4
805	2017/03/09	16:32:54	65.7
806	2017/03/09	16:32:55	67.4
807	2017/03/09	16:32:56	65.0
808	2017/03/09	16:32:57	63.6
809	2017/03/09	16:32:58	62.6
810	2017/03/09	16:32:59	63.4
811	2017/03/09	16:33:00	63.7
812	2017/03/09	16:33:01	66.7
813	2017/03/09	16:33:02	67.3
814	2017/03/09	16:33:03	66.0
815	2017/03/09	16:33:04	63.9
816	2017/03/09	16:33:05	61.9
817	2017/03/09	16:33:06	60.5
818	2017/03/09	16:33:07	61.5
819	2017/03/09	16:33:08	61.9
820	2017/03/09	16:33:09	60.3
821	2017/03/09	16:33:10	62.0
822	2017/03/09	16:33:11	64.0
823	2017/03/09	16:33:12	65.1
824	2017/03/09	16:33:13	61.1
825	2017/03/09	16:33:14	64.8
826	2017/03/09	16:33:15	60.4
827	2017/03/09	16:33:16	58.2
828	2017/03/09	16:33:17	62.7
829	2017/03/09	16:33:18	61.6
830	2017/03/09	16:33:19	63.7
831	2017/03/09	16:33:20	65.2
832	2017/03/09	16:33:21	64.3
833	2017/03/09	16:33:22	62.4
834	2017/03/09	16:33:23	58.9
835	2017/03/09	16:33:24	60.0
836	2017/03/09	16:33:25	57.4
837	2017/03/09	16:33:26	57.5
838	2017/03/09	16:33:27	54.1
839	2017/03/09	16:33:28	54.7
840	2017/03/09	16:33:29	57.4
841	2017/03/09	16:33:30	56.5
842	2017/03/09	16:33:31	58.3
843	2017/03/09	16:33:32	62.3
844	2017/03/09	16:33:33	62.1
845	2017/03/09	16:33:34	63.6
846	2017/03/09	16:33:35	64.8
847	2017/03/09	16:33:36	67.7
848	2017/03/09	16:33:37	70.7
849	2017/03/09	16:33:38	68.3
850	2017/03/09	16:33:39	69.5
851	2017/03/09	16:33:40	71.2
852	2017/03/09	16:33:41	72.7
853	2017/03/09	16:33:42	72.9
854	2017/03/09	16:33:43	69.7
855	2017/03/09	16:33:44	67.4
856	2017/03/09	16:33:45	68.8
857	2017/03/09	16:33:46	70.3
858	2017/03/09	16:33:47	72.4
859	2017/03/09	16:33:48	72.1
860	2017/03/09	16:33:49	72.9
861	2017/03/09	16:33:50	69.6
862	2017/03/09	16:33:51	69.5
863	2017/03/09	16:33:52	70.9
864	2017/03/09	16:33:53	70.9
865	2017/03/09	16:33:54	67.7
866	2017/03/09	16:33:55	66.6
867	2017/03/09	16:33:56	67.1
868	2017/03/09	16:33:57	68.0
869	2017/03/09	16:33:58	67.7
870	2017/03/09	16:33:59	67.6
871	2017/03/09	16:34:00	67.9
872	2017/03/09	16:34:01	66.6
873	2017/03/09	16:34:02	65.3
874	2017/03/09	16:34:03	65.2
875	2017/03/09	16:34:04	65.7
876	2017/03/09	16:34:05	67.5
877	2017/03/09	16:34:06	67.6

878	2017/03/09	16: 34: 07	72. 6
879	2017/03/09	16: 34: 08	73. 5
880	2017/03/09	16: 34: 09	71. 5
881	2017/03/09	16: 34: 10	71. 4
882	2017/03/09	16: 34: 11	71. 0
883	2017/03/09	16: 34: 12	70. 9
884	2017/03/09	16: 34: 13	71. 9
885	2017/03/09	16: 34: 14	73. 5
886	2017/03/09	16: 34: 15	71. 8
887	2017/03/09	16: 34: 16	70. 4
888	2017/03/09	16: 34: 17	70. 0
889	2017/03/09	16: 34: 18	69. 7
890	2017/03/09	16: 34: 19	67. 7
891	2017/03/09	16: 34: 20	68. 1
892	2017/03/09	16: 34: 21	68. 2
893	2017/03/09	16: 34: 22	68. 7
894	2017/03/09	16: 34: 23	68. 8
895	2017/03/09	16: 34: 24	67. 1
896	2017/03/09	16: 34: 25	66. 9
897	2017/03/09	16: 34: 26	64. 4
898	2017/03/09	16: 34: 27	61. 7
899	2017/03/09	16: 34: 28	59. 9
900	2017/03/09	16: 34: 29	59. 7



Appendix D

*Field Construction Noise
A Study of the*

*Calculated Lmax is the Loudest value.

		---- Receptor #3 ----												
Description 240 feet	Land Use Residential	Baselines (dBA)												
		Daytime	Evening	Night										
			56	56	56									
Description Dozer Front End Loader Grader	Impact Device	Equipment												
		Usage(%)	Spec	Actual	Receptor	Estimated								
			Lmax	Lmax	Distance	Shielding								
			(dBA)	(dBA)	(feet)	(dBA)								
			No	40	81.7	240	25							
	No	40	79.1	240	25									
	No	40		85	240	25								
		Results												
		Calculated (dBA)			Noise Limits (dBA)				Noise Limit Exceedance (dBA)					
			Day		Evening		Night	Day		Evening	Night			
Equipment	*Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq		
Dozer		43	39.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
Front End Loader		40.5	36.5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
Grader		46.4	42.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
Total		46.4	44.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
		*Calculated Lmax is the Loudest value.												

*Calculated Lmax is the Loudest value.

Report date: 4/25/2017
Case Description:

---- Receptor #1 ----																							
Description	Land Use	Baselines (dBA)		Evening	Night																		
25 feet	Residential	Daytime		56	56	56																	
Description	Impact Device	Usage(%)	Equipment Spec		Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)																
			Lmax (dBA)																				
Backhoe	No		40		77.6	25	15																
Dozer	No		40		81.7	25	15																
Front End Loader	No		40		79.1	25	15																
Chain Saw	No		20		83.7	25	15																
Results																							
Calculated (dBA)						Noise Limits (dBA)						Noise Limit Exceedance (dBA)											
Equipment	*Lmax	Leq	Day Lmax	Leq	Evening Lmax	Leq	Night Lmax	Leq	Day Lmax	Leq	Evening Lmax	Leq	Night Lmax	Leq									
Backhoe		68.6	64.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A									
Dozer		72.7	68.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A									
Front End Loader		70.1	66.2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A									
Chain Saw		74.7	67.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A									
Total		74.7	73.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A									
*Calculated Lmax is the Loudest value.																							
---- Receptor #2 ----																							
Description	Land Use	Baselines (dBA)		Evening	Night																		
80 feet	Residential	Daytime		56	56	56																	
Description	Impact Device	Usage(%)	Equipment Spec		Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)																
			Lmax (dBA)																				
Backhoe	No		40		77.6	80	15																
Dozer	No		40		81.7	80	15																
Front End Loader	No		40		79.1	80	15																
Chain Saw	No		20		83.7	80	15																
Results																							
Calculated (dBA)						Noise Limits (dBA)						Noise Limit Exceedance (dBA)											
Equipment	*Lmax	Leq	Day Lmax	Leq	Evening Lmax	Leq	Night Lmax	Leq	Day Lmax	Leq	Evening Lmax	Leq	Night Lmax	Leq									
Backhoe		58.5	54.5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A									
Dozer		62.6	58.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A									
Front End Loader		60	56	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A									
Chain Saw		64.6	57.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A									
Total		64.6	63	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A									
*Calculated Lmax is the Loudest value.																							
---- Receptor #3 ----																							
Description	Land Use	Baselines (dBA)		Evening	Night																		
240 feet	Residential	Daytime		56	56	56																	
Description	Impact Device	Usage(%)	Equipment Spec		Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)																
			Lmax (dBA)																				
Backhoe	No		40		77.6	240	25																
Dozer	No		40		81.7	240	25																
Front End Loader	No		40		79.1	240	25																
Chain Saw	No		20		83.7	240	25																
Results																							
Calculated (dBA)						Noise Limits (dBA)						Noise Limit Exceedance (dBA)											
Equipment	*Lmax	Leq	Day Lmax	Leq	Evening Lmax	Leq	Night Lmax	Leq	Day Lmax	Leq	Evening Lmax	Leq	Night Lmax	Leq									
Backhoe		38.9	35	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A									
Dozer		43	39.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A									
Front End Loader		40.5	36.5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A									
Chain Saw		45.1	38.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A									
Total		45.1	43.5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A									
*Calculated Lmax is the Loudest value.																							